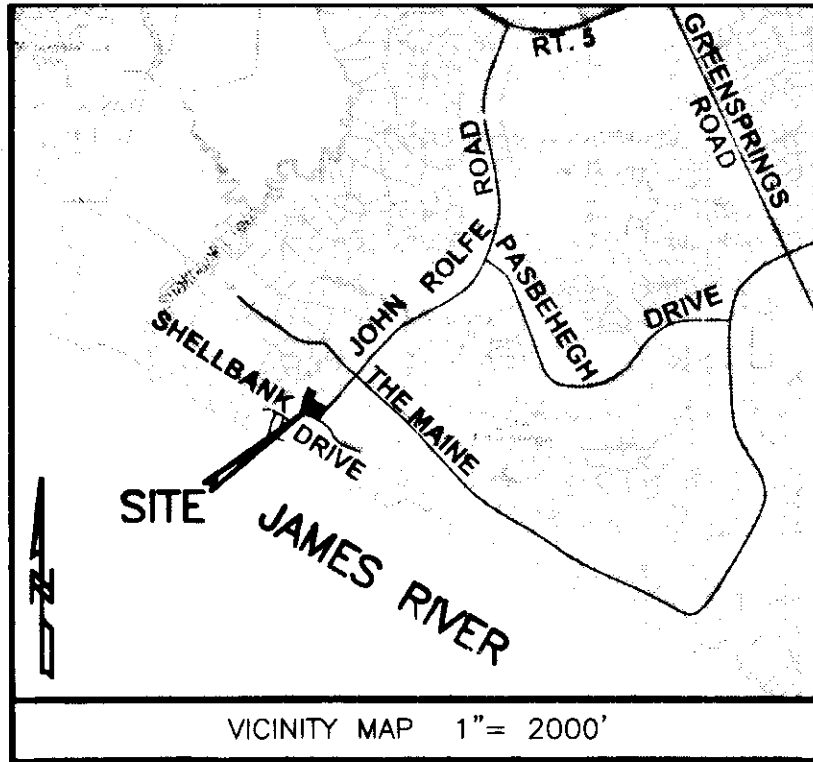


150014909



PLAT OF
PROPERTY LINE
EXTINGUISHMENT
OF THE PROPERTIES OF
ROBERT C. BODETT AND
KAREN A. BODETT

BEING TAX PARCELS: 4510200007A &
4510400001C

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA

DATE: 07-14-2015 JOB # 14-514

SHEET 1 OF 2



JCC S-0057-2014

GENERAL NOTES

- 1. PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- 2. 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.
- 3. THE PROPERTY AS SHOWN LIES IN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL COMMUNITY PANEL NUMBER 51095C0180C, EFFECTIVE DATE SEPTEMBER 28, 2007.
- 4. 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.
- 5. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 6. ALL NEW UTILITIES SHALL BE UNDERGROUND.
- 7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 8. 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.
- 9. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- 10. A TITLE REPORT WAS NOT PROVIDED FOR THIS SUBDIVISION PLAT.
- 11. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
- 12. MAP #4510400001C IS DESIGNATED AS "WELL SITE" ON PLAT OF SHELLBANK WOODS, PHASE 1, RECORDED IN P.B. 36, PG. 91. THE "WELL SITE" DESIGNATION WAS VACATED BY ORDINANCE NO. 217, APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON JUNE 23, 2015.
- 13. PER DEED RECORDED AS INST. #010005489; THE PROPERTY (FORMERLY DESIGNATED AS "WELL SITE") IS RESTRICTED FROM FURTHER SUBDIVISION AND CAN ONLY BE USED TO SUPPORT ACCESSORY STRUCTURES FOR THE PARCEL WITH WHICH IT IS COMBINED.

PROPERTY INFORMATION

MAP #4510400001C
#181 JOHN ROLFE ROAD
PARCEL A-2
MAP #4510200007A
#106 SHELLBANK DRIVE
ZONING DISTRICT: R1
BUILDING SETBACK (SBL):
(P.B. 57, PG. 26)
AS SHOWN
BUILDING SETBACK (SBL):
(PER ZONING ORDINANCE)
FRONT = 35'
REAR = 35'
SIDE = 15'
FOR CORNER LOTS, THE SETBACK FOR
THE SIDE STREET (SHELLBANK DRIVE)
SHALL BE A MINIMUM OF 35 FEET.

OWNERS CERTIFICATE

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT AND KNOWN AS "PLAT OF PROPERTY LINE EXTINGUISHMENT OF THE PROPERTIES OF ROBERT C. BODETT AND KAREN A. BODETT" IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

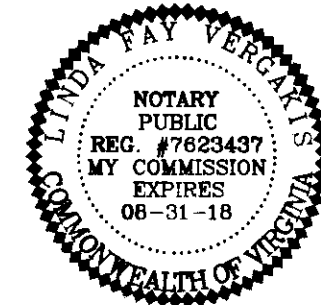
Robert C. Bodett 7-22-15
ROBERT C. BODETT DATE

Karen A. Bodett 7-22-15
KAREN A. BODETT DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
OFF/COUNTY OF JAMES CITY I, LINDA F. VERGAKIS, A NOTARY PUBLIC IN AND FOR THE OFF/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 OFF/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 22ND DAY OF JULY, 2015. MY COMMISSION EXPIRES AUGUST 31, 2018.

Linda F. Vergakis
NOTARY PUBLIC
REGISTRATION NO. 7623437



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF: ROBERT C. BODETT AND KAREN A. BODETT AND WAS ACQUIRED FROM HAYES N. PRESS & SHEREE JO PRESS, BY THAT CERTAIN DEED DATED APRIL 7, 2015 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #150006991.

CERTIFICATE OF APPROVAL

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

7/24/15 *Charles L. Smith*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

7/23/15 *Charles L. Smith*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

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.

07/14/2015 *Peter Farrell*
DATE PETER FARRELL, L.S. #2036



2 Large/Small Plat(s) Recorded
herewith as # 150014909

STATE OF VIRGINIA JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 29th DAY OF JULY, 2015. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:17 P.M. INSTRUMENT # 150014909

TESTE *SEYM & WOOLRIDGE, CLERK*

duis smy DC