

210021632

CERTIFICATION OF SOURCE OF TITLE (PARCELS A, F, G AND H)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY WHISPER RIDGE, LTD, A VIRGINIA CORPORATION TO WHISPER RIDGE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 15, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN D.B. 817, PG. 703.

OWNER'S CERTIFICATION

THE LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR WHISPER RIDGE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

H.R. Ashe 10-19-2021
H.R. ASHE TITLE - MANAGER DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF York
TO-WIT:

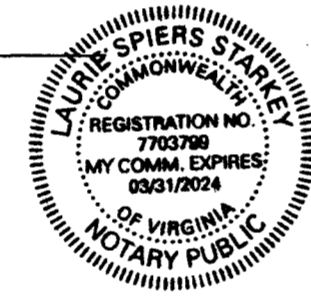
I, Laurie S. Starkey A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF October 2021

MY COMMISSION EXPIRES 3/31/24

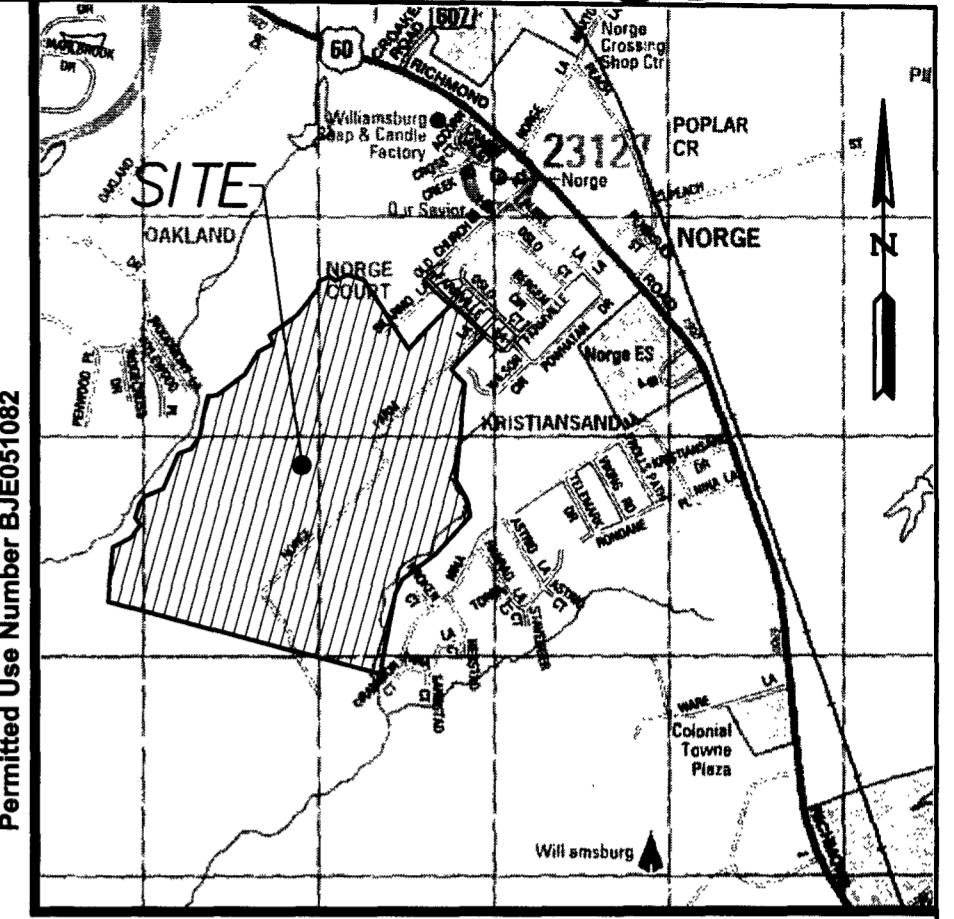
[Signature]
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7703799



GENERAL NOTES

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THIS DRAWING IS A COMPILATION OF SURVEYS AND IS NOT INTENDED TO REPRESENT A CURRENT BOUNDARY OR IMPROVEMENTS SURVEY.
- THE PROPERTY BOUNDARY LINES AS SHOWN HEREON ARE BASED ON DEEDS / PLATS OF RECORD AND ALTA/ACSM SURVEY OF PROPERTY OF WHISPER RIDGE, LLC, PREPARED BY GSC SURVEYING, INC., DATED OCTOBER 31, 2016 AND THE SURVEYOR'S CERTIFICATE, DATED MAY 14, 2020.
- THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA PER FIRM PANEL 51095C0106D WITH EFFECTIVE DATE OF 12/16/15 AND PANEL 51095C0107D, NOT PRINTED BY FEMA.
- THE PROPERTIES ARE ALL OF TAX PARCEL ID NUMBERS 2320100052 (ZONING: A1, GENERAL AGRICULTURAL), 2320100052G (ZONING: R2, GENERAL RESIDENTIAL) AND 2320100055 (ZONING: R2, GENERAL RESIDENTIAL). THE PROPERTY ADDRESSES FOR THE PROPERTIES ARE 339, 341 AND 345 FARMVILLE LANE.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- BUILDING SETBACKS: R2, GENERAL RESIDENTIAL
FRONT: STRUCTURES SHALL BE LOCATED A MINIMUM OF 25 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH. WHERE THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET IN WIDTH, STRUCTURES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM THE CENTERLINE OF THE STREET.
SIDE: 10'
REAR: 35'
BUILDING SETBACKS: A1, GENERAL AGRICULTURAL
FRONT: STRUCTURES, EXCEPT THOSE ASSOCIATED WITH INTENSIVE AGRICULTURAL USES, SHALL BE LOCATED A MINIMUM OF 50 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH. IF THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET IN WIDTH, STRUCTURES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM THE CENTERLINE OF THE STREET; EXCEPT THAT WHERE THE MINIMUM LOT AREA IS THREE ACRES OR MORE, THE MINIMUM SETBACK SHALL BE 75 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH AND 100 FEET FROM THE CENTERLINE OF ANY STREET RIGHT-OF-WAY LESS THAN 50 FEET IN WIDTH.
SIDE: 15'
REAR: 35'
- UTILITY EASEMENTS DENOTED AS "JCSA EASEMENTS" ARE FOR THE EXCLUSIVE USE OF JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF APPROXIMATELY PERPENDICULAR (60' TO 120') UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- THIS PROPERTY IS SUBJECT TO A MEMORANDUM OF LEASE RECORDED AS INSTRUMENT NO. 200006947.
- THIS PROPERTY IS ASSOCIATED WITH SUP-20-0016, SUP-0028-2016 AND SP-21-0065.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.



LOCATION MAP SCALE 1"=2,000'±

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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.

Samuel J. Bickers 9-27-2021
SAMUEL J. BICKERS, L.S. #002304 DATE

CERTIFICATE OF APPROVAL

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

[Signature] 10/20/21
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 1 Nov 2021
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

AREA TABULATION

	SQUARE FEET	ACRES
AREA OF PARCEL A	9,389,527 S.F.±	215.55 AC.±
AREA OF PARCEL F	152,807 S.F.±	3.51 AC.±
AREA OF PARCEL G	70,437 S.F.±	1.62 AC.±
AREA OF PARCEL H	79,693 S.F.±	1.83 AC.±
TOTAL NEW AREA PARCEL A	9,692,464 S.F.±	222.51 AC.±

3 Large Small Plat(s) Recorded
herewith as # 210021632

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 1 DAY OF November, 2021
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:56 AM (PM)
INSTRUMENT # 210021632
TESTE: Emilia O'Conner
MONA K. FOLEY, CLERK

Rev.	Date	Description	Revised By



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JCC CASE NO. S-21-0068
**PLAT OF LOT LINE EXTINGUISHMENT
BETWEEN PARCELS LOCATED AT
339, 341 AND 345 FARMVILLE LANE
OWNED BY WHISPER RIDGE, L.L.C.**
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	W10691-00
Scale:	Date:
NOTED	08-27-2021
Sheet Number	
1 OF 3	