

210012951

BOUNDARY LINE EXTINGUISHMENT
 BETWEEN
 LOT 81 AND LOT 82, SECTION VI,
FORD'S COLONY
 JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA
 DATE: 05/11/2021 SCALE: 1"=40" JOB # 21-168

LandTech Resources, Inc.
 Engineering & Surveying Consultants
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SHEET 1 OF 1
JCC-S-21-0038

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON P.B. 46, PG. 12-14.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONES "AE" & "X" & ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0117D DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
12. JCSA REQUIRES THAT THE SEWER LATERAL SERVICING LOT 82 BE ABANDONED. SEWER LATERAL ABANDONMENT IS TO BE DONE BY EITHER CUTTING THE LATERAL 2" FROM THE FACTORY WYE AND APPLYING A CAP ON THE LATERAL STUB OR APPLYING A 2 LF LINER INSIDE THE MAIN TO COVER THE LATERAL OPENING. A MINIMUM OF A ONE FOOT SECTION OF LATERAL IS TO BE REMOVED. THE LOW END OF THE ABANDONED LATERAL SHALL HAVE A GROUT PLUG OR THE SEWER MAY BE LINED TO COVER THE HOLE. THE STANDPIPE END OF THE ABANDONED LATERAL SHALL BE CUT DOWN TO 3' BELOW GRADE AND CAPPED. THE ABANDONED SECTION SHALL BE FILLED WITH FLOWABLE FILL. A JCSA INSPECTOR IS TO INSPECT.
13. JCSA REQUIRES THAT THE WATER METER SERVICING LOT 82 BE ABANDONED. THE WATER METER BOX AND WATER SERVICE LINE SHALL BE DISCONNECTED FROM THE WATER MAIN WHICH SHALL INVOLVE REMOVAL OF THE SERVICE SADDLE AND INSTALLING A FULL CIRCLE REPAIR BAND ON THE EXISTING WATER MAIN. THE FULL CIRCLE REPAIR BAND SHALL BE A HYMAX VERSA, AS MANUFACTURED BY KRAUSZ INDUSTRIES, LTD., OR APPROVED EQUAL AND SHALL BE RATED FOR A HIGH WORKING PRESSURE OF 232 PSI AND RATED PRESSURE OF 350 PSI; BODY TYPE SHALL BE TYPE 304 OR 316 STAINLESS STEEL, BOLTS AND NUTS SHALL BE TYPE 304 STAINLESS STEEL, AND THE REPAIR BAND ASSEMBLY SHALL MEET OR EXCEED AWWA C-219, AWWA C-227 AND NSF 61. A JCSA INSPECTOR IS TO INSPECT.
14. ANY PROPERTY OR PROPERTY IMPROVEMENTS DISTURBED BY UTILITY CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE PROPERTY OWNER WITHIN A REASONABLE AMOUNT OF TIME.
15. PRIOR TO ANY FURTHER LAND DEVELOPMENT ACTIVITIES; A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.
16. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
17. BUILDING SETBACK LINES ARE BASED ON FORDS COLONY PROTECTIVE COVENANTS (DATED 02/08/1988). FOR SECTION 6 THEY ARE: 30' FRONT, 10' SIDE, AND 25' OR 25% OF THE LOT DEPTH, WHICHEVER IS GREATER, FROM THE REAR LINE.

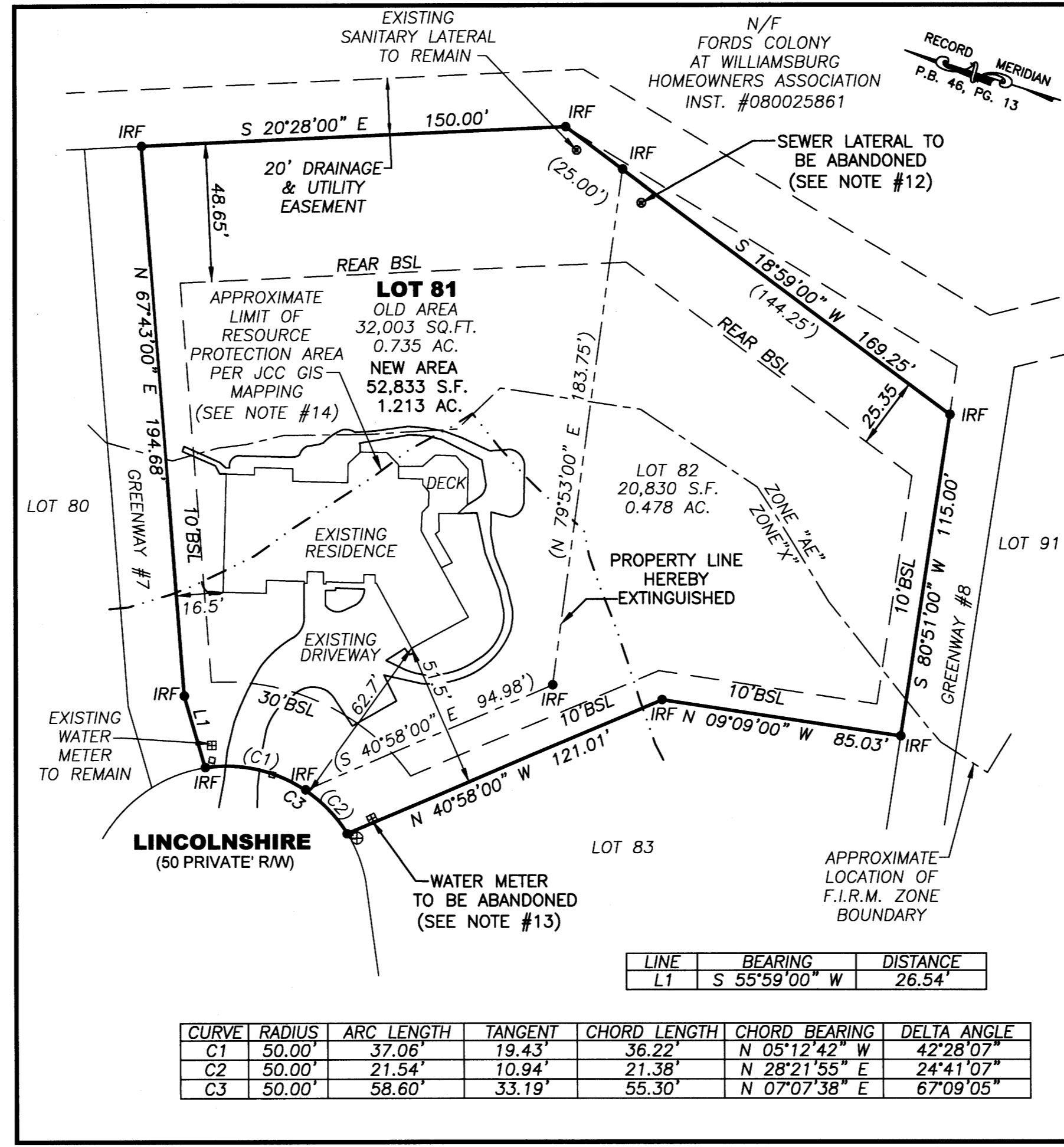
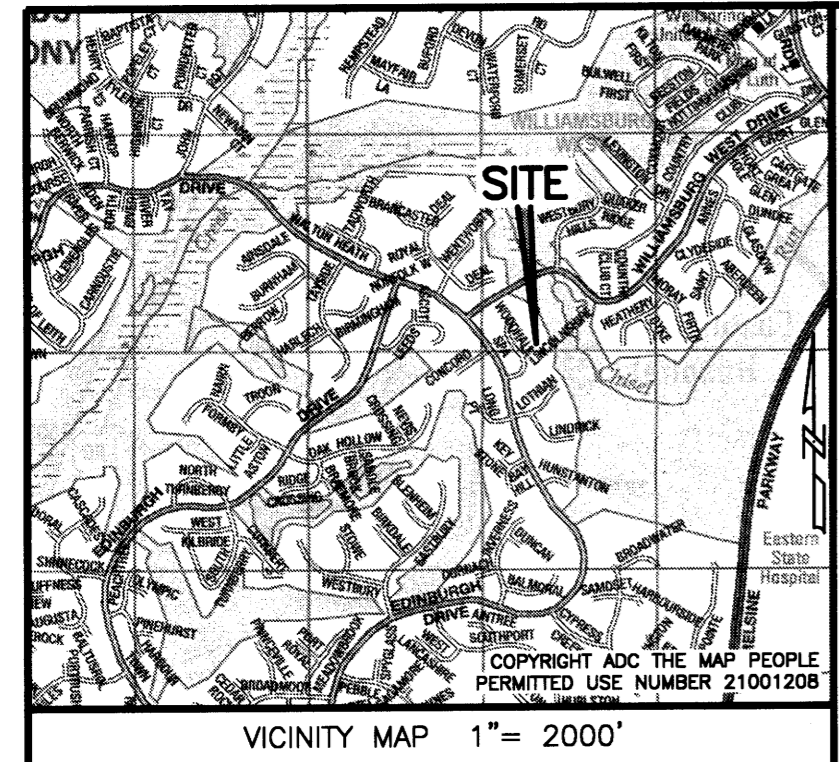
STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 25th DAY OF June, 2021.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW INSTRUMENT AT 11:10 am
 INSTRUMENT # 210012951
 TESTE _____
MONA A. FOLEY, CLERK

PROPERTY INFORMATION

LOT 81
 ADDRESS:
 #104 LINCOLNSHIRE
 WILLIAMSBURG, VIRGINIA 23188
 PARCEL ID: 3810300081
 ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)

LOT 82
 ADDRESS:
 #102 LINCOLNSHIRE
 WILLIAMSBURG, VIRGINIA 23188
 PARCEL ID: 3810300082
 ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)

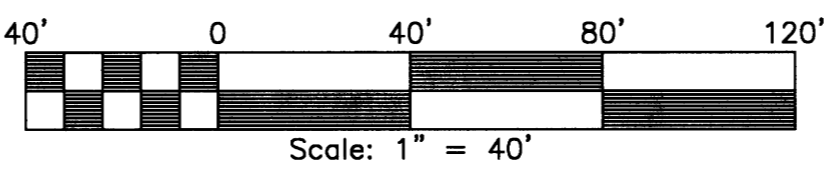


CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	37.06'	19.43'	36.22'	N 05°12'42" W	42°28'07"
C2	50.00'	21.54'	10.94'	21.38'	N 28°21'55" E	24°41'07"
C3	50.00'	58.60'	33.19'	55.30'	N 07°07'38" E	67°09'05"

LINE	BEARING	DISTANCE
L1	S 55°59'00" W	26.54'

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 81	32,003 S.F. / 0.735 AC.	52,833 S.F. / 1.213 AC.
LOT 82	20,830 S.F. / 0.478 AC.	
TOTAL AREA	= 52,833 S.F. / 1.213 AC.	



OWNERS CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE EXTINGUISHMENT BETWEEN LOT 81 AND LOT 82, SECTION VI, FORD'S COLONY IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Edmund M. Hayes 6/21/2021
 EDMUND M. HAYES DATE
Patricia A. Hayes 6/21/2021
 PATRICIA A. HAYES DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City, I, Linda Vergakis, 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 21st DAY OF June, 2021.
Linda Vergakis
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 8/31/22
 NOTARY REGISTRATION NO. 7623437
 Linda Fay Vergakis
 NOTARY PUBLIC
 Registration # 7623437
 Commonwealth of Virginia
 My Commission Expires 08/31/22

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RODNEY N. BENCKS & CATHERINE B. BENCKS TO EDMUND M. HAYES AND PATRICIA A. HAYES BY DEED DATED FEBRUARY 26, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #200003596 (LOT 81) & BY DEED DATED MARCH 6, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 200003646 (LOT 82).

CERTIFICATE OF APPROVAL

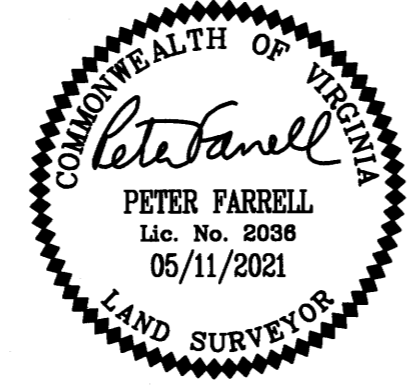
THIS BOUNDARY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED REPRESENTATIVE OF THE FORD'S COLONY AT WILLIAMSBURG H.O.A.
Drew R. Mulhall GENERAL MANAGER
 NAME PRINTED TITLE
Drew R. Mulhall 6/21/2021
 SIGNATURE DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
20 June 2021 DATE
[Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR SURVEYORS 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.
 05/11/2021 DATE
Peter Farrell PETER FARRELL, L.S. 2036



Large/Small Plat(s) Recorded
 herewith as # 210012951