

180012746

CERTIFICATION OF SOURCE OF TITLE (PARCEL "A")

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GRACE L. HOPKINS TO THOMAS L. AND ELLEN P. WYNNE BY DEED DATED JUNE 8, 1984 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 249, PAGE 628.

CERTIFICATION OF SOURCE OF TITLE (PARCEL "B")

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED FROM THE ESTATE OF NOAH WYNN (DECEASED AND INTESTATE) TO THOMAS WYNNE (HEIR) BY DOCUMENT DATED SEPTEMBER 28, 1978 IN WILL BOOK 16, PG. 529 AND BEING DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

CERTIFICATION OF SOURCE OF TITLE (PARCEL "C")

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THOMAS L. WYNNE, SR., ELLEN P. WYNNE AND ZOLENA R. WYNNE TO THOMAS L. WYNNE, SR. AND ELLEN P. WYNNE BY DEED DATED JANUARY 13, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT NO. 030005706.

OWNER'S CONSENT AND DEDICATION

THIS PLAT OF PARCEL LINE EXTINGUISHMENT AND BOUNDARY LINE ADJUSTMENT BEING PARCELS "A", "B" AND "C" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND/OR TRUSTEES.

Thomas L. Wynne Sr. 7/20/18

THOMAS L. WYNNE, SR. DATE 7/20/18

(THOMAS L. WYNNE)

Ellen P. Wynne 7/20/18

ELLEN P. WYNNE DATE 7/20/18

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

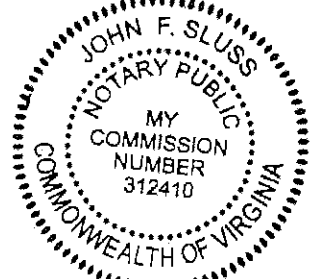
I, John F. Sluss, a NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 20th DAY OF July, 2018.

MY COMMISSION EXPIRES July 31st 2021

NOTARY REGISTRATION NUMBER: 312410

NOTARY PUBLIC: John F. Sluss

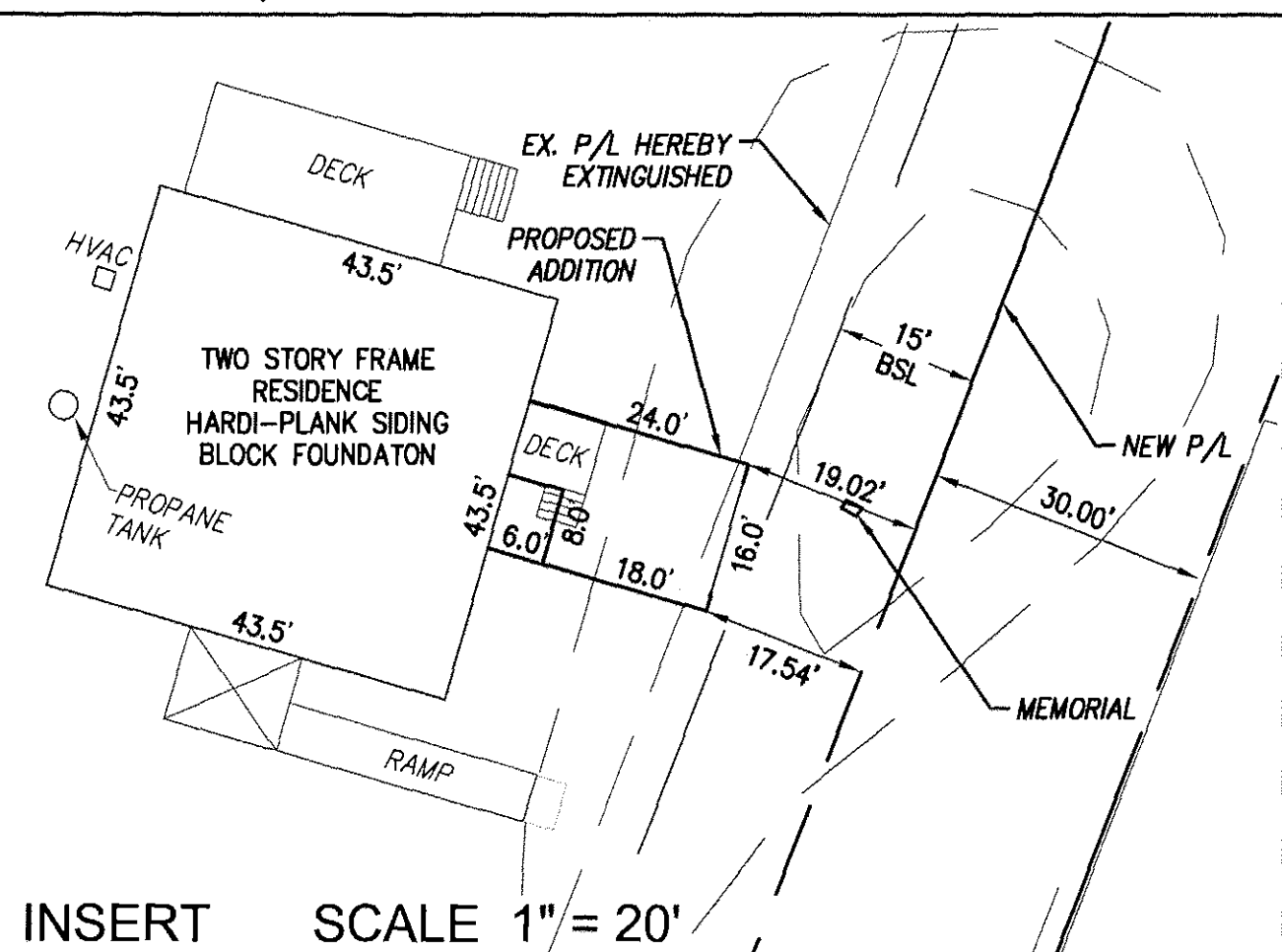


GENERAL NOTES

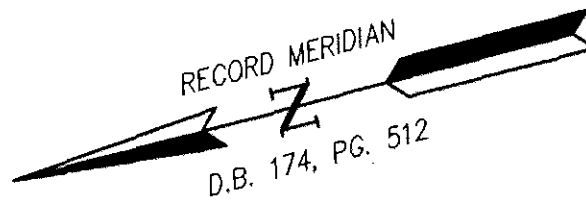
- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP NUMBER 51095C0106D DATED DECEMBER 16, 2015.
3. THE PROPERTY TAX PARCEL ID NUMBER FOR PARCEL "A" IS 2220100064. THE ADDRESS FOR PARCEL "A" IS 3279 CHICKAHOMINY ROAD.
4. THE PARCELS ARE ZONED R8-RURAL RESIDENTIAL.
5. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
6. SETBACK LINES PER THE CURRENT JAMES CITY COUNTY ZONING ORDINANCE ARE: FRONT - 35', SIDE - 15' AND REAR - 35'.
7. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
9. WETLANDS AND LAND WITHIN 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.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. A LAND USE PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION OF ANY WORK WITHIN STATE MAINTAINED RIGHT OF WAY LIMITS OR EASEMENTS (INCLUDING FOR TEMPORARY OR PERMANENT DRIVEWAYS AND ENTRANCES).
12. 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.

LEGEND

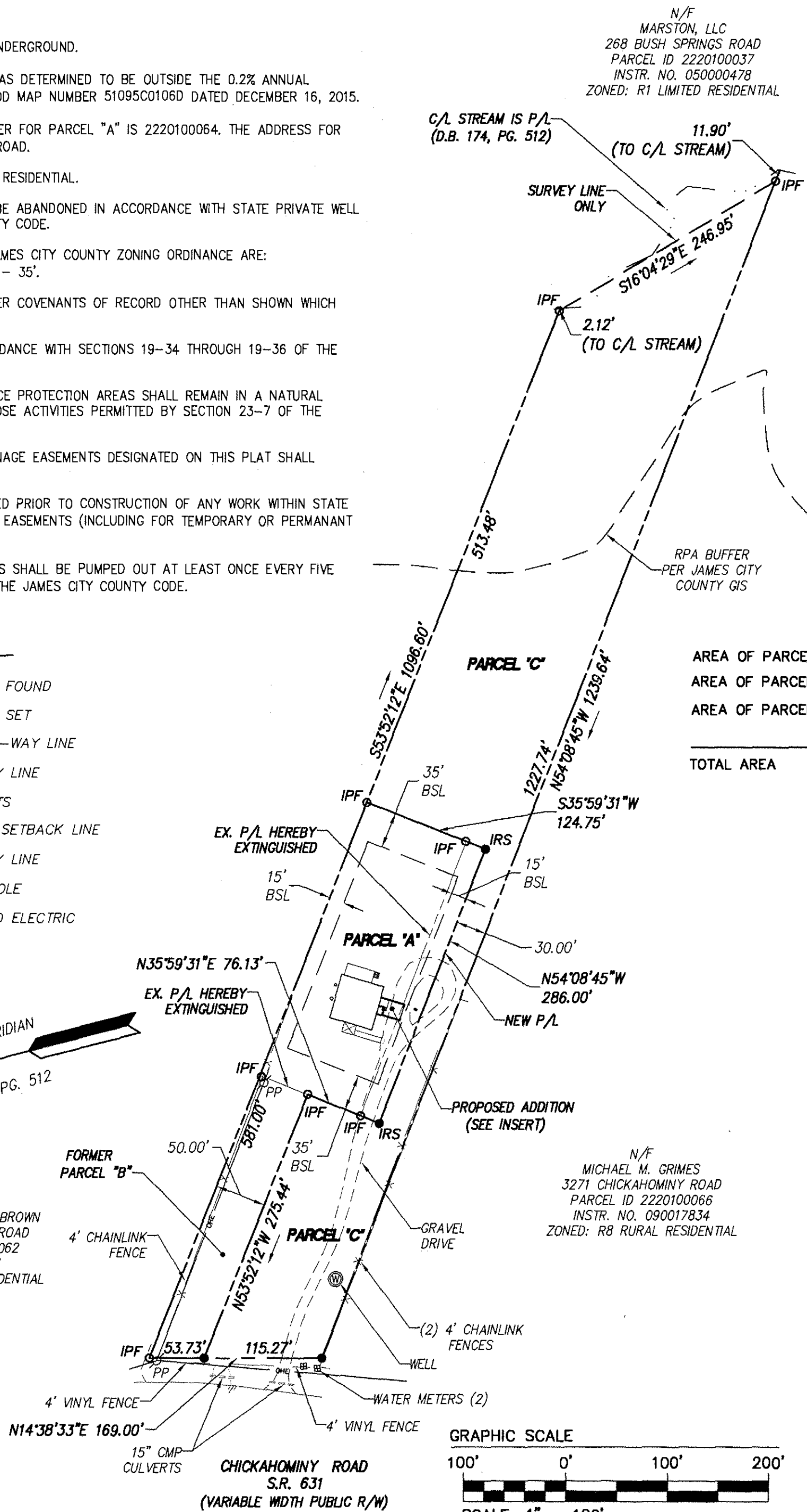
- IPF IRON ROD FOUND
IRS IRON ROD SET
--- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- EASEMENTS
BSL BUILDING SETBACK LINE
P/L PROPERTY LINE
PP POWER POLE
OHE OVERHEAD ELECTRIC



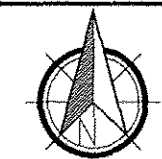
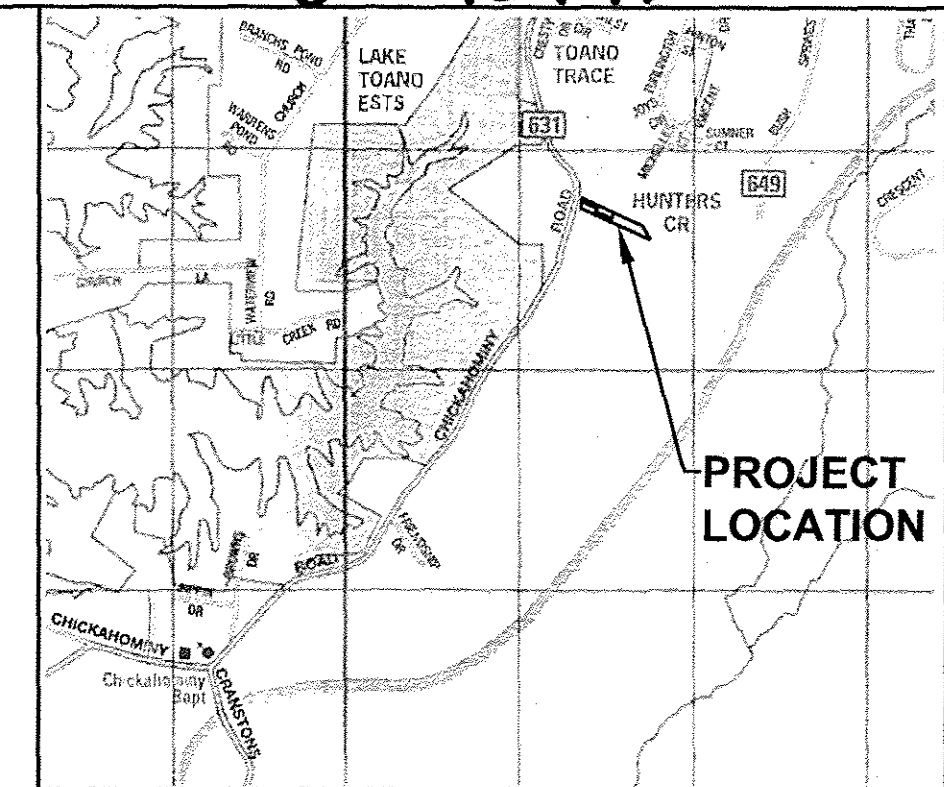
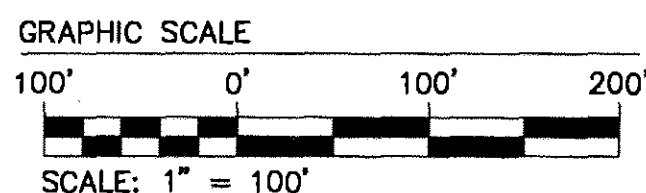
INSERT SCALE 1" = 20'



N/F EUGENE H. AND DORIS BROWN 3285 CHICKAHOMINY ROAD PARCEL ID 2220100062 D.B. 95, PG. 237 ZONED: R8 RURAL RESIDENTIAL



N/F MICHAEL M. GRIMES 3271 CHICKAHOMINY ROAD PARCEL ID 2220100066 INSTR. NO. 090017834 ZONED: R8 RURAL RESIDENTIAL



VICINITY MAP (APPROXIMATE SCALE: 1"=2000')

Copyright ADC The Map People permitted use number 21004223

AREA TABULATION

Table with columns: OLD AREA, NEW AREA. Rows include Area of Parcel A, B, C, and Total Area.

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 LIC. NO. 003130 7/09/18 DATE

CERTIFICATE OF APPROVAL

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

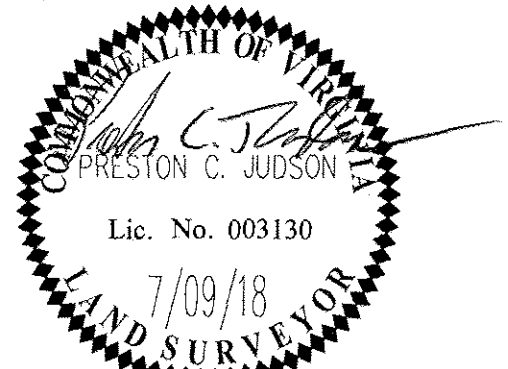
Ellen Cook 8/2/18 DATE

Large Plat(s) Recorded herewith as Inst # 180012746

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3 DAY OF August 2018

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:14 AM/PM INSTRUMENT # 180012746 MONA A. FOLEY, CLERK

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



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

PLAT OF PARCEL LINE EXTINGUISHMENT AND BOUNDARY LINE ADJUSTMENT BEING PARCELS "A", "B" AND "C" OWNED BY THOMAS L. WYNNE, SR. AND ELLEN P. WYNNE JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project information table: Project Contacts, Project Number, Scale, Date, Sheet Number (1 of 1).