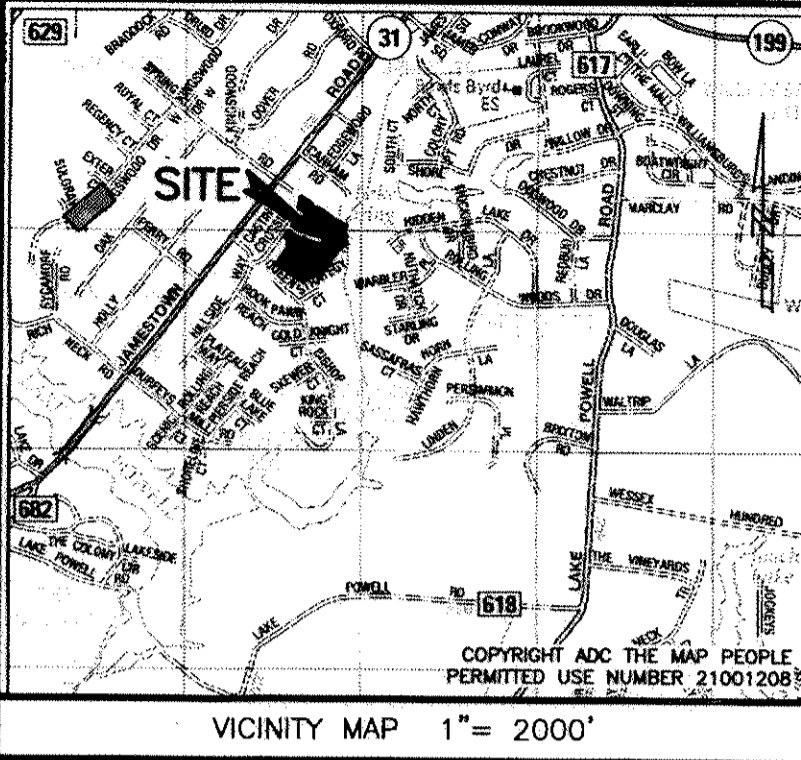


160006898



GENERAL NOTES

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.
7. 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
 MAP #4812300018
 ZONING DISTRICT: R1
 BUILDING SETBACK: (PER RECORD SUBDIVISION PLAT S-0002-2001)
 FRONT: 0' MINIMUM
 SIDES: 0' MINIMUM
 REAR: 0' MINIMUM
 ADDRESS:
 2844 CASTLING CROSSING
 WILLIAMSBURG, VIRGINIA 23185

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 VIRGINIA
 DATE: 10/26/2015 SCALE: 1"=20" JOB #12-068

LandTech Resources, Inc.
 Engineering & Surveying Consultants
 3925 Midlands Road, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 2
JCC-S-0008-2016

OWNERS CERTIFICATE LOT 18

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

Alan D. Moore 3-2-16
 ALAN D. MOORE DATE
Julie W. Moore 3-2-16
 JULIE W. MOORE DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY I, LINDA VEGGAKIS, 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 2ND DAY OF MARCH, 2016.
 MY COMMISSION EXPIRES AUGUST 31, 2018.

Linda Jay Veggakis
 NOTARY PUBLIC
 REG. 7623437
 MY COMMISSION EXPIRES 08-31-2018
 REGISTRATION NO. 7623437

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

BY: *John E. Dyer* 3-2-16
 PRESIDENT DATE
 NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY I, LINDA VEGGAKIS, 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 2ND DAY OF MARCH, 2016.
 MY COMMISSION EXPIRES AUGUST 31, 2018.

Linda Jay Veggakis
 NOTARY PUBLIC
 REG. 7623437
 MY COMMISSION EXPIRES 08-31-2018
 REGISTRATION NO. 7623437

CERTIFICATE OF SOURCE OF TITLE LOT 18

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF ALAN D. MOORE & JULIE W. MOORE., AND WAS ACQUIRED FROM 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, VIRGINIA AS INSTRUMENT #150009312.

CERTIFICATE OF APPROVAL

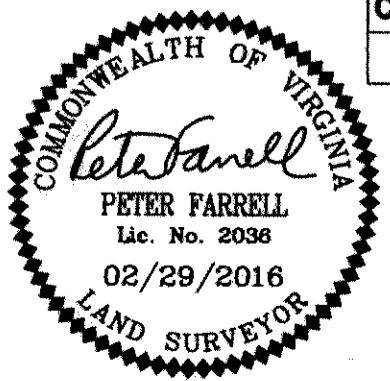
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

3/22/16
 DATE
Carol A. ...
 SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

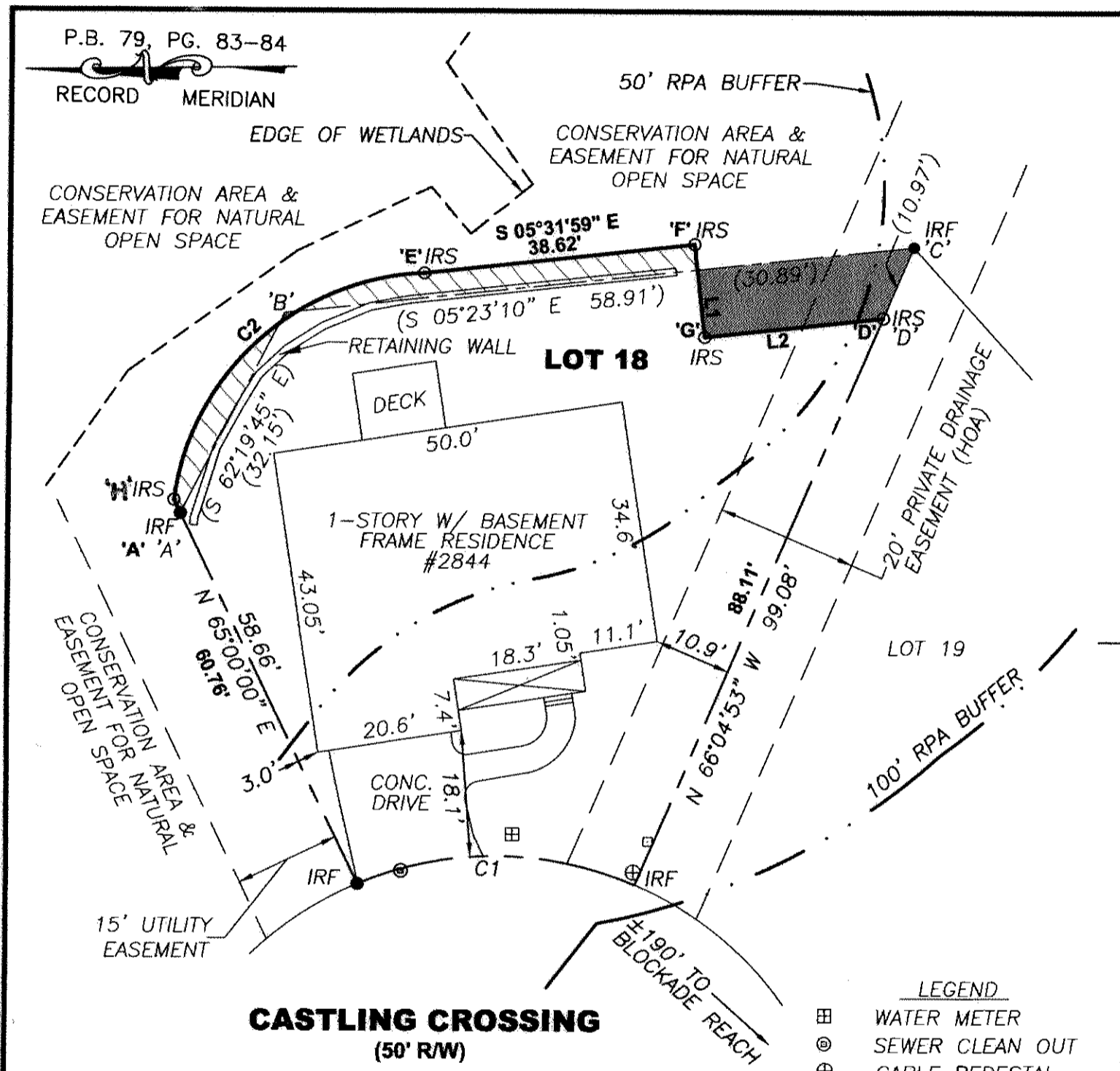
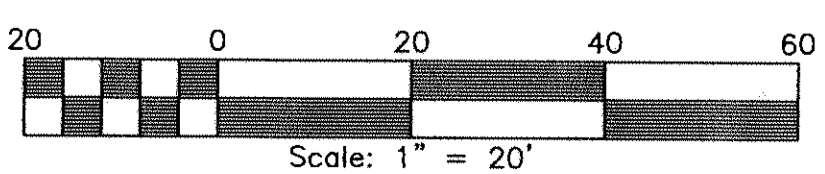
02/02/2016
 DATE
Peter Farrell
 PETER FARRELL, L.S. 2036



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.



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

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
C1	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.

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

DETAIL
 (SEE SHEET 2 FOR OVERALL)

STATE OF VIRGINIA JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20 DAY OF April, 2016. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:27 am INSTRUMENT # 160006898

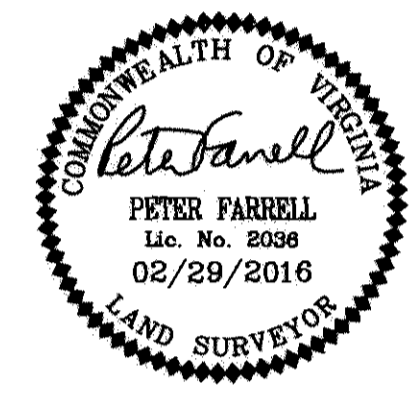
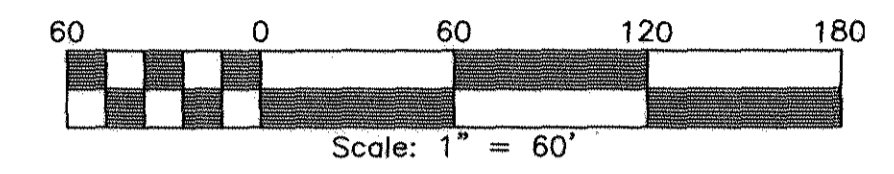
TESTE MONA A. FOLEY, CLERK by Rebecca Carrigan, Dep. Clerk

160006898

BOUNDARY LINE ADJUSTMENT BETWEEN
LOT 18, PHASE 1, LAKE POWELL FOREST
& CONSERVATION AREA, LAKE POWELL FOREST, PHASE 1
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 10/26/2015 SCALE: 1"=60" JOB #12-068

LandTech Resources, Inc.
 Surveying Engineering GPS
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SHEET 2 OF 2
JCC-S-0008-2016



EXISTING EASEMENT FOR NATURAL OPEN SPACE
 INST. #030001976
 P.B. 89, PG. 27

N/F LEAVY
 MAP #4810100003C
 INST. #990008131

LAKE POWELL FOREST
 PHASE 2
 CONSERVATION AREA
 P.B. 79, PG. 90

LAKE POWELL FOREST
 IMPOUNDMENT
 EASEMENT #1
 P.B. 71, PG. 33-34

LAKE POWELL FOREST
 PHASE TWO
 P.B. 79, PG. 89-90

LAKE POWELL FOREST
 PHASE THREE
 P.B. 79, PG. 89-90

LIMITS OF 100' RPA
 BUFFER BASED ON
 WETLAND DELINEATION

N/F BRENDLE
 MAP #4810500049
 INST. #060024522

N/F HASSELL
 MAP #4810100048
 D.B. 397, PG. 832

LIMITS OF 100' RPA
 BUFFER PER JCC GIS DATA

AREA OF
 BOUNDARY LINE
 ADJUSTMENT

PHASE 1
 IMPOUNDMENT
 EASEMENT

CASTLING CROSSING
 (50' RW)

BLOCKADE REACH
 (50' RW)

**OVERALL MAP
 SEE SHEET 1 FOR DETAIL**

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
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
 JAMES CITY THIS 20 DAY OF April, 2016.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
 DIRECTS AT 11:27 am
 INSTRUMENT # 160006898
 TESTE MONA A. FOLEY, CLERK by Rebecca Cameron, Dep. Clerk

2 Large/Small Plats Recorded
 herewith as # 160006898