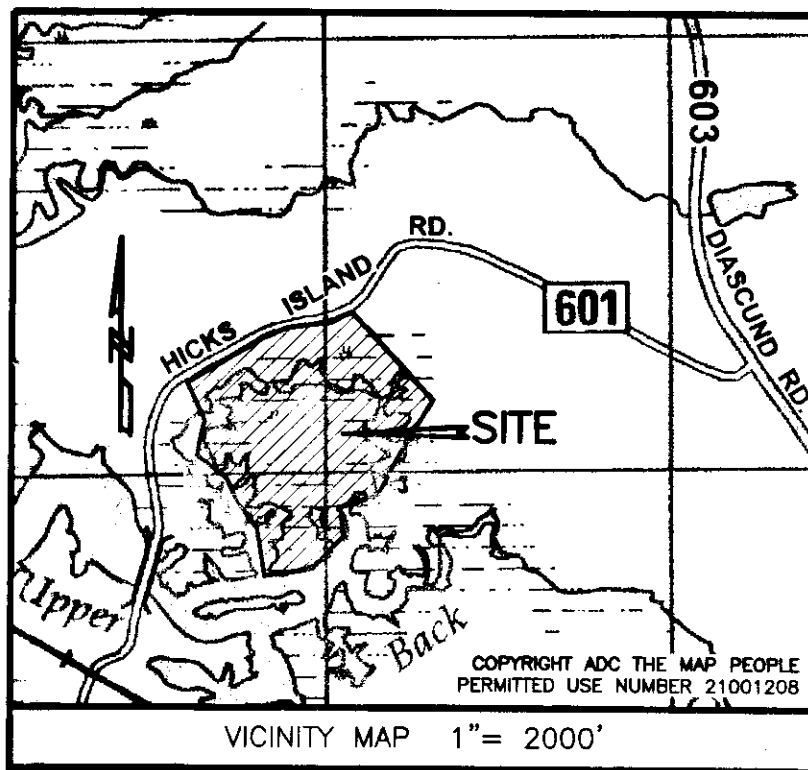


150009230



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**

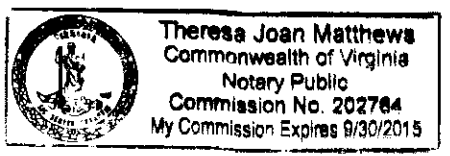
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT AND KNOWN AS "PLAT OF PROPERTY LINE EXTINGUISHMENT OF THE PROPERTY OF JESSE W. & ETHEL H. BERGER" IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

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

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, 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 21<sup>st</sup> 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**

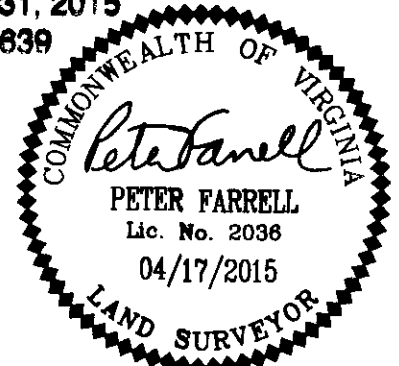
STATE OF VIRGINIA  
CITY/COUNTY OF James City, Cheryl Carnevale Anby, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 30<sup>th</sup> 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  
Steve & Yolande Clark Clerk D.C.

150009230

**ADDRESS:**  
8828 HICKS ISLAND ROAD  
LANEXA, VA 23089

**CURRENT OWNER:**  
JESSE W. BERGER (DECEASED) & ETHEL H. BERGER  
D.B. 323, PG. 22  
D.B. 350, PG. 682  
INST. #150002734  
INST. #150002735

**ADDRESS:**  
8849 HICKS ISLAND ROAD  
LANEXA, VA 23089

**CURRENT OWNER:**  
WILLIAM B. STEWART & BETTY O. STEWART,  
TRUSTEES UNDER THE STEWART FAMILY  
LIVING TRUST  
INST. #990000082

**AREA TABULATION**

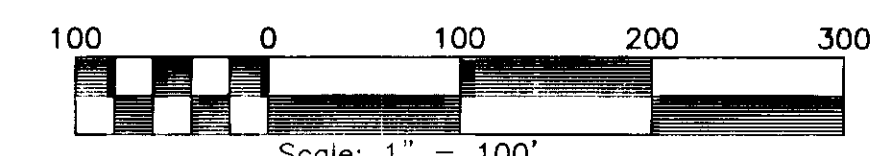
8828 HICKS ISLAND ROAD PARCEL ID: 0920100032	13.4± AC.
PART OF PARCEL ID: 0920100026	+ 2.9± AC.
AREA DEDICATED FOR PUBLIC USE	- 0.3825 AC.
<b>NEW AREA OF PARCEL ID: 0920100032</b>	<b>15.9± AC.</b>
<b>8849 HICKS ISLAND ROAD</b>	
REMAINDER OF PARCEL ID: 0920100026	12.65± AC.
PART OF PARCEL ID: 0920100026	- 2.9± AC.
AREA DEDICATED FOR PUBLIC USE	- 0.6± AC.
<b>NEW AREA OF PARCEL ID: 0920100032</b>	<b>9.15± AC.</b>

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 2 OF 3

**LRI LANDTECH RESOURCES, INC.**  
ENGINEERING • SURVEYING • GPS

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



**JCC S-0010-2015**

**LEGEND**

- (A) APPROXIMATE LIMITS OF RESOURCE PROTECTION AREA (RPA) PER JCC GIS MAPPING
- (B) FIELD LOCATED APPROXIMATE HIGH WATER MARK
- FG=5.25 EXISTING FINISHED GRADE ELEVATION
- [Hatched Box] FEMA FLOOD ZONE X (SHADED)
- [Dotted Box] MARSH/SWAMP
- [Cross-hatched Box] APPROXIMATE LOCATION OF EXISTING DRAINFIELD PER VDH PERMIT #147-95-0070
- (W) WELL
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET

- REFERENCES:**  
D.B. 323, PG. 23  
D.B. 350, PG. 682  
INST. #150002598 (PLAT)  
INST. #150002734  
INST. #150002735

**PROPERTY LINE CURVE DATA**

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	540.97'	192.44'	191.43'	N 73°17'23" E	20°22'55"
C2	1424.20'	173.22'	173.12'	N 78°45'21" E	6°58'08"
C3	515.97'	183.57'	182.61'	N 73°19'04" E	20°23'06"
C4	1449.20'	186.98'	186.85'	N 78°33'17" E	7°23'33"

OLD PROPERTY LINE  
NEW R/W LINE

**PROPERTY LINE FOLLOWS CENTER OF GUT**

LINE	BEARING	DISTANCE
L1	S 17°40'27" W	162.34'
L2	S 38°50'21" W	88.11'
L3	S 62°17'49" E	92.15'
L4	S 51°47'05" E	58.08'
L5	S 33°42'26" E	34.89'
L6	S 03°34'42" E	22.15'
L7	S 61°34'22" W	113.22'
L8	S 52°52'38" W	89.69'

**PROPERTY LINE FOLLOWS CENTER OF SWAMP**

LINE	BEARING	DISTANCE
L17	N 54°44'22" W	74.92'
L18	N 76°22'53" W	48.54'
L19	N 68°43'36" W	101.15'
L20	N 31°32'18" W	78.76'
L21	N 14°13'10" W	99.07'
L22	N 41°26'33" E	93.95'
L23	N 54°45'10" E	61.03'
L24	N 16°29'17" E	98.57'
L25	N 14°31'34" W	126.50'

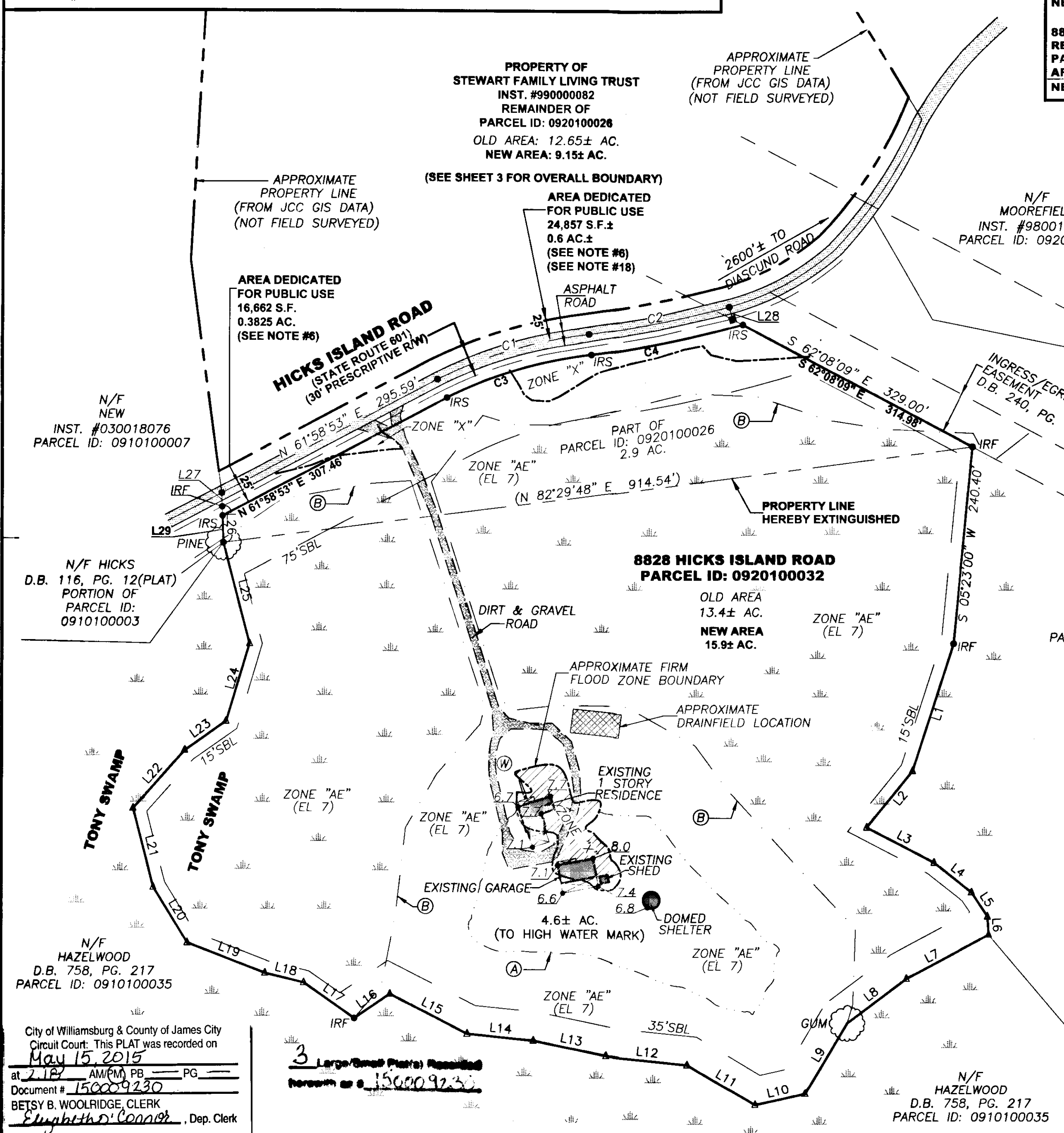
**PROPERTY LINE FOLLOWS HIGH WATER MARK**

LINE	BEARING	DISTANCE
L9	S 30°32'13" W	100.00'
L10	S 77°21'52" W	61.85'
L11	N 59°08'09" W	95.92'
L12	N 84°01'38" W	98.65'
L13	N 78°26'18" W	89.89'
L14	N 84°21'50" W	80.55'
L15	N 62°57'21" W	105.18'
L16	S 55°32'38" W	52.26'

**PROPERTY LINE**

LINE	BEARING	DISTANCE
L26	N 02°09'45" W	43.84'
L27	N 02°09'45" W	16.67'
L28	S 15°10'04" E	15.47'
L29	N 02°09'45" W	32.73'

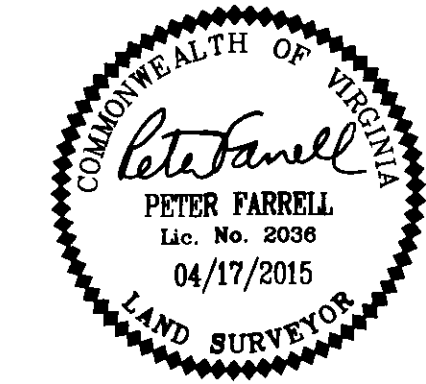
OLD PROPERTY LINE  
NEW PROPERTY LINE



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 15, 2015  
at 2:18 PM (PM) PB PG  
Document # 150009230  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge*, Dep. Clerk

**SEE SHEET 3 FOR OVERALL BOUNDARY**

UPPER BACK CREEK



150009230

**ADDRESS:**  
8828 HICKS ISLAND ROAD  
LANEXA, VA 23089

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8849 HICKS ISLAND ROAD  
LANEXA, VA 23089

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INST. #150002734  
INST. #150002735

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LIVING TRUST  
INST. #990000082

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8849 HICKS ISLAND ROAD REMAINDER OF PARCEL ID: 0920100026	12.65± AC.
PART OF PARCEL ID: 0920100026	- 2.9± AC.
AREA DEDICATED FOR PUBLIC USE	- 0.6± AC.
NEW AREA OF PARCEL ID: 0920100032	9.15± AC.

PLAT OF  
SUBDIVISION  
OF THE PROPERTY OF  
STEWART FAMILY LIVING TRUST  
AND  
PROPERTY LINE EXTINGUISHMENT  
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JESSE W. & ETHEL H. BERGER  
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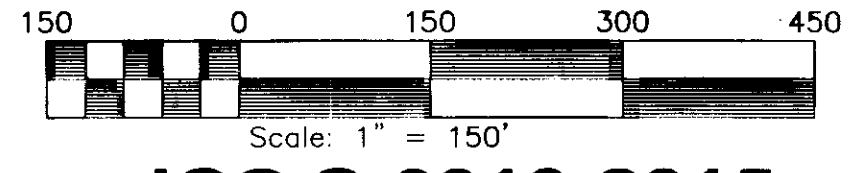
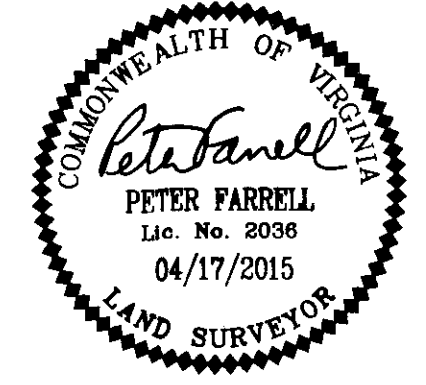
JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

DATE: 04/17/2015 JOB # 14-505

SHEET 3 OF 3

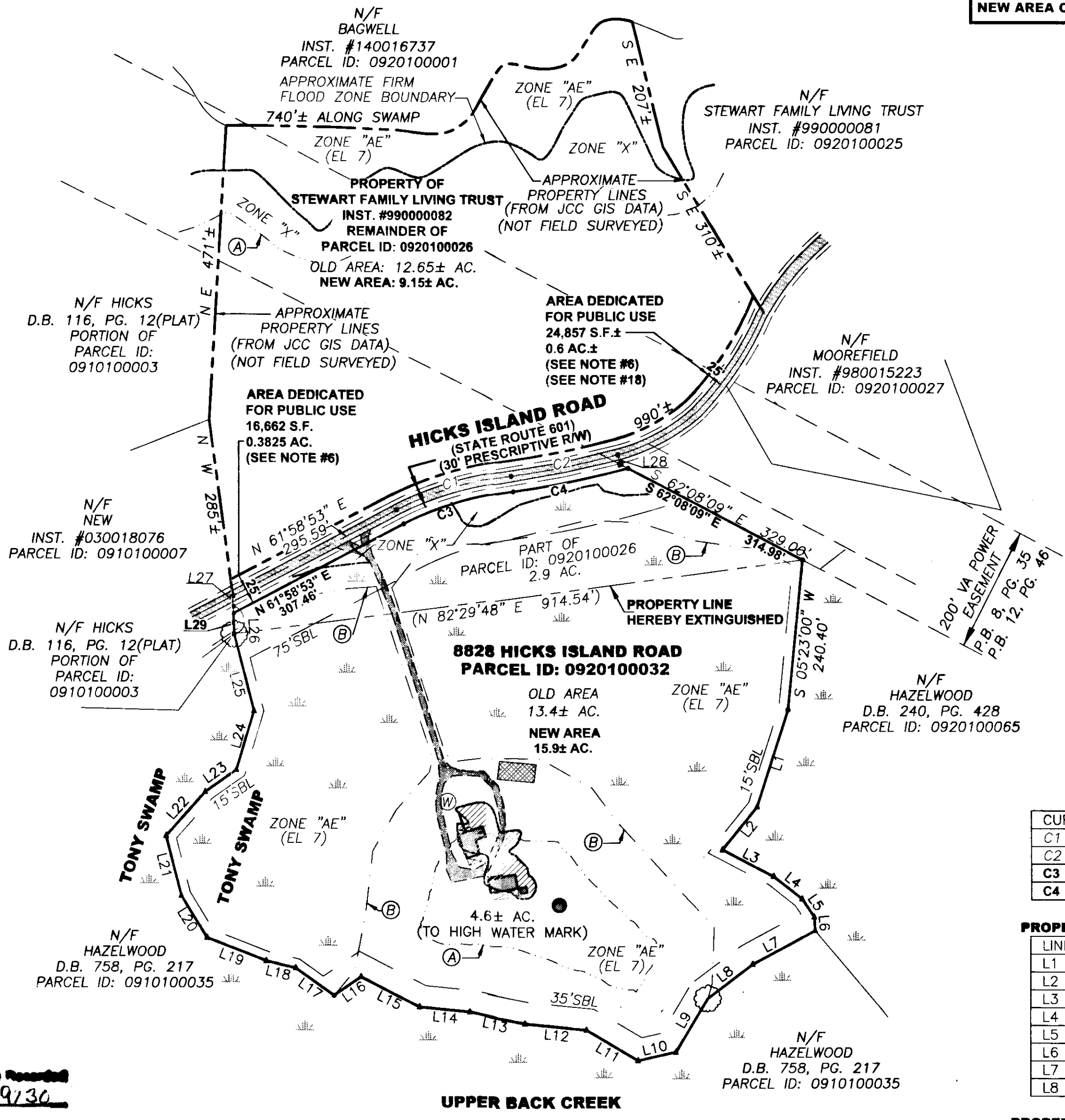
**LANDTECH**  
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JCC S-0010-2015

**REFERENCES:**  
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D.B. 350, PG. 682  
INST. #150002734  
INST. #150002735  
INST. #150002598 (PLAT)



- LEGEND**
- (A) APPROXIMATE LIMITS OF RESOURCE PROTECTION AREA (RPA) PER JCC GIS MAPPING
  - (B) FIELD LOCATED APPROXIMATE HIGH WATER MARK
  - (C) FEMA FLOOD ZONE X (SHADED)
  - (D) MARSH/SWAMP
  - (E) APPROXIMATE LOCATION OF EXISTING DRAINFIELD PER VDH PERMIT #147-95-0070
  - (W) WELL

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L22	N 41°26'33" E	93.95'
L23	N 54°45'10" E	61.03'
L24	N 16°29'17" E	98.57'
L25	N 14°31'34" W	126.50'

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L15	N 62°57'21" W	105.18'
L16	S 55°32'38" W	52.26'

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3 Large-Scale Plats Recorded  
on 150009230

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 15, 2015  
at 2:18 AM (PM) PG. 1  
Document # 150009230  
BETSY B. WOOLRIDGE, CLERK  
Elizabeth O. Conner, Dep. Clerk

**OVERALL BOUNDARY  
SEE SHEET 2 FOR DETAIL**