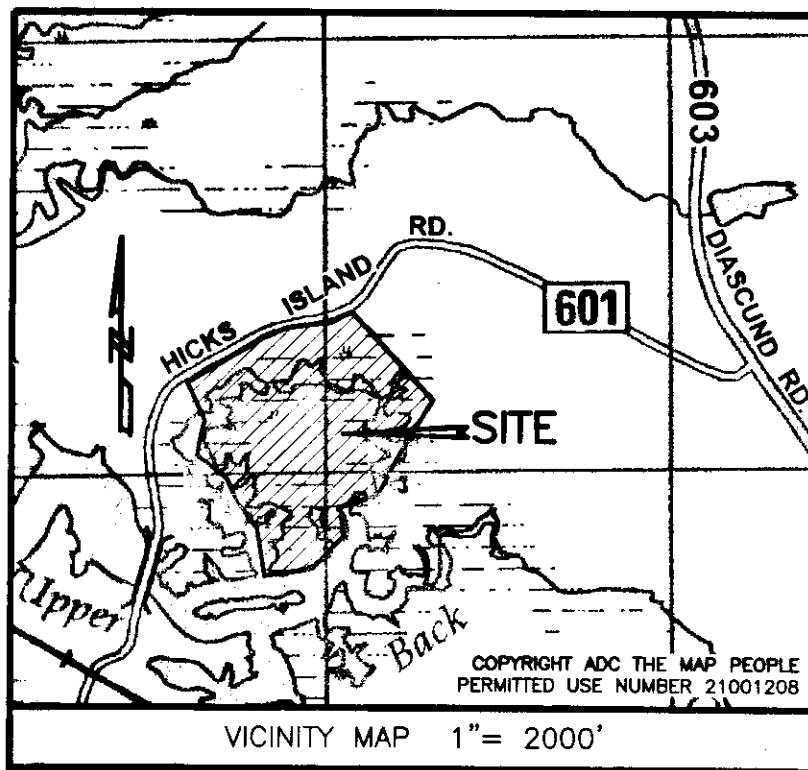


150009230



PLAT OF
SUBDIVISION
OF THE PROPERTY OF
STEWART FAMILY LIVING TRUST
AND
PROPERTY LINE EXTINGUISHMENT
OF THE PROPERTY OF
JESSE W. & ETHEL H. BERGER
BEING PARCEL ID 0920100032
& PARCEL ID 0920100026

JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA
DATE: 04/17/2015 JOB # 14-505
SHEET 1 OF 3



3925 Midlands Road Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

JCC S-0010-2015

PROPERTY INFORMATION

PARCEL ID #0920100032
#8828 HICKS ISLAND ROAD
ZONING DISTRICT: A1
BUILDING SETBACK (BSL):
(PER ZONING ORDINANCE)
FRONT = 75'
REAR = 35'
SIDE = 15'

PROPERTY INFORMATION

PARCEL ID #0920100026
#8849 HICKS ISLAND ROAD
ZONING DISTRICT: A1
BUILDING SETBACK (BSL):
(PER ZONING ORDINANCE)
FRONT = 75'
REAR = 35'
SIDE = 15'

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITH THE BENEFIT OF TITLE RESEARCH SUPPLIED BY LYLE TITLE.
2. PROPERTY IS SERVED BY PRIVATE WATER & SEWER SYSTEMS.
3. PROPERTY LIES IN F.I.R.M. ZONES "AE" "X" & "X" (SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0017D, DATED MARCH 28, 2014 (PRELIMINARY). A PORTION OF THIS PROPERTY IS AT ELEVATIONS BELOW THE FEMA DEFINED 100 YEAR FLOOD ELEVATION. (EXISTING FINISHED GRADE ELEVATIONS AROUND EXISTING BUILDINGS ARE SHOWN ON SHEET 2)
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE RIGHT OF WAY DEDICATED TO PUBLIC USE.
7. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
8. 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.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. ALL NEW UTILITIES SHALL BE UNDERGROUND.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. 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.
13. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
14. THIS PROPERTY FALLS WITHIN THE RPA AND RMA.
15. NO FURTHER DEVELOPMENT WILL BE ALLOWED ON THIS PROPERTY WITHOUT A SITE SPECIFIC WETLANDS AND RESOURCE PROTECTION AREA (RPA) DETERMINATION.
16. 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.
17. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOIL INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
18. AREA SHOWN AS "DEDICATED FOR PUBLIC USE" ON PARCEL ID #0920100026 IS APPROXIMATE. AREA OF DEDICATION WILL BE REVISED WITH AN ACTUAL FIELD SURVEY OF PARCEL ID #0920100026.

OWNERS CERTIFICATE PARCEL ID: 0920100032 & PART OF PARCEL ID 0920100026

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT AND KNOWN AS "PLAT OF PROPERTY LINE EXTINGUISHMENT OF THE PROPERTY OF JESSE W. & ETHEL H. BERGER" IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Ethel H. Berger 4-21-15
ETHEL H. BERGER DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Theresa Joan Matthews, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 21st DAY OF APRIL, 2015. MY COMMISSION EXPIRES 9-30-15.

Theresa Joan Matthews
NOTARY PUBLIC
REGISTRATION NO. 202764



OWNERS CERTIFICATE REMAINDER OF PARCEL ID 0920100026

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT AND KNOWN AS "PLAT OF PROPERTY LINE EXTINGUISHMENT OF THE PROPERTY OF JESSE W. & ETHEL H. BERGER" IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

STEWART FAMILY LIVING TRUST
William B. Stewart 5-30-15
WILLIAM B. STEWART DATE

Betty O. Stewart 5-30-15
BETTY O. STEWART DATE

CERTIFICATE OF NOTARIZATION

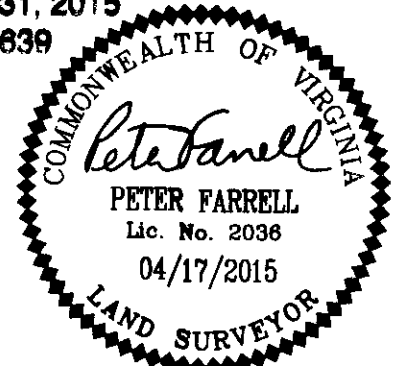
STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Cheryl Carnevale Anby, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 30th DAY OF April, 2015. MY COMMISSION EXPIRES 7/31/2015.

Cheryl Carnevale Anby
NOTARY PUBLIC
REGISTRATION NO. 202639
CHERYL CARNEVALE ANBY
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
Commission expires July 31, 2015
Registration No. 202639

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.

04/17/2015
DATE
Peter Farrell
PETER FARRELL, L.S. #2036



CERTIFICATE OF SOURCE OF TITLE FOR PROPERTY OF JESSE W. & ETHEL H. BERGER

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JESSE W. BERGER (DECEASED) & ETHEL H. BERGER, AND WAS ACQUIRED FROM: (PART OF PARCEL ID: 0920100026) EUGENE T. BERGER BY THAT CERTAIN DEED DATED JUNE 19, 1987 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN D.B. 350, PG. 682. (PARCEL ID: 0920100032) ALVIN P. ANDERSON, SUBSTITUTE TRUSTEE BY THAT CERTAIN DEED DATED NOVEMBER 17, 1986 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN D.B. 323, PG. 22.

CERTIFICATE OF SOURCE OF TITLE FOR PROPERTY OF STEWART FAMILY LIVING TRUST

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF WILLIAM B. STEWART AND BETTY O. STEWART, TRUSTEES UNDER THE STEWART FAMILY LIVING TRUST, AND WAS ACQUIRED FROM: WILLIAM B. STEWART AND BETTY O. STEWART BY THAT CERTAIN DEED DATED DECEMBER 18, 1998 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 990000082

CERTIFICATE OF APPROVAL

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

5/3/15
DATE
Charles Catlett
VIRGINIA DEPARTMENT OF TRANSPORTATION

5/6/15
DATE
Paul A. Brown
SUBDIVISION AGENT OF JAMES CITY COUNTY

3 Large/Small Plat(s) Recorded
therewith as # 150009230

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 15 DAY OF May, 2015.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:16 pm
INSTRUMENT # 150009230
TESTE Steve & Yolande Clark
Elmer D.C.