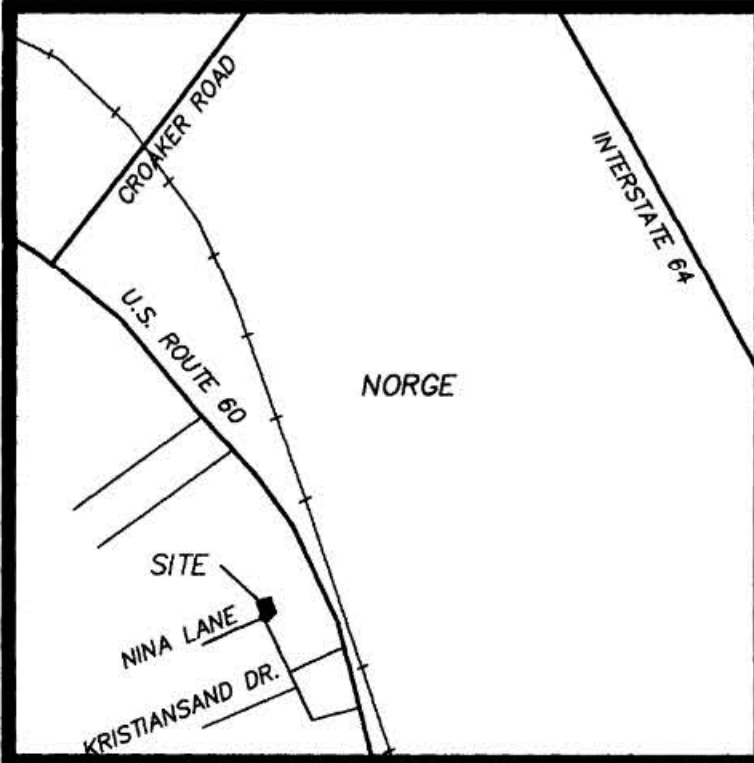


210011620



VICINITY MAP  
SCALE: 1"=2000'

NOTES:

- 1. ADDRESS: 114 NINA LANE - PARCEL ID. #2320100036A - PARCEL B-1; 116 NINA LANE - PARCEL ID. #2320600030A - WELL LOT
- 2. IMPROVEMENTS NOT SHOWN
- 3. THIS PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN.
- 4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 5. A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- 6. REFERENCE: M.B. 31, PG. 2; M.B. 70, PG. 30; D.B. 194, PG. 54; DOC #200018475
- 7. THESE PROPERTIES ARE LOCATED IN FLOOD ZONE X, AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA, MAP NUMBER 51095C0107D, DATED DECEMBER 16, 2015.
- 8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE AS NEEDED.
- 9. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER, ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SEC. 19-33 OF THE COUNTY CODE.
- 10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTIES SHOWN ON THIS PLAT WERE CONVEYED BY TWO SEPERATE DEEDS. PARCEL ID. #2320600030A WAS CONVEYED TO JAMES CITY SERVICE AUTHORITY BY DEED, DATED SEPTEMBER 15, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 453, PAGE 598. PARCEL ID. #2320100036A WAS CONVEYED TO JAMES CITY SERVICE AUTHORITY BY INSTRUMENT, DATED OCTOBER 30, 2020 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #200018475.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Signature of Paul W. Michael, Jr.  
PAUL W. MICHAEL, JR.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL B-1 AND WELL LOT ARE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

BY: M. Douglas Powell  
REPRESENTATIVE FOR JAMES CITY SERVICE AUTHORITY  
M. Douglas Powell  
PRINT NAME  
5/20/21  
DATE  
General Manager  
TITLE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City County  
I, Sarah Darber, 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 20th DAY OF May, 2021

NOTARY PUBLIC: Sarah Darber 7709767  
REGISTRATION NO.  
MY COMMISSION EXPIRES: December 31, 2025



PLAT OF BOUNDARY LINE EXTINGUISHMENT SHOWING

WELL LOT

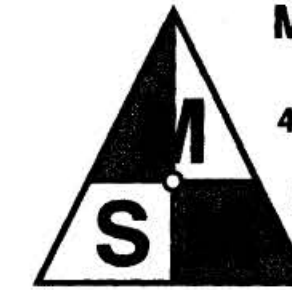
KRISTIANSAND SECTION 1

PARCEL B-1

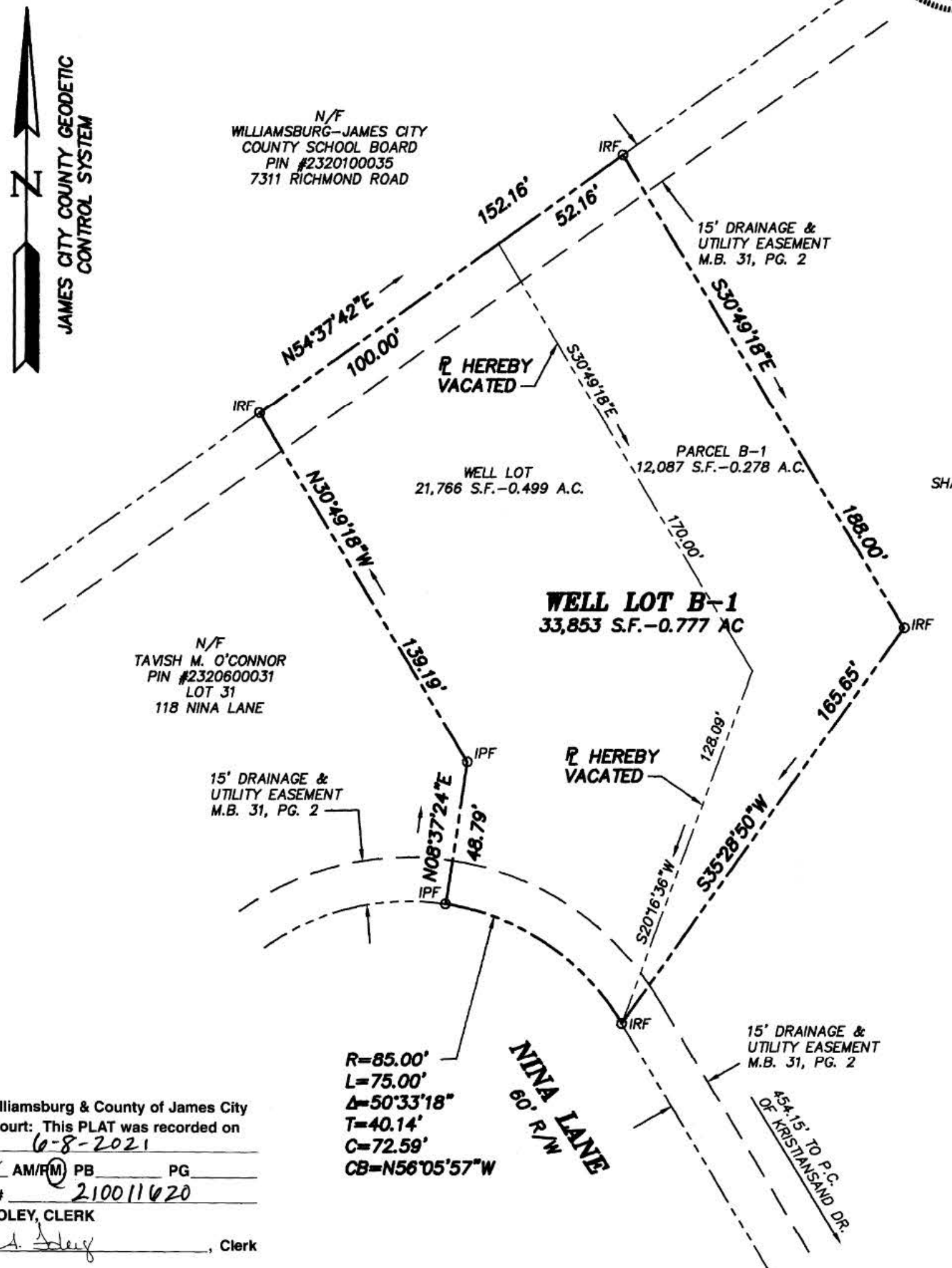
PLAT SHOWING TWO PARCELS OWNED BY SHARON C. MORRISON TRUST CONTAINING 5.883± ACRES

POWATAN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: MARCH 17, 2021  
SCALE: 1"=40' PROJECT NUMBER: 19-013



MICHAEL SURVEYING & MAPPING, P.C.  
41 OLD OYSTER POINT ROAD  
SUITE B  
NEWPORT NEWS, VA. 23602  
TEL 757.873.1762  
FAX 757.873.1772



ZONING NOTE

WELL LOT IS CURRENTLY ZONED "R-2" GENERAL RESIDENTIAL, AND PARCEL B-1 IS ZONED "LB" LIMITED BUSINESS.

ALL SETBACKS FOR PUBLIC UTILITIES SHALL BE 15 FEET FROM THE PROPERTY LINE IN ACCORDANCE WITH SECTION 24-39 OF THE ZONING ORDINANCE UNLESS THE SETBACK REQUIREMENTS OF THE ZONING DISTRICT CAN BE MET.

- R-2: FRONT-25 FEET, SIDE-10 FEET, REAR-35 FEET
- LB: FRONT-50 FEET, SIDE-20 FEET, REAR-20 FEET

Large/Small Plat(s) Recorded herewith as # 210011620

CERTIFICATE OF APPROVAL

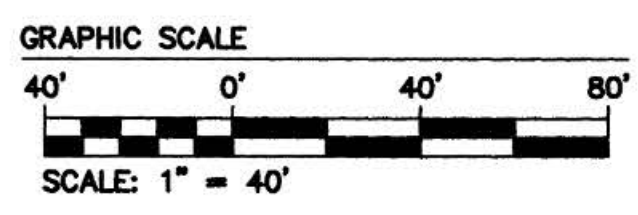
THIS BOUNDARY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature of Subdivision Agent  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY  
DATE: 27 May 2021

Signature of Virginia Department of Transportation  
THE VIRGINIA DEPARTMENT OF TRANSPORTATION  
DATE: 13 May 2021

LEGEND

- DENOTES IRON ROD SET
- CMF (CONC MON FOUND)
- IRF (IRON ROD FOUND)
- IPF (IRON PIPE FOUND)
- IPS (IRON PIPE SET)



MAP CHECKED: BAM - 4/3/21