

180008309

BOUNDARY LINE ADJUSTMENT

BETWEEN PROPERTIES OF
**JAMES RANDALL BOZZELL
& JODY LYNN BOZZELL**

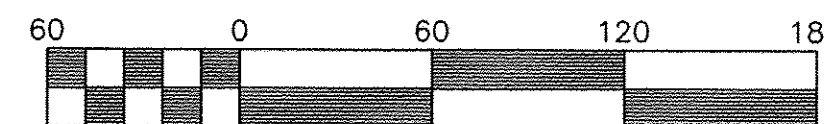
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 04/09/2018 SCALE: 1"=60' JOB # 18-040



3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2

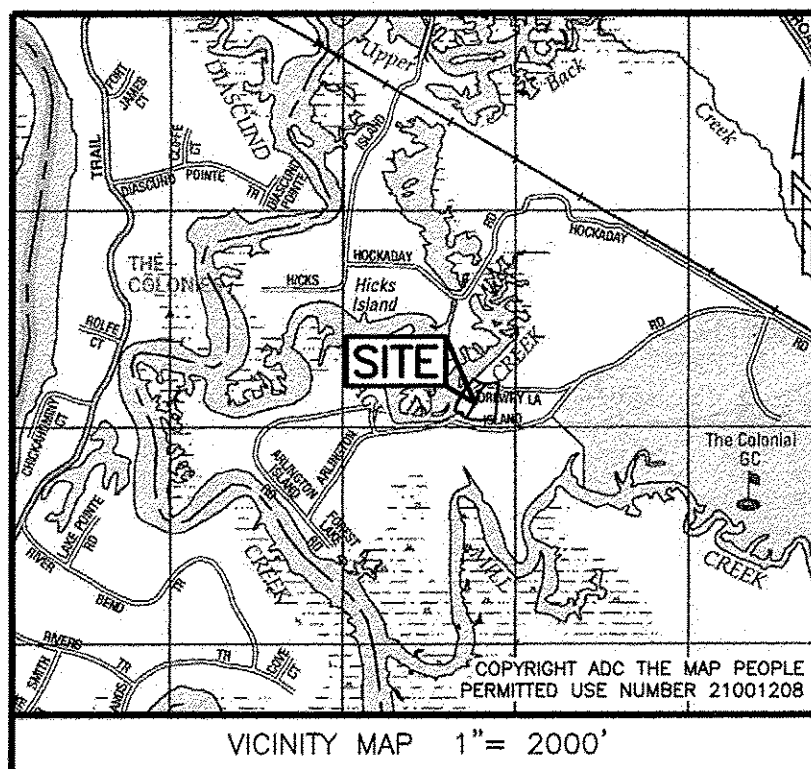
JCC-S-0010-2018



AREA TABULATION

PIN	OLD AREA	NEW AREA
0940100007E	130,687± S.F. / 3.00± AC.	131,131± S.F. / 3.01± AC.
09401000005	87,134± S.F. / 2.00± AC.	87,134± S.F. / 2.00± AC.
0940100007C	475,675± S.F. / 10.92± AC.	475,231± S.F. / 10.91± AC.
TOTAL AREA =		693,496± S.F. / 15.92± AC.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 8 2018
at 10:21 AM/PM, PB PG
Document # 180008309
MONA A. FOLEY, CLERK



2 Large/Small Plat(s) Recorded
herewith as # 180008309

OWNERS CERTIFICATE:

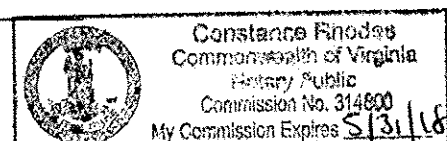
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

James Randall Bozzell 4/9/18 DATE
JAMES RANDALL BOZZELL
Jody Lynn Bozzell 4/9/18 DATE
JODY LYNN BOZZELL

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Constance Rhodes, 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 9th DAY OF April, 2018. MY COMMISSION EXPIRES May 31, 2018.

Constance Rhodes
NOTARY PUBLIC
REGISTRATION NO. 314800



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF (PIN: 0940100007E) JAMES RANDALL BOZZELL & JODY LYNN BOZZELL AND WAS ACQUIRED FROM BOBBY ALLEN DREWRY & JOANNE W. DREWRY BY THAT CERTAIN DEED DATED 10/10/2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 040002043 AND (PIN: 09401000005) JAMES RANDALL BOZZELL & JODY LYNN BOZZELL AND WAS ACQUIRED FROM BOBBY LILLIAN M. NEFF BY THAT CERTAIN DEED DATED 08/02/1983 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 236 AT PAGE 763 AND (PIN: 0940100007C) JAMES RANDALL BOZZELL & JODY LYNN BOZZELL AND WAS ACQUIRED FROM JOANNE WELLS DREWRY BY THAT CERTAIN DEED DATED 05/22/2015 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 150010439.

CERTIFICATE OF APPROVAL

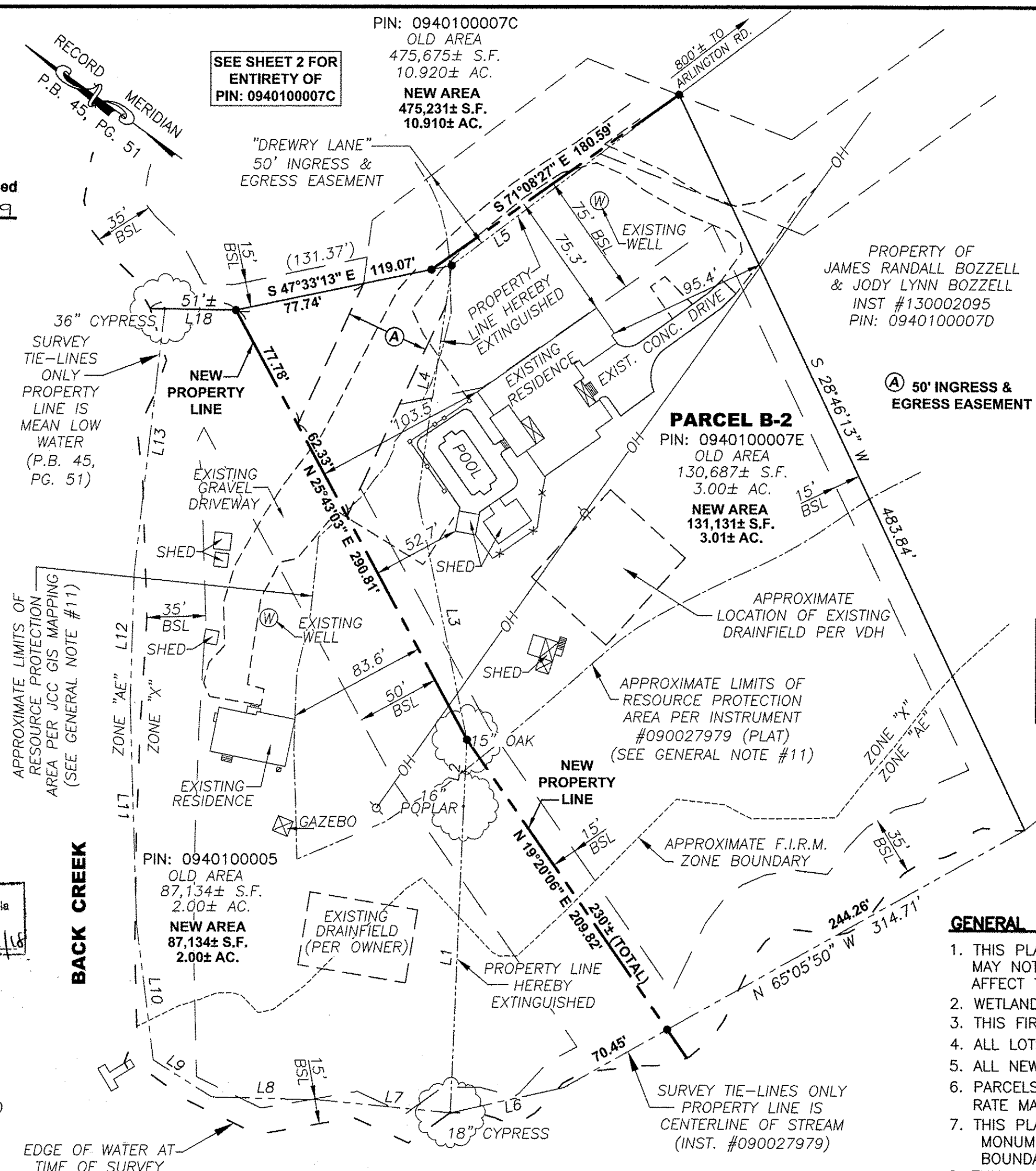
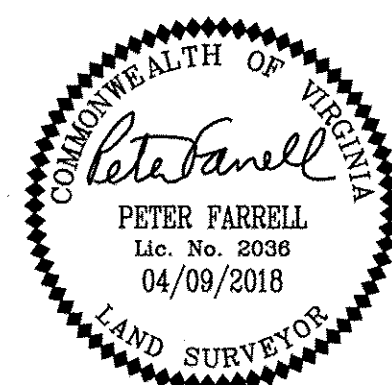
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

4/9/18 Angie Ruckelshaus
DATE HEALTH DEPARTMENT
4/11/18 Ellen Cook
DATE 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.

04/09/2018
DATE
Peter Farrell
PETER FARRELL, L.S. 2036



DETAIL SHOWING AREA OF PROPERTY LINE ADJUSTMENT

BUILDING SETBACK INFORMATION

FRONT SETBACK: STRUCTURES, EXCEPT THOSE ASSOCIATED WITH INTENSIVE AGRICULTURAL USES, SHALL BE LOCATED A MINIMUM OF 50 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH; EXCEPT THAT WHERE THE MINIMUM LOT AREA IS THREE ACRES OR MORE, THE MINIMUM SETBACK SHALL BE 75 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH
SIDE YARD: THE MINIMUM SIDE YARD FOR EACH MAIN STRUCTURE SHALL BE 15 FEET
REAR YARD: EACH MAIN STRUCTURE SHALL HAVE A REAR YARD OF 35 FEET OR MORE.

PROPERTY INFORMATION		
PIN: 09401000005 OWNER: JAMES RANDALL BOZZELL & JODY LYNN BOZZELL D.B. 236, PG. 763 PROPERTY ADDRESS: 855 DREWRY LANE LANEXA, VIRGINIA 23089 ZONING DISTRICT: A1	PIN: 0940100007E OWNER: JAMES RANDALL BOZZELL & JODY LYNN BOZZELL INST. #040002043 PROPERTY ADDRESS: 865 DREWRY LANE LANEXA, VIRGINIA 23089 ZONING DISTRICT: A1	PIN: 0940100007C OWNER: JAMES RANDALL BOZZELL & JODY LYNN BOZZELL INST. #150010439 PROPERTY ADDRESS: 900 DREWRY LANE LANEXA, VIRGINIA 23089 ZONING DISTRICT: A1

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
- WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- ALL LOTS ARE SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- PARCELS LIE IN FIRM ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0019D, DATED 12/16/2015.
- THIS PLAT IS BASED ON PREVIOUSLY RECORDED PLATS AND PROPERTY MONUMENTATION FOUND. THIS PLAT DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY OF THE PARCELS SHOWN HEREON.
- THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 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.
- NO FURTHER DEVELOPMENT OR CONSTRUCTION CAN OCCUR ON THESE PROPERTIES WITHOUT A SITE SPECIFIC WETLANDS & RPA DETERMINATION.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE 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 COUNTY CODE. THIS REQUIRED PER JCC ORDINANCE SECTION 19-29(M).
- 50 FOOT INGRESS AND EGRESS EASEMENT, SHOWN HEREON PROVIDES VEHICULAR ACCESS TO PROPERTIES LOCATED AT 855 AND 865 DREWRY LANE.