40' Ingress/Egress

P.B. 17, Pg. 42

Hill Pleasant Farm, Inc.

PID 2410100005

LRSN 1963 D.B. 158. Pg. 176

Zone A1

20' Ingress/Egress Easement

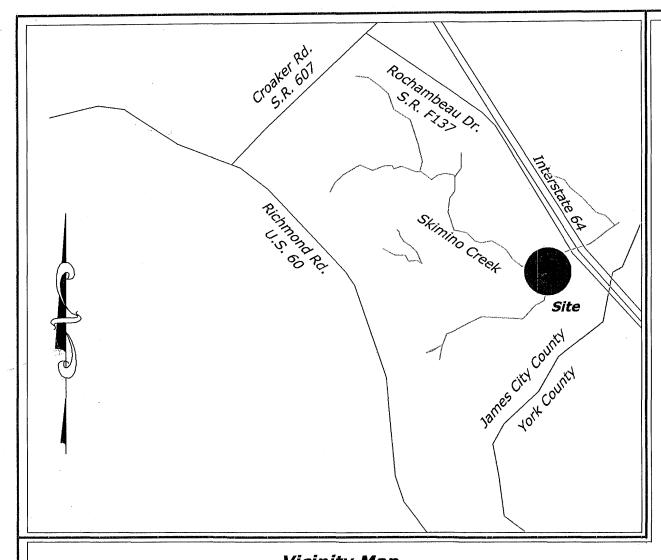
P.B. 17, Pg. 42

2.61± Acres Zone A1

(Area of Adjustment,

Construction Easement :

SHP 0064-047-101.



Vicinity Map Scale: 1"= 2000

### Owners' Certificate:

The Boundary Line Adjustment of land shown on this plat is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Owner of PID 242010000. Daniel Robert Pinney

### Certificate of Notarization:

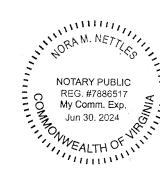
Commonwealth of Virginia
City/County of NUN KLM

I, NOYO M. NETTLS , a Notary Public in and for the City/County and State aforesaid, do hereby certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid. Given under my hand this A day of 0, 0, 0.

Notary Registration number: 7884517

Name Printed

My commission expires: U30 24



## Owners' Certificate:

The Boundary Line Adjustment of land shown on this plat is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Donald L. Hazelwood Name Printed

# Certificate of Notarization:

Commonwealth of Virginia City/County of James City

\_, a Notary Public in and for the City/County and State aforesaid, do hereby certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid. Given under my hand this Le day of January, 2071.

Notary Registration number: 7012238

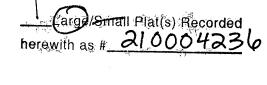
My commission expires: 8/3 / 2022



Certificate of Approval:

This plat is approved by the undersigned in accordance with existing boundary line adjustment and subdivision regulations and may be admitted to record.

Virginia Department of Transportation Virginia Department of Health Subdivision Agent of James City County



City of Williamsburg & County of James City

MONA A. FOLEY, CLERK Mana A. Idery



1. Owners: PID 2420100001 Daniel Robert Pinney Inst. 170019599; Inst. 090002771 (Plat)

> PID 2420100026 Donald L. Hazelwood, Inc. Inst. 020027996

2. Zoning A-1.

3. No title commitment provided. All easements may not be shown. 4. Information contained hereon is based on field run surveys conducted during the month of November and December, 2020.

5. Based on James City County GIS, wetlands and other environmentally sensitive areas such as RPA buffers exist on the subject parcels and are shown hereon. Jurisdictional environmental impacts, if any, are not determined by this survey. 6. The subject property is located in Zone "X" (areas determined to be outside the 100-year and 500-year floodplains) as Zone "X" as indicated on Flood Insurance Rate Map (FIRM), Map No. 51095C0107D, with an effective date of December 16, 2015

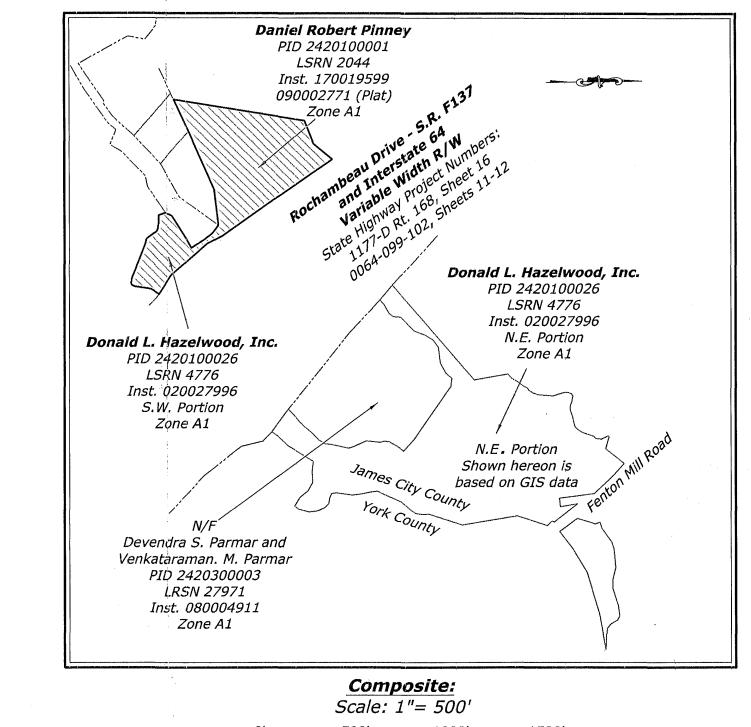
and Map No. 51095C0126D, with an effective date of December 16, 2015. 7. All new utilities are to be placed underground.

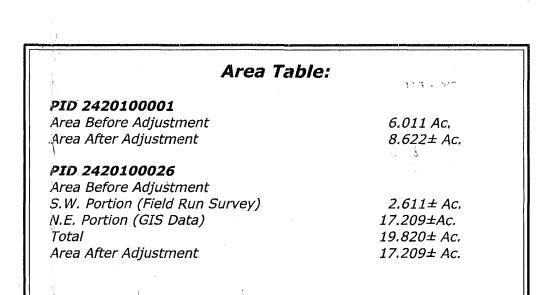
8. Unless otherwise noted, all drainage easements designated on this plat shall remain private. 9. Any unused well(s) shall be abandoned in accordance with State Private Well Regulations and James City County.

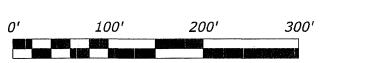
10. Monuments shall be set in accordance with sections 19-34 and 19-36 of the county code.

11. This firm made no attempt to locate underground utilities. 12. On-site sewage disposal systems information and soils information should be verified and reevaluated by the Health Department prior to any new construction. On-site sewage disposal systems shall be pumped out at least once every five

years per section 23-9(b)(6) of the James City County Code. 13. Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for those activities permitted by section 23-7 (c)(1) of the James City County Code.







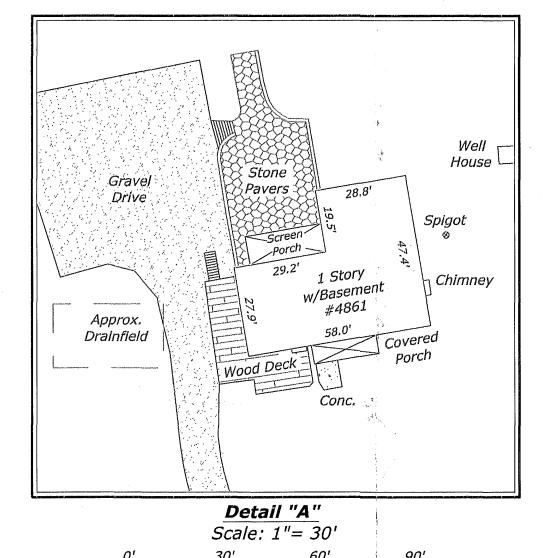
PID 2420100001

Inst. 090002771 (Plat)

261,828 Sq. Feet Original area 6.011 Acres

Adjusted Area 8.622± Acres

45' Ingress/Egress



## Certificate Source of Title:

The property shown on this plat PID 2420100001 was conveyed by Overflow, Inc. to Daniel Robert Pinney by deed dated October 5, 2017, and recorded in the Office of the Clerk of the Circuit Court of the County of James City in Instrument No. 170019599 and platted in Instrument No. 090002771.

The property shown on this plat PID 2420100026 was conveyed by Holly F. Goode, Faye F. Cope, Graham Scott Ferguson, Deborah H. O'Conner, Elsie M. Holley, and Nancy Taylor Topping Wall to Donald L. Hazelwood, Inc. by deed dated on October 23, 2002, and recorded in the Office of the Clerk of the Circuit Court of the County of James City in Instrument No. 020027996.

## Surveyor's Certificate:

I hereby certify that, to the best of my knowledge and belief, that this plat complies with all the requirements of the Board of Supervisors and Ordinances of the County of James City, Virginia, regarding the platting of lot consolidations within the County, and represents the findings of a field-run survey conducted during the month of November and December, 2020.

Virginia Registration No. 1751

December 4, 2020 Date

Boundary Line Adjustment

Patricia H. Hunter

LRSN 2971

Legend:

Record Data

T.V. Pedestal

Electric Box

Spigot

Iron Pipe/Rod Found

Telephone Pedestal

AND THE

Inst. 180018944 Zone A1

Donald L. Hazelwood, Inc. PID 2420100026 LSRN 4776

> Inst. 2420100026 N.E. Portion

> > Zone A1

Devendra S. Parmar and

Venkataraman. M. Parmar

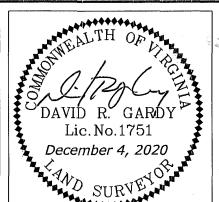
PID 2420300003

LRSN 27971

Inst. 080004911 Zone A1

PID 2410100002

Properties of Daniel Robert Pinney PID 2420100001, Inst. 170019599, 090002771 (Plat) and Donald L. Hazelwood, Inc. PID 2420100026, Inst. 020027996 Stonehouse District, James City County, Virginia



County: James City County	Mag. Dist.: Stonehouse
Date: December 4, 2020	Scale: 1"= 100'
Sheet 1 of 1	J.N.: 20-0380
Drawn By: RJL	Checked by: NMN/MRG
Rev.	Date
	*



(804) 370-2551 = FAX(804) 966-2820www.gardysurveying.com P.O. Box 15 ■ New Kent, VA 23124