

140016083

**OWNERS CERTIFICATE (PARCEL ID: 3130700025)**

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

John D. McIntyre 9/24/14  
SIGNATURE DATE  
NAME PRINTED

**CERTIFICATE OF NOTARIZATION**

STATE OF Maryland  
CITY/COUNTY OF Prince Georges, James L. Gwynn, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 24th DAY OF SEPTEMBER, 2014. MY COMMISSION EXPIRES 07-13-2016  
John L. Gwynn  
NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE (PARCEL ID: 3130700025)**

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF JADE ENTERPRISES, LLC AS RECORDED IN JAMES CITY COUNTY AS INSTRUMENT NO. 060017960. ALSO SEE PLAT BOOK 45, PAGES 14-21 FOR THE PLATS OF FORD'S COLONY, SECTION X.

**CERTIFICATE OF SOURCE OF TITLE (PARCEL ID: 3130700026)**

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF RAYMOND VELEZ LIVING TRUST AS RECORDED IN JAMES CITY COUNTY AS INSTRUMENT NO. 060015392. ALSO SEE PLAT BOOK 45, PAGES 14-21 FOR THE PLATS OF FORD'S COLONY, SECTION X.

**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.

09/15/2014  
DATE  
Matthew H. Connolly  
MATTHEW H. CONNOLLY, L.S. #002053

**CERTIFICATE OF APPROVAL**

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

9/25/14  
DATE  
Justin J. Doolittle  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA - JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 3rd DAY OF October, 2014. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:11 A.M./P.M.  
INSTRUMENT # 140016083  
TESTE by Jimmy Stacey DC  
CLERK

**OWNERS CERTIFICATE (PARCEL ID: 3130700026)**

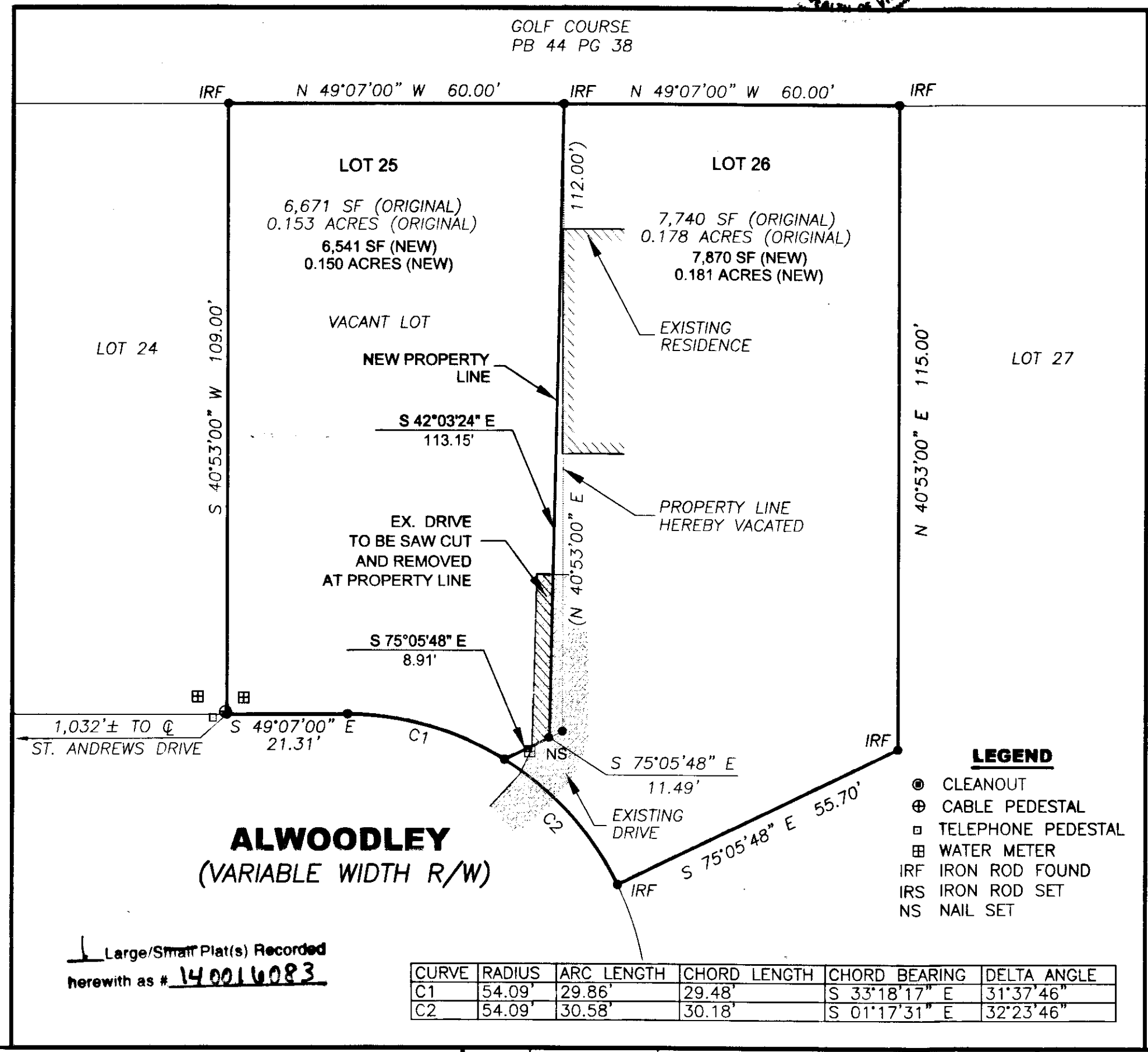
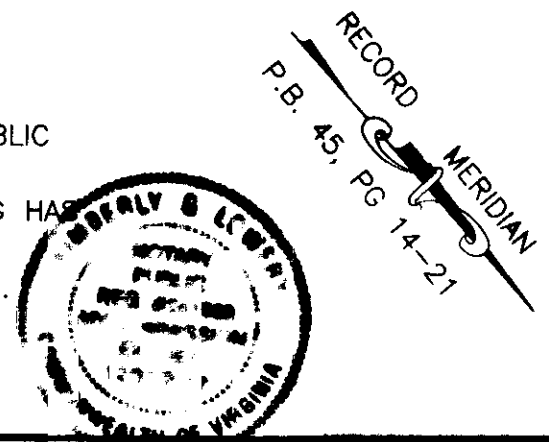
THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Raymond Velez 9/22/14  
SIGNATURE DATE  
NAME PRINTED Raymond Velez, Trustee under the Raymond Velez Living Trust dated January 19, 1999

SIGNATURE DATE  
NAME PRINTED

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia  
CITY/COUNTY OF James City, Kimberly G. Lavery, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS/ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 22nd DAY OF September, 2014. MY COMMISSION EXPIRES 12-31-17  
NOTARY PUBLIC



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	54.09'	29.86'	29.48'	S 33°18'17" E	31°37'46"
C2	54.09'	30.58'	30.18'	S 01°17'31" E	32°23'46"

**GENERAL NOTES:**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 45, PGS. 14-21.
2. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
3. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. THIS PLAT BASED ON PLAT PREPARED BY AES, P.C. ENTITLED "PLAT OF FORD'S COLONY • WILLIAMSBURG SECTION X LOTS 10 TO 33, 44 TOT 47" DATE 1-13-1987.
6. BOTH PROPERTIES ARE SERVED BY PUBLIC WATER & PUBLIC SEWER.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

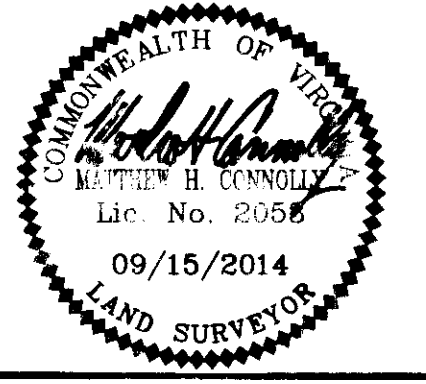
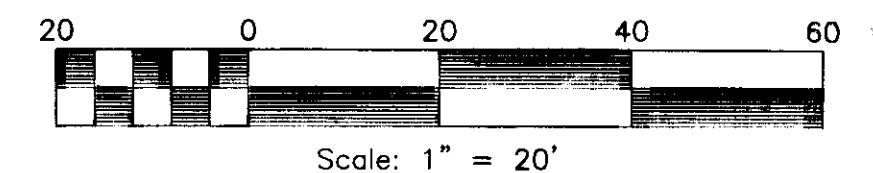
**PROPERTY INFORMATION**

**LOT 25**  
PARCEL ID: 313070025  
ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)  
EXISTING ADDRESS: 148 ALWOODLEY JAMES CITY COUNTY, VA  
TOTAL AREA: 6,671 SF. / 0.153 AC. (OLD)  
TOTAL AREA: 6,541 SF. / 0.150 AC. (NEW)

**LOT 26**  
PARCEL ID: 313070026  
ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)  
EXISTING ADDRESS: 150 ALWOODLEY JAMES CITY COUNTY, VA  
TOTAL AREA: 7,740 SF. / 0.178 AC. (OLD).  
TOTAL AREA: 7,870 SF. / 0.181 AC. (NEW).

**BUILDING SETBACKS (PER FORD'S COLONY HOME OWNER ASSOCIATION/COVENANTS)**  
FRONT SETBACK: 10' FROM FRONT LINE  
REAR SETBACK: 10' FROM REAR LINE  
SIDE SETBACK: 10' OR 0' FROM SIDE LOT LINE

JCC CASE NO. S-0044-2014



DATE: 09-15-2014  
DRAWN BY: MCG  
PROJECT No. 14-084  
FILE NAME: 14-084-BLA.DWG  
REFERENCES: P.B. 45 PG 14-21

BOUNDARY LINE ADJUSTMENT OF  
**LOTS 25 & 26, SECTION X, FORD'S COLONY**  
JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE

**LandTech Resources, Inc.**  
Surveying • GPS • Engineering  
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