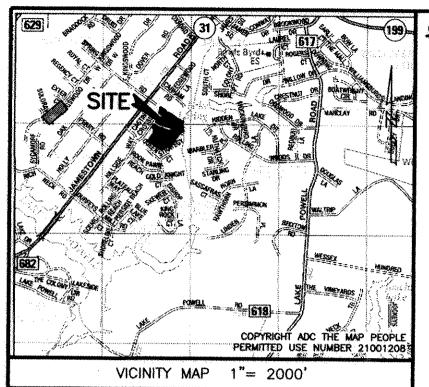
DATE: 10/26/2015



OWNERS CERTIFICATE LOT 18

ALAN D. MOORE

STATE OF VIRGINIA

JULIE W. MOORE /

CERTIFICATE OF NOTARIZATION

OWNERS. PROPRIETORS AND OR TRUSTEES

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH

CHTY/COUNTY OF JAMES CHY I, LINDA VERGARIS

GIVEN UNDER MY HAND THIS ZNO DAY OF MARCH

MY COMMISSION EXPIRES AUGUST 31, ZOIS

NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE LOT 18

VIRGINIA AS INSTRUMENT #150009312.

CERTIFICATE OF APPROVAL

3/22/16

DATE

Duida Clar Voyakis

REGISTRATION NO. 7623427

IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY

ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN

JAMES T. DUGUAY, JR., INC. BY THAT CERTAIN DEED DATED MAY 13, 2015 AND IS

RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY,

THE NAME OF ALAN D. MOORE & JULIE W. MOORE., AND WAS ACQUIRED FROM

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH

WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED

GENERAL NOTES

DATE

DATE

a, 2 - 16

_, A NOTARY PUBLIC

PONE NO

ARCL TOTALSY

Mary Crist Education

12/02/19/20

, 2016.

Celebanel

PETER FARRELL

Lic. No. 2036

02/29/2016

AND SURVE

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2. WETLANDS SHOWN ARE BASED ON FIELD LOCATION OF MARKINGS BY OTHERS. 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
 4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
 6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE
- MAP #51095C0201D, DATED DECEMBER 16, 2015. THIS PROPERTY FALLS WITHIN THE RPA AND RMA.
- 8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
- 9. 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.
- 10. 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. 10. THIS PROPERTY IS SUBJECT TO JAMES CITY COUNTY SUP-0027-1996.

PROPERTY INFORMATION

LOT 18

ADDRESS:

MAP #4812300018 ZONING DISTRICT: R1

BUILDING SETBACK: (PER RECORD SUBDIVISION PLAT S-0002-2001)

FRONT: O' MINIMUM' SIDES: O' MINIMUM' REAR: O' MINIMUM

2844 CASTLING CROSSING WILLIAMSBURG, VIRGINIA 23185

NOCYTE MY

100 m

MACCOMMISSION

EXPINES

08-31-2018

CONSERVATION AREA

MAP #4812300001A ZONING DISTRICT: R1 BOUNDARY LINE ADJUSTMENT BETWEEN

LOT 18, PHASE 1, LAKE POWELL FOREST

& CONSERVATION AREA, LAKE POWELL FOREST, PHASE 1 ROBERTS DISTRICT JAMES CITY COUNTY

SCALE: 1"=20"

VIRGINIA

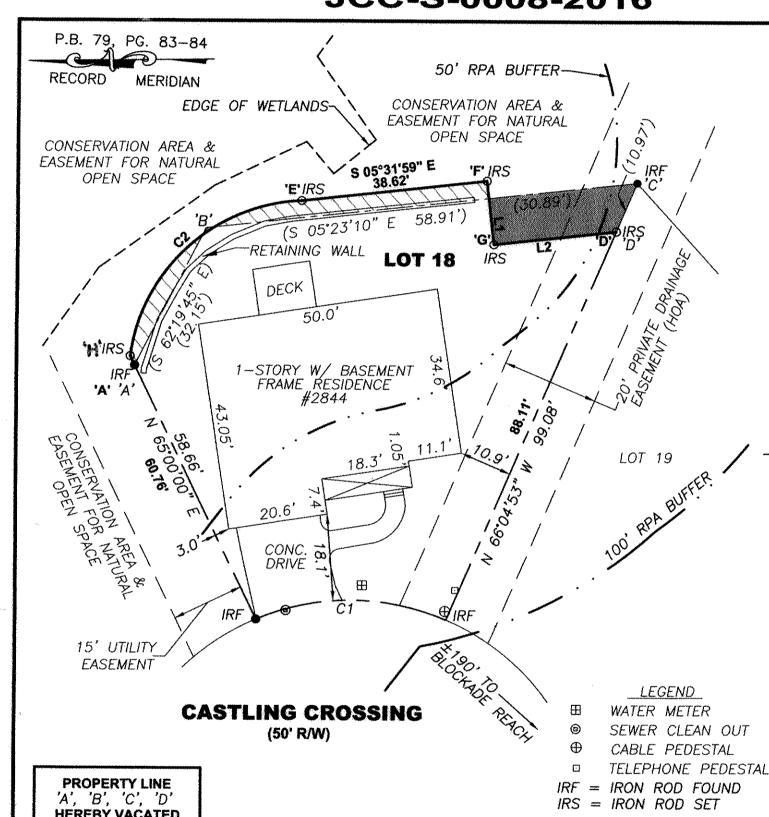
JOB #12-068

Engineering & Surveying Consultants 3925 Midlands Road, Williamsburg, Virginia 23188 Phone: (757) 565-1677 Fax: (757) 565-0782

SHEET 1 OF 2

JCC-S-0008-2016

web: landtechresources.com



HEREBY VACATED NEW PROPERTY LINE 'A' 'H' 'E', 'F', 'G', 'D'

CURVE RADIUS ARC LENGTH CHORD CHORD BEARING DELTA ANGLE 50.00' 40.47 39.37' N 00'43'52" E 46'22'30" C2 36.88' 52.14' 47.91' S 41°53'03" E 81°00'12"

AREA TO BE ADDED TO LOT 18 & REMOVED FROM EASEMENT FOR NATURAL OPEN SPACE 458 S.F. / 0.0105 AC.

AREA TO BE ADDED TO CONSERVATION **AREA & EASEMENT FOR NATURAL OPEN SPACE** 458 S.F. / 0.0105 AC.

BEARING LINE DISTANCE L1 S 84°17'41" W 13.19" L2 S 05°23'10" E 25.47'

DETAIL (SEE SHEET 2 FOR OVERALL)

ENGINEERS OR SURVEYORS CERTIFICATE

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.

02/02/2016 DATE

eteranell PETER FARRELL, L.S. 2036

SUBDIVISION AGENT OF JAMES CITY COUNTY

OWNERS CERTIFICATE CONSERVATION AREA

THE UNDERSIGNED CERTIFIES THAT THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT HAS BEEN AGREED TO BY AT LEAST 2/3RDS OF THE OWNERS IN LAKE POWELL FOREST AS REQUIRED BY ARTICLE IV, SECTION 3(D) OF THE DECLARATION OF COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF LAKE POWELL FOREST. LAKE POWELL FOREST OWNERS ASSOCIATION

PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY I. LINDA VERGOES . A NOTARY PUBLIC IN AND FOR THE GITY/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 2 DAY OF MARCH

MY COMMISSION EXPIRES _AUGUST 31, 2018 Raida Saw Cercally

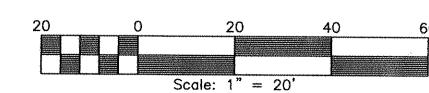
NOTARY PUBLIC

7623437 REGISTRATION NO._

CaltinO CERTIFICATE OF SOURCE OF TITLE PHASE ONE CONSERVATION AREA

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF LAKE POWELL FOREST OWNERS ASSOCIATION, INC. AND WAS ACQUIRED FROM BOYD CORPORATION BY THAT CERTAIN DEED DATED JUNE 29, 2005 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY. VIRGINIA AS INSTRUMENT #050015164.

AREA TABULATION		
	OLD AREA	NEW AREA
LOT 18	6,127 S.F. / 0.1407 AC.	6,127 S.F. / 0.1407 AC.
PHASE ONE CONSERVATION AREA	215,418 S.F.± / 4.9453± AC.	215,418± S.F. / 4.9453± AC.
TOTAL AREA =	221,545± S.F. / 5.0860± AC.	221,545± S.F. / 5.0860± AC



STATE OF VIRGINIA. JAMES CITY COUNTY

JAMES CITY THIS 20 DAY OF APRIL , 2016 _, 2016. Large/Small Plat(s) Recorded THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW herewith as #160006898 DIRECTS AT 11.20076898 INSTRUMENT # 160006898

MONAR FOLEY, CLERK BY RIDELLA COLLUTAN, Dep. Chefe