

16001188

BOUNDARY LINE ADJUSTMENT

OF THE PROPERTIES OF

KENNETH MICHAEL CHANDLER
PARCEL ID # 1540100008A

AND

KENNETH MILFORD CHANDLER
PARCEL ID # 1540100008B

JAMES CITY COUNTY CASE # 5-0001-2016

PROPERTIES SHOWN ARE LOCATED
IN STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA

PARCEL ID # 1540100008A
PROPERTY ADDRESS
7765 NEWMAN ROAD
WILLIAMSBURG, VA.

PARCEL ID # 1540100008B
PROPERTY ADDRESS
7751 NEWMAN ROAD
WILLIAMSBURG, VA.

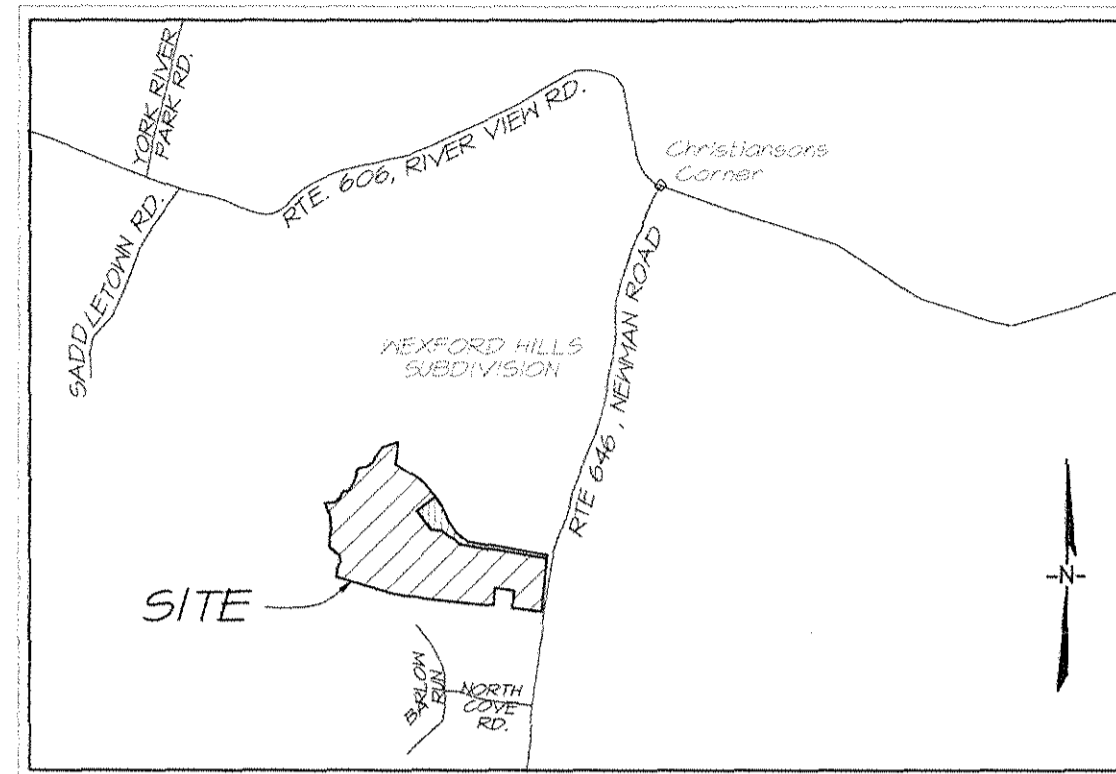
PREPARED BY
ANGLE & DISTANCE LAND SURVEYING, INC.
269 RACEFIELD DRIVE, TOANO, VA. 23168
757-561-3334
PLAT DATE 12-28-15
REVISED 2-9-16

AREA COMPUTATIONS

PARCEL ID # 1540100008A BEFORE BLA=3.00 ACRES
PARCEL ID # 1540100008A AFTER BLA=3.07 ACRES

PARCEL ID # 1540100008B BEFORE BLA=51.10 ACRES
PARCEL ID # 1540100008B AFTER BLA=51.03 ACRES
ALL BY TAX MAP INFORMATION PARCEL NOT
SURVEYED IN ITS ENTIRETY.

TOTAL ADJUSTMENT AREA=0.07 ACRES



VICINITY MAP SCALE 1" = 2000'

GENERAL NOTES

PROPERTY IS ZONED A1, BUILDING SET BACK LINES ARE
FRONT = 15' OR UNTIL MINIMUM WIDTH OF 200' AT BSL.
REAR = 50'
SIDE = 25'

PROPERTY APPEARS TO LIE IN FLOOD ZONE X (AREA
DETERMINED TO LIE OUTSIDE THE 500 YR. FLOOD PLAIN
AS SHOWN ON F.I.R.M. MAP # 51095 C 0064D
EFFECTIVE DATE DEC. 16th, 2015.

WETLANDS AND LANDS IN THE R.P.A. AREAS SHALL
REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT
FOR THOSE ACTIVITIES PERMITTED BY SECTION
23-7C(1) OF THE JAMES CITY CO. CODE.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN
ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION
ORDINANCE SEC. 19-34 THROUGH 19-36.

NO EXISTING DRAINFIELDS OR WELLS TO BE AFFECTED
BY THIS PLAT.

ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION
AND SOIL INFORMATION SHOULD BE VERIFIED AND
RE-EVALUATED BY HEALTH DEPARTMENT PRIOR
TO ANY NEW CONSTRUCTION.

ON SITE SEWAGE TREATMENT SYSTEMS SHALL BE
PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS
PER SECTION 23-9(b)(6) OF THE JAMES CITY CODE.

BOUNDARY INFORMATION TAKEN FROM RECORD
PLAT BY ALISTAIR J. RAMSAY. THIS SURVEY HAS
BEEN PREPARED WITHOUT THE BENEFIT OF A
FURNISHED TITLE REPORT AND DOES NOT
NECESSARILY INDICATE ALL ENCUMBRANCES
ON THE PROPERTIES SHOWN. PLAT IS BASED
ON A CURRENT FIELD SURVEY. POINTS FOUND
AND LOCATED FOR THESE RELATIONSHIP TO
ONE ANOTHER AND RECORD INFORMATION.
PARCEL ID # 1540100008 WAS NOT SURVEYED
IN ITS ENTIRETY.

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 THE
AGENT A SURVEYORS CERTIFICATE THAT THE MONU-
MENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN
INSTALLED, WERE PROPERLY ALIGNED, AND ARE
UNDAMAGED. THE PROVISIONS OF THE CERTIFICATION
SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL,
UNLESS OTHERWISE ARRANGED, IN WRITING, WITH
THE AGENT.

IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION
ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE
WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY
COUNTY CODE.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS
SHOW ON THIS PLAT SHALL REMAIN PRIVATE.

NO SUBSURFACE INVESTIGATION WAS PERFORMED
UTILITY LINE LOCATIONS ARE APPROXIMATE ONLY.

OWNERS CONSENT

The Boundary line adjustment as shown on this plat is with the free
consent and in accordance with the desire of the undersigned
owners, proprietors and/or trustees.

PARCEL ID # 1540100008A, KENNETH MICHAEL CHANDLER

Date 5/11/2016 Signature *[Signature]*

Name printed Kenneth Michael Chandler

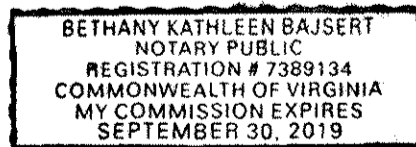
PARCEL ID # 1540100008B, KENNETH MILFORD CHANDLER

Date 5/11/2016 Signature *[Signature]*

Name printed Kenneth Milford Chandler

CERTIFICATE OF NOTARIZATION

Commonwealth of Virginia
City/County of James City
I, Bethany Kathleen Bajsert, 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
have acknowledged the same before me in the City/County
aforesaid.
Given under my hand this 11th day of May (Year) 2016
(Signature) *[Signature]*
My commission expires: 09-30-2019
Notary registration number: 1289134



CERTIFICATE OF NOTARIZATION

Commonwealth of Virginia
City/County of _____
I, _____, 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
have acknowledged the same before me in the City/County
aforesaid.
Given under my hand this _____ day of _____ (Year) _____
(Signature) _____
My commission expires: _____
Notary registration number: _____

SOURCE OF TITLE

The property (tax parcel # 1540100008A) shown on this
plat was conveyed by Deed from Kenneth Michael
Chandler & Kelly Marie Chandler to Kenneth Michael
Chandler by Instrument # 060019000, dated July 24th,
2006, and recorded in the Office of the Clerk of the
Circuit Court of the County of James City.

The property (tax parcel # 1540100008B) shown on this
plat was conveyed by Will Dated 8-14-2014 from
Cameron M. Chandler Estate to Kenneth Milford
Chandler, by Instrument # 14008345N (Will), and
recorded in the Office of the Clerk of the Circuit Court
of the County of James City.

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY
[Signature] DATE 6/17/16

VIRGINIA DEPT. OF HEALTH
[Signature] DATE 6-17-16

SURVEYOR'S CERTIFICATE

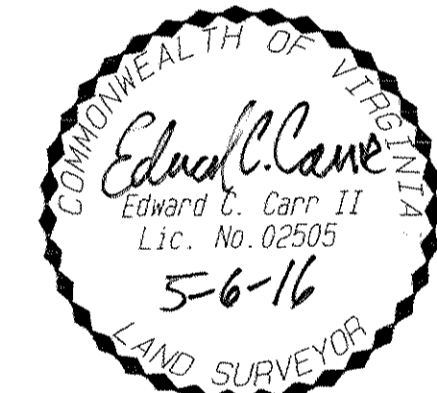
I HEREBY CERTIFY THAT TO THE BEST OF MY
KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL
THE REQUIREMENTS OF THE BOARD OF SUPERVISORS
AND JAMES CITY COUNTY ORDINANCES REGARDING
THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY
AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE
VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND
SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

[Signature] DATE 5-6-16
EDWARD C. CARR II L.S.# 2505 DATE

STATE OF VIRGINIA

COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF JAMES CITY THE 21 DAY OF June, 2016
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS IN PLAT BOOK _____ PAGE _____
AND OR INSTRUMENT # 16001188 @ 2:45pm

TESTE: MONA A. FOLEY, CLERK
CLERK
BY: *[Signature]* SHEET 1 OF 2

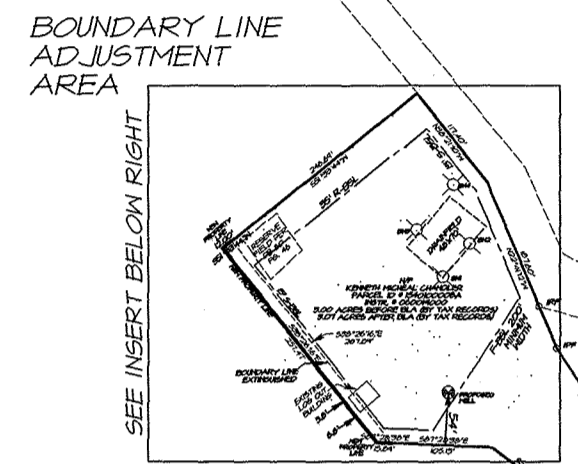
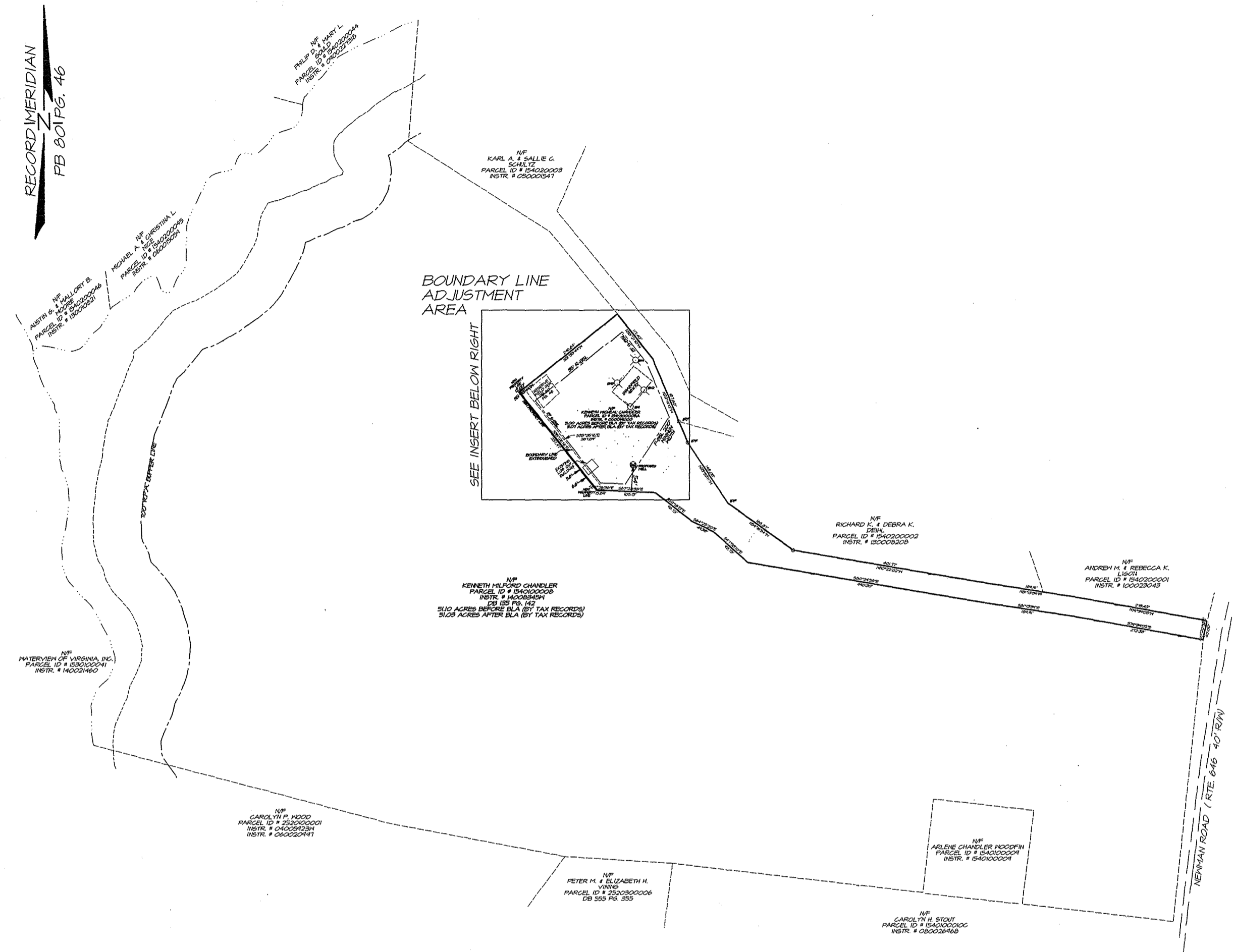


2 Large/Small Plat(s) Recorded
herewith as # 16001188

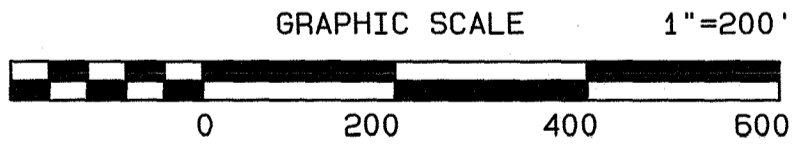
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AND
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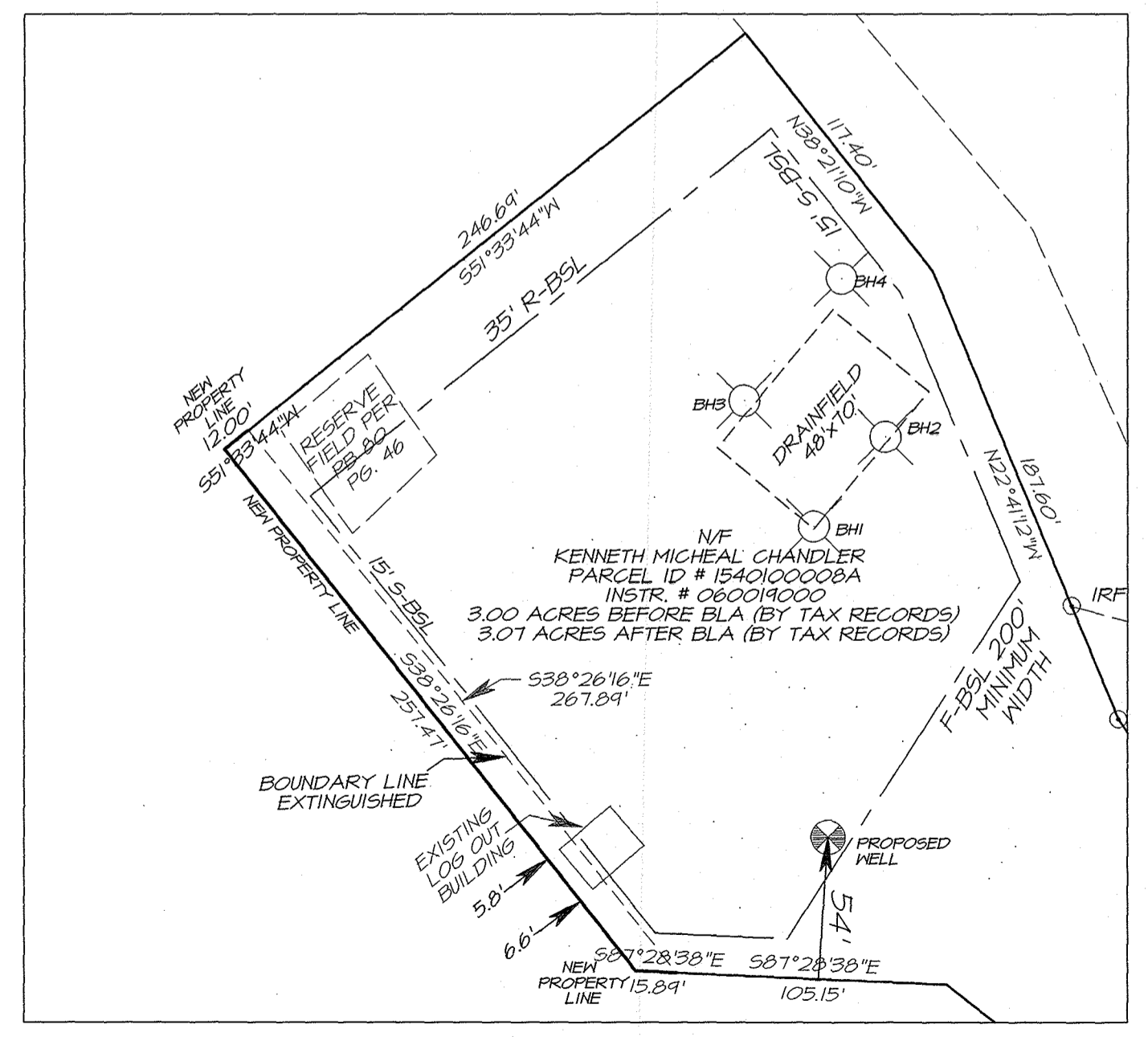
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 757-561-5334
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ENTIRE TRACT VIEW



INSERT SCALE 1" = 60'



a Large/Small Plat(s) Recorded
 herewith as # 16001188

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
10-21-2016
 at 3:45 AM/PM, PB PG
 Document # 16001188
 MONA A. FOLEY, CLERK
Mona A. Foley, Clerk