

170018492

CERTIFICATION OF SOURCE OF TITLE

J.C.CO. TAX PARCEL #2420100019

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL #2420100019, WAS CONVEYED BY CHARLES E. APPERSON AND PATRICIA A. RUSSO TO CHARLES E. APPERSON AND PATRICIA A. RUSSO, TRUSTEES OF THE CHARLES E. APPERSON AND PATRICIA A. RUSSO LIVING TRUST DATED OCTOBER 18, 2010, AND ANY AMENDMENTS THERETO, BY DEED DATED JULY 21, 2011 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON JULY 22, 2011 AS INSTRUMENT NO. 110015575.

J.C.CO. TAX PARCEL #2420100016

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL #2420100016, WAS CONVEYED BY CHARLES E. APPERSON AND PATRICIA A. RUSSO TO CHARLES E. APPERSON AND PATRICIA A. RUSSO, TRUSTEES OF THE CHARLES E. APPERSON AND PATRICIA A. RUSSO LIVING TRUST DATED OCTOBER 18, 2010, AND ANY AMENDMENTS THERETO, BY DEED DATED JULY 21, 2011 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON JULY 22, 2011 AS INSTRUMENT NO. 110015573.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT BETWEEN TAX PARCEL #2420100019 AND TAX PARCEL #2420100016 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

Charles E. Apperson 8-9-2017 DATE
Patricia A. Russo 8/9/17 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:

Rebecca Hardin A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 9th DAY OF August, 2017.

MY COMMISSION EXPIRES 3/31/2020

NOTARY PUBLIC REBECCA LEIGH HARDIN
REGISTRATION # 7513195
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2020

CERTIFICATE OF APPROVAL

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

Ellen Cook 9-1-17 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY
A. A. POWELL 8-29-17 DATE
VIRGINIA DEPARTMENT OF HEALTH

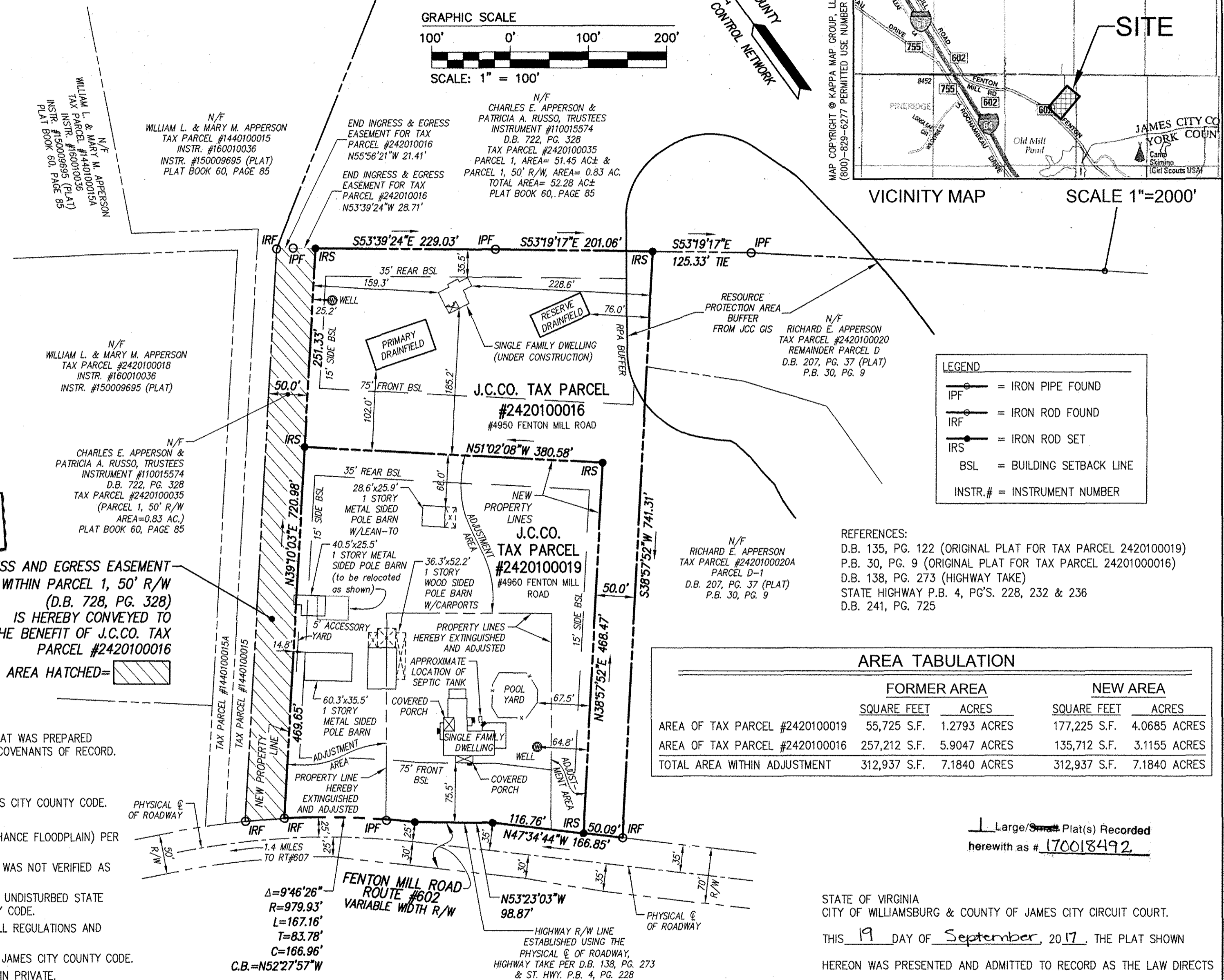
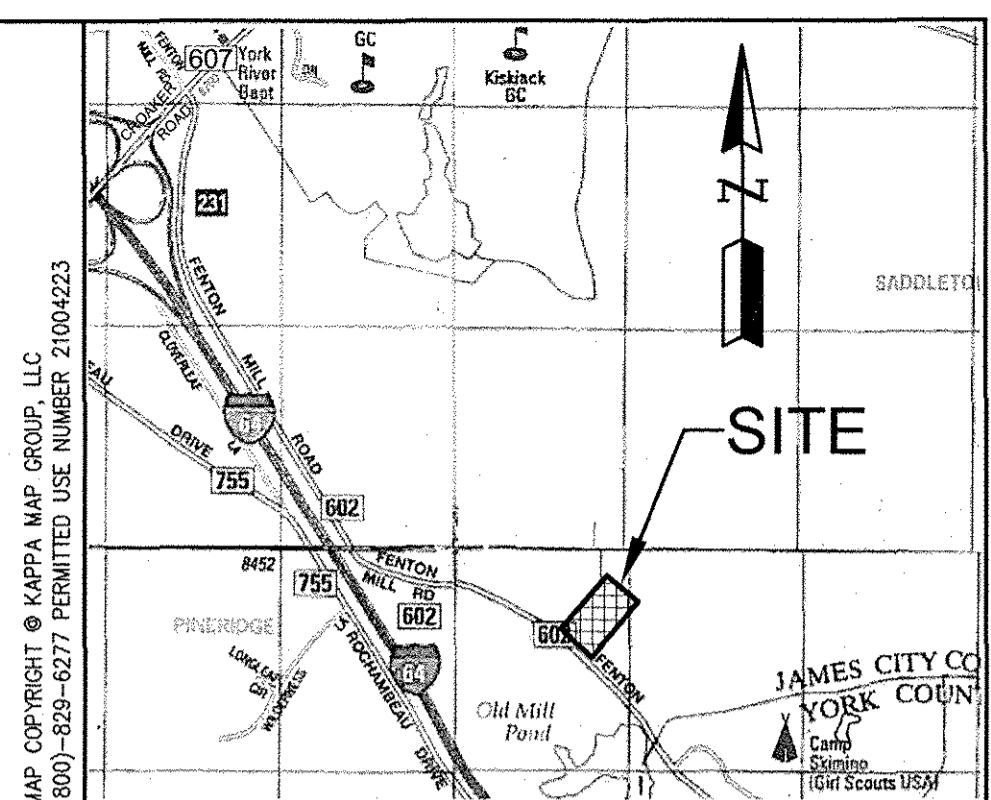
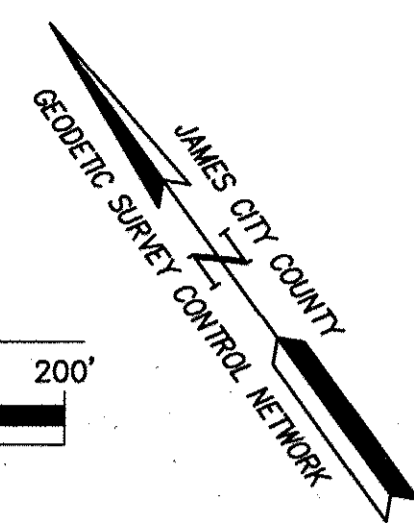
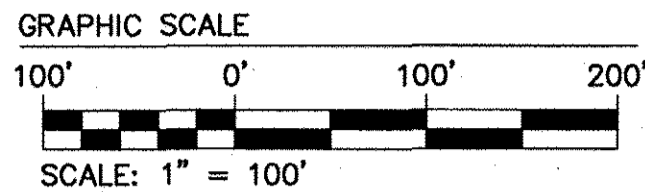
GENERAL NOTES

- 1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
2. BOTH PROPERTIES ARE ZONED "A1" (GENERAL AGRICULTURAL).
3. BOTH PROPERTIES ARE SERVED BY INDIVIDUAL PRIVATE SEPTIC DRAINFIELD AND PRIVATE WELL.
4. NEW MONUMENTS TO BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY CODE.
5. BUILDING SETBACKS: AS NOTED ON THE PLAT.
6. PROPERTIES LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0126D, MAP REVISED DATE DECEMBER 16, 2015.
7. RPA BUFFER SHOWN IS TAKEN FROM INFORMATION PROVIDED BY JAMES CITY COUNTY GIS AND WAS NOT VERIFIED AS PART OF THIS SURVEY.
8. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY CODE.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHALL BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

Preston C. Judson 5-17-2017 DATE
PRESTON C. JUDSON, L.S. #003130



LEGEND
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
BSL = BUILDING SETBACK LINE
INSTR.# = INSTRUMENT NUMBER

- REFERENCES:
D.B. 135, PG. 122 (ORIGINAL PLAT FOR TAX PARCEL 2420100019)
P.B. 30, PG. 9 (ORIGINAL PLAT FOR TAX PARCEL 2420100016)
D.B. 138, PG. 273 (HIGHWAY TAKE)
STATE HIGHWAY P.B. 4, PG'S. 228, 232 & 236
D.B. 241, PG. 725

AREA TABULATION
FORMER AREA NEW AREA
AREA OF TAX PARCEL #2420100019 55,725 S.F. 1.2793 ACRES 177,225 S.F. 4.0685 ACRES
AREA OF TAX PARCEL #2420100016 257,212 S.F. 5.9047 ACRES 135,712 S.F. 3.1155 ACRES
TOTAL AREA WITHIN ADJUSTMENT 312,937 S.F. 7.1840 ACRES 312,937 S.F. 7.1840 ACRES

THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO CONSOLIDATE ALL PHYSICAL IMPROVEMENTS BY THE OWNER ONTO SAME PARCEL OF LAND, J.C.CO. TAX PARCEL #2420100019. (I.E. POLE BARNS)

Large/Small Plat(s) Recorded herewith as # 170018492
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 19 DAY OF September, 2017, THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
@ 9:11 AM, INSTRUMENT # 170018492
TESTE: Amy Storey DC
MONA A. FOLEY, CLERK

Revision table with columns: Rev., Date, Description, Revised By.



PLAT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN J.C.CO. TAX PARCEL #2420100019 AND J.C.CO. TAX PARCEL #2420100016 OWNED BY THE CHARLES E. APPERSON AND PATRICIA A. RUSSO LIVING TRUST

Project Contacts: PCJ / CMA
Project Number: W09962-00
Scale: 1"=100' Date: 05-17-2017
Sheet Number: 1 OF 1

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