

160021719

CERTIFICATION OF SOURCE OF TITLE (LOT 6 - 111 GATE HOUSE BLVD.)

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BENJAMIN J. BYRD AND ALICE W. BYRD TO CLIFTON F. GUERTIN, JR., HOMME SOLE BY DEED DATED MAY 15, 1987 AND RECORDED IN DEED BOOK 347, PAGE 232 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

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

11/16/16 Clifton F. Guertin, Jr. DATE CLIFTON F. GUERTIN, JR.

CERTIFICATE OF NOTARIZATION: (LOT 6 AND PASSIVE RECREATION AREA)

COMMONWEALTH OF VIRGINIA - STATE OF TEXAS

CITY/COUNTY OF DICKINSON/GALVESTON

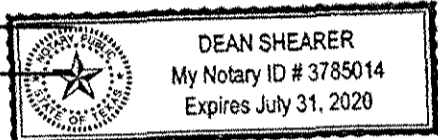
I, DEAN P. SHEARER A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 11th DAY OF NOVEMBER, 2016

Notary Public Signature

MY COMMISSION EXPIRES: July 31, 2020

NOTARY REGISTRATION NUMBER: 3785014



CERTIFICATION OF SOURCE OF TITLE (LOT 11 - 121 GATE HOUSE BLVD)

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANDREW HILL AND MELISSA HILL (WHOSE PREVIOUS NAME WAS MELISSA RAU) TO JODY L. FOX BY DEED DATED SEPTEMBER 9, 2016 AND RECORDED AS DOCUMENT NO. 160017009 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

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

11-15-16 Jody L. Fox DATE JODY L. FOX

CERTIFICATE OF NOTARIZATION: (LOT 11)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY COUNTY

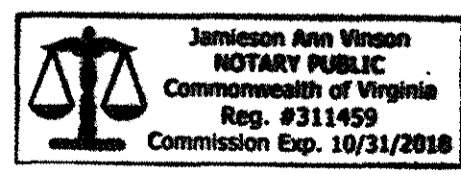
I, JAMIESON A. VINSON A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 15 DAY OF NOVEMBER, 2016

Notary Public Signature

MY COMMISSION EXPIRES: OCTOBER 31 2018

NOTARY REGISTRATION NUMBER: 311459



CERTIFICATION OF SOURCE OF TITLE (LOT 12 - 123 GATE HOUSE BLVD)

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY UNITED VIRGINIA DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION TO CHARLES R. WEIR BY DEED DATED JUNE 24, 1981 AND RECORDED IN DEED BOOK 214, PAGE 660 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION (LOT 12 AND PASSIVE RECREATION AREA)

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

11/16/2016 Charles R. Weir DATE CHARLES R. WEIR

CERTIFICATE OF NOTARIZATION: (LOT 12 AND PASSIVE RECREATION AREA)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY COUNTY

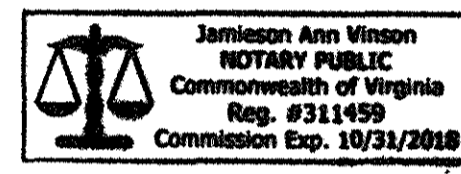
I, JAMIESON A. VINSON A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 16th DAY OF NOVEMBER, 2016

Notary Public Signature

MY COMMISSION EXPIRES: OCTOBER 31, 2018

NOTARY REGISTRATION NUMBER: 311459



CERTIFICATION OF SOURCE OF TITLE (PASSIVE RECREATION AREA)

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SOUTHTRUST BANK (FORMERLY CENIT BANK, FORMERLY MUTUAL FEDERAL SAVINGS AND LOAN ASSOCIATION TO ANDREW HILL (33 1/3%), CLIFTON F. GUERTIN, JR. (33 1/3%) AND CHARLES WEIR (33 1/3%) BY DEED DATED JANUARY 27, 2004 AND RECORDED AS DOCUMENT NO. 040005184 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

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

11/11/16 Clifton F. Guertin, Jr. DATE CLIFTON F. GUERTIN, JR.

11/18/2016 Andrew Hill DATE ANDREW HILL

11/16/2016 Charles Weir DATE CHARLES WEIR

CERTIFICATE OF NOTARIZATION: (ANDREW HILL - PASSIVE RECREATION AREA)

COMMONWEALTH OF VIRGINIA - STATE OF TEXAS COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF DICKINSON/GALVESTON JAMES CITY COUNTY

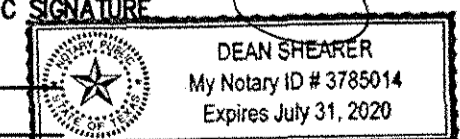
I, DEAN P. SHEARER A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 11th DAY OF NOVEMBER, 2016

Notary Public Signature

MY COMMISSION EXPIRES: July 31, 2020

NOTARY REGISTRATION NUMBER: 3785014



SURVEYOR'S 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.

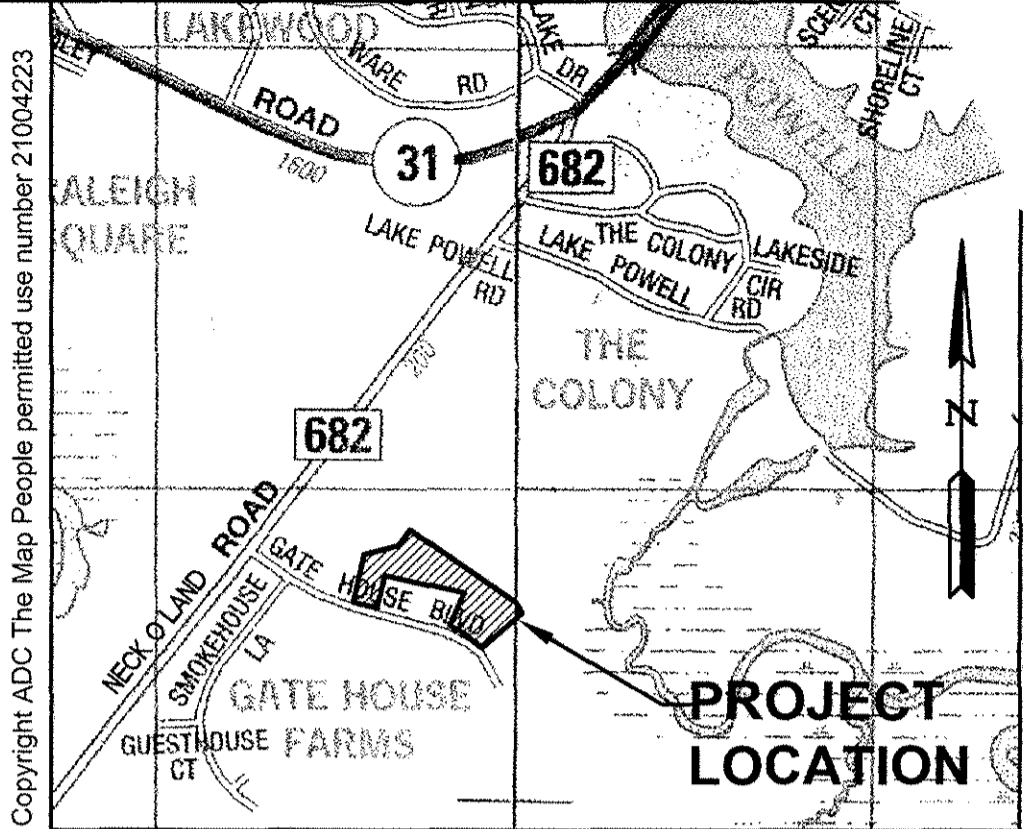
11/7/16 Stephen C. Letchford, L.S. #2772 DATE

Virginia Department of Transportation DATE

CERTIFICATE OF APPROVAL

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

11/29/2016 Ellen Cook DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY



VICINITY MAP (APPROXIMATE SCALE: 1"=1000')

GENERAL NOTES:

- 1. PROPERTIES ARE ZONED R1 (LIMITED RESIDENTIAL)
2. PROPERTY PARCEL ID'S ARE 4740700006, 4740700011, 4740700012 AND 474070001A. PROPERTY ADDRESSES ARE 111, 121, 123 AND 125 GATE HOUSE BOULEVARD.
3. YARD REGULATIONS
FRONT: 35 FEET
SIDE: 15 FEET FOR MAIN STRUCTURE; 5' FOR 1-STORY ACCESSORY STRUCTURES
REAR: 35 FEET FOR MAIN STRUCTURE; 5' FOR 1-STORY ACCESSORY STRUCTURES
4. THIS SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
5. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. A PORTION OF THE PROPERTY LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; A PORTION OF THE PROPERTY LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN; AND A PORTION OF THE PROPERTY LIES IN ZONE AE, AREAS WITH BASE FLOOD ELEVATIONS DETERMINED TO BE 7' BEING ALL AS SHOWN PER FLOOD MAP NUMBERS 51095C0182D AND 51095C0201D PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BOTH MAPS REVISED: DECEMBER 16, 2015.
9. ORIGINAL LOTS 6, 11 AND 12 WERE CREATED IN OCTOBER OF 1979. ALL OF THE LOTS HAVE WELL ESTABLISHED BUILDING SITES WITH EXISTING DWELLINGS. ALL BUILDINGS/ADDITIONS SHALL BE CONSTRUCTED SOLELY WITHIN THE EXISTING SETBACKS. ALL DEVELOPMENT ACTIVITIES LOCATED IN THE SPECIAL FLOOD HAZARD AREA ALSO KNOWN AS THE 1% ANNUAL FLOOD CHANCE SHALL COMPLY WITH CHAPTER 24, ARTICLE VI, OVERLAY DISTRICT, DIVISION 3 FLOODPLAIN AREA REGULATIONS OF THE JAMES CITY COUNTY ZONING ORDINANCE. NO ADDITIONAL BUILDING SITES ARE PROPOSED BY THIS PLAN.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. THIS PLAT IS BASED ON RECORD INFORMATION AND A CURRENT FIELD SURVEY PERFORMED BY AES CONSULTING ENGINEERS. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
12. WETLANDS AND LAND WITHIN THE 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. ON SEPTEMBER 13, 2016, THE JAMES CITY COUNTY BOARD OF SUPERVISORS APPROVED THE VACATION OF PART OF THE PASSIVE RECREATION AREA ON GATEHOUSE FARMS SUBDIVISION.
14. THIS BLE AND BLA WILL NOT CHANGE THE CURRENT RESIDENTIAL DENSITY OF GATEHOUSE FARMS SUBDIVISION.

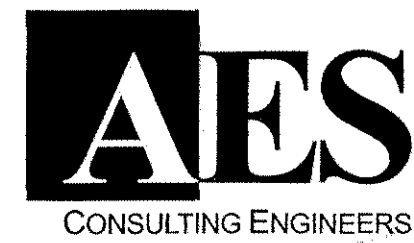
2 Large/Small Plat(s) Recorded herewith as #160021719

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF DECEMBER, 2016 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @2:24 AM/PM INSTRUMENT # 160021719

TESTE: Catharine Litchford, DEPUTY CLERK MONA A. FOLEY, CLERK



Table with 4 columns: Rev, Date, Description, Revised By. Contains revision history for FEMA notes, ownership, and recreation area designations.



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

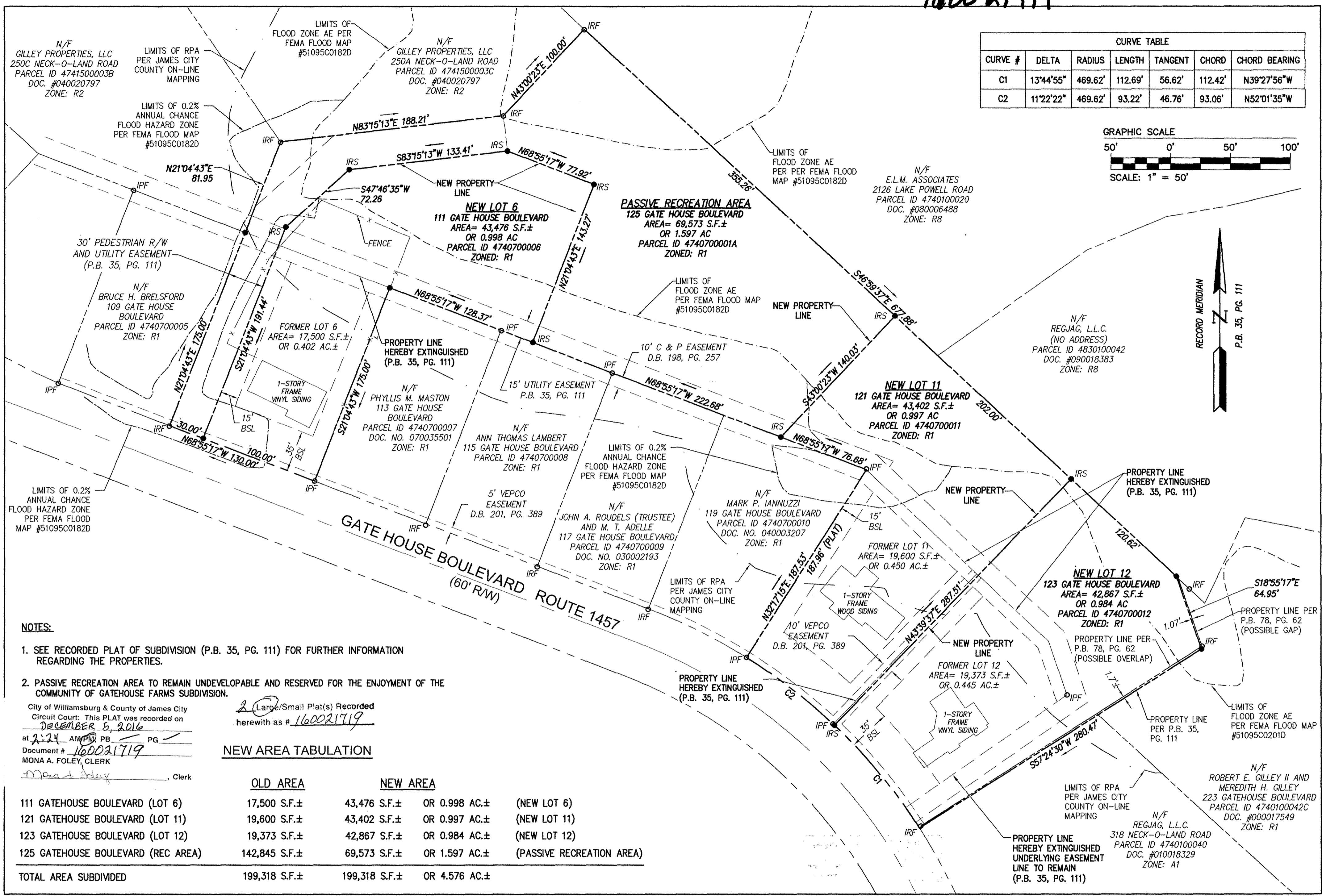
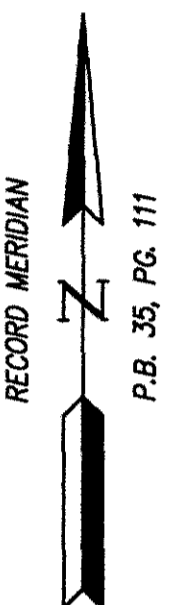
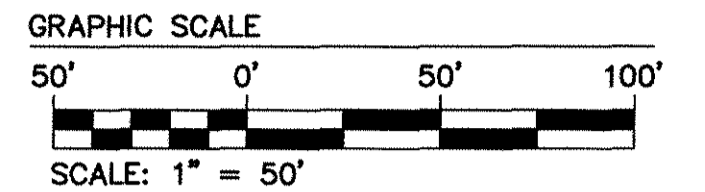
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT LOTS 6, 11, 12 AND THE PASSIVE RECREATION AREA OF GATE HOUSE FARMS - SECTION I JAMESTOWN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: SCL/JFS Project Number: W10382 Scale: 1"=50' Date: 7/01/15 Sheet Number: 1 OF 2

160021719

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	13°44'55"	469.62'	112.69'	56.62'	112.42'	N39°27'56"W
C2	11°22'22"	469.62'	93.22'	46.76'	93.06'	N52°01'35"W



NOTES:

- SEE RECORDED PLAT OF SUBDIVISION (P.B. 35, PG. 111) FOR FURTHER INFORMATION REGARDING THE PROPERTIES.
- PASSIVE RECREATION AREA TO REMAIN UNDEVELOPABLE AND RESERVED FOR THE ENJOYMENT OF THE COMMUNITY OF GATEHOUSE FARMS SUBDIVISION.

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
DECEMBER 5, 2016
 at 2:24 AM PM PB PG
 Document # 160021719
 MONA A. FOLEY, CLERK
 Clerk

NEW AREA TABULATION

	OLD AREA	NEW AREA		
111 GATEHOUSE BOULEVARD (LOT 6)	17,500 S.F.±	43,476 S.F.±	OR 0.998 AC.±	(NEW LOT 6)
121 GATEHOUSE BOULEVARD (LOT 11)	19,600 S.F.±	43,402 S.F.±	OR 0.997 AC.±	(NEW LOT 11)
123 GATEHOUSE BOULEVARD (LOT 12)	19,373 S.F.±	42,867 S.F.±	OR 0.984 AC.±	(NEW LOT 12)
125 GATEHOUSE BOULEVARD (REC AREA)	142,845 S.F.±	69,573 S.F.±	OR 1.597 AC.±	(PASSIVE RECREATION AREA)
TOTAL AREA SUBDIVIDED	199,318 S.F.±	199,318 S.F.±	OR 4.576 AC.±	

Rev.	Date	Description	Revised By
5	11-08-16	REVISED FEMA NOTES	JFS
4	11-07-16	REVISED OWNERSHIP OF LOT 11	JFS
3	11-03-16	REVISED PER COUNTY COMMENTS. REMOVED NEW LOT 6A DESIGNATION	JFS
2	10-08-15	REVISED LOTS, RECREATION AREA AND CREATED NEW LOT 6A	JFS
1	9-4-15	ADDED HATCHING TO SHOW RECREATION AREA TO REMAIN	JFS



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**PLAT OF BOUNDARY LINE ADJUSTMENT
 AND LOT LINE EXTINGUISHMENT**
 LOTS 6, 11, 12 AND THE PASSIVE RECREATION AREA OF
 GATEHOUSE FARMS - SECTION I

JAMESTOWN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	SCLJFS
Project Number:	W10382
Scale:	1"=50'
Date:	7/01/15
Sheet Number	2 OF 2