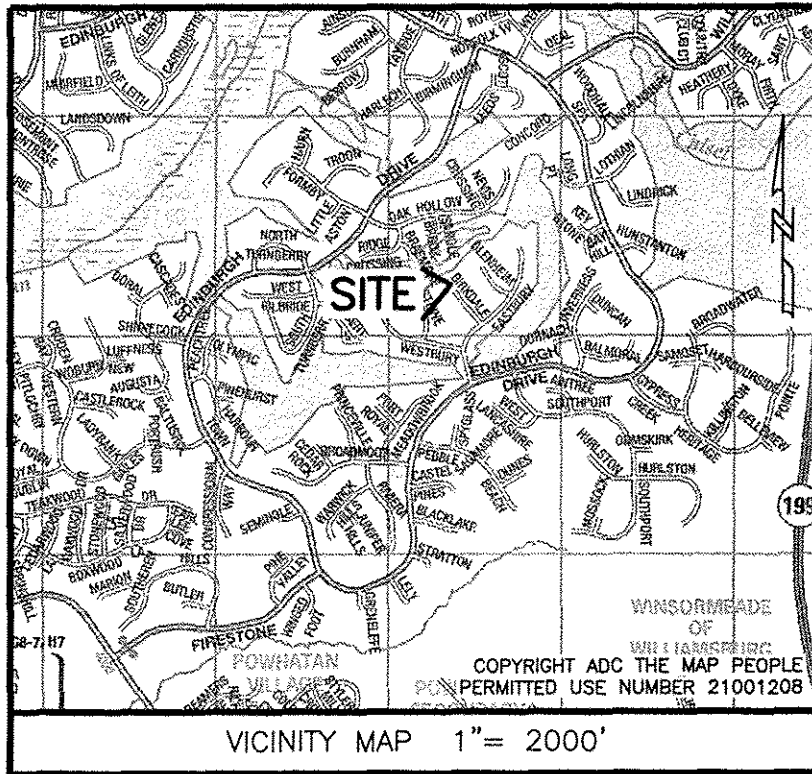


180012762



PROPERTY INFORMATION

LOT 30 ADDRESS: #116 BIRKDALE WILLIAMSBURG, VIRGINIA 23188 PARCEL ID: 381080030 ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)

LOT 31 ADDRESS: #117 BIRKDALE WILLIAMSBURG, VIRGINIA 23188 PARCEL ID: 381080031 ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)

BOUNDARY LINE EXTINGUISHMENT BETWEEN LOT 30 AND LOT 31, SECTION XIII-B FORD'S COLONY JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA DATE: 07/24/2018 SCALE: 1"=50' JOB # 17-591



SHEET 1 OF 1

JCC-S-0015-2018

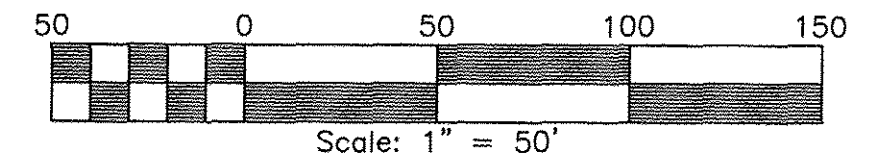


Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C1 and C2.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1, L2, L3.

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.

Signatures and dates for Robert Newton Will (8/2/2018) and Ann Marie Will (8.2.2018).

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City I, Linda Vergakis, 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 2ND DAY OF AUGUST, 2018. MY COMMISSION EXPIRES AUGUST 31, 2018.

Notary Public signature and seal for Linda Fay Vergakis, Commission Expires 08-31-2018.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF (LOT 30) ROBERT NEWTON WILL & ANN MARIE WILL, TRUSTEES OF THE ROBERT AND ANN WILL LIVING TRUST AND WAS ACQUIRED FROM ROBERT N. WILL & ANN M. WILL BY THAT CERTAIN DEED DATED JULY 2, 2012 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 120014338, (LOT 31) ROBERT N. WILL AND ANN M. WILL AND WAS ACQUIRED FROM RICHARD A. UBALDI & BARBARA ANN UBALDI BY THAT CERTAIN DEED DATED FEBRUARY 21, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 180004791.

CERTIFICATE OF APPROVAL

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

Date 8/3/18 and signature of Ellen Cook, Subdivision Agent of James City County.

CERTIFICATE OF APPROVAL

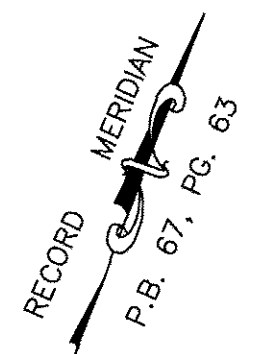
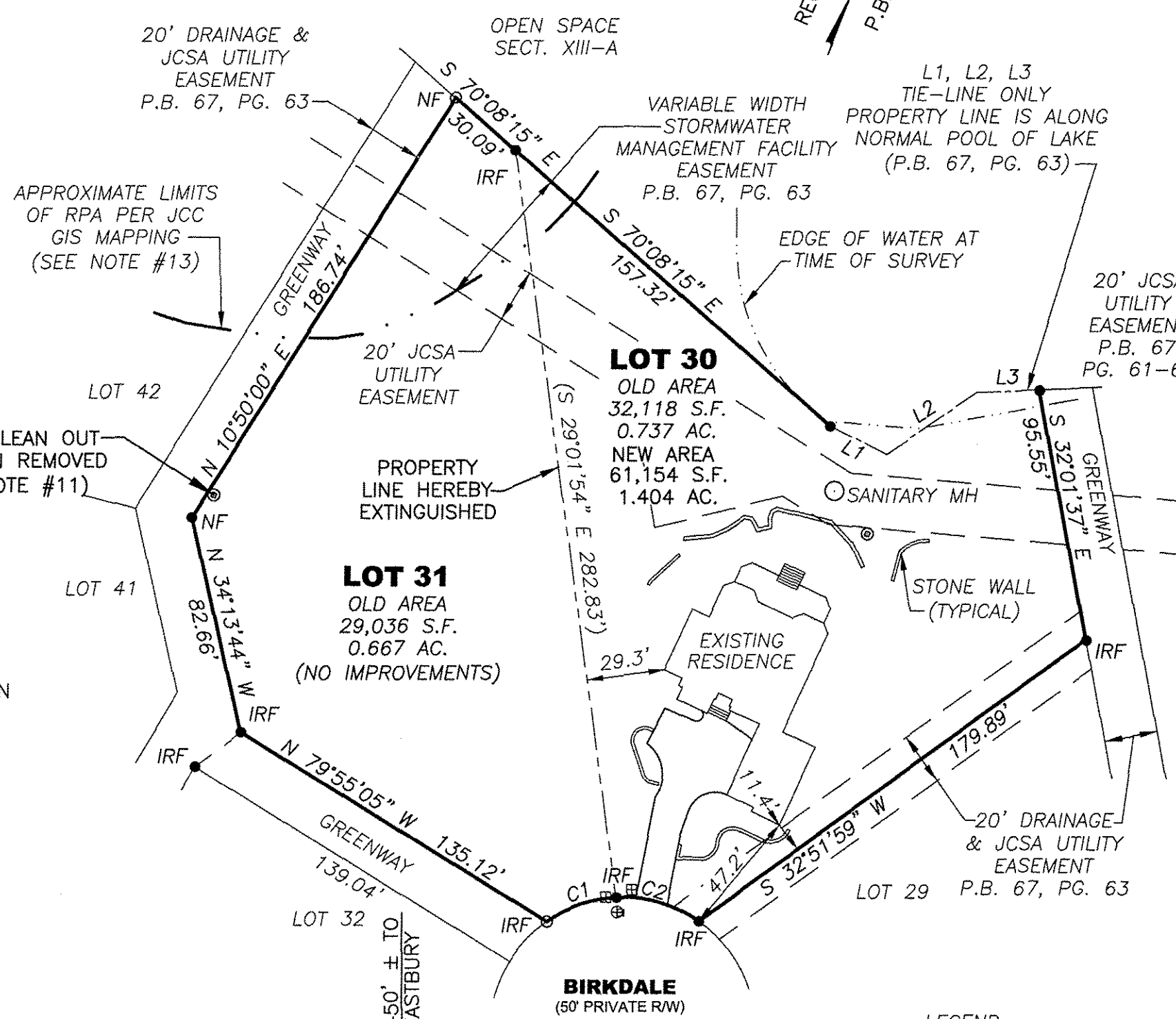
THIS BOUNDARY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED REPRESENTATIVE OF THE FORD'S COLONY AT WILLIAMSBURG H.O.A.

Signature and title of Paul Peterik, HOA President, dated 8/1/2018.

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.

Date 07/24/2018 and signature of Peter Farrell, L.S. 2036.



GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 67, PG. 61-63.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0117D DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. 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.
11. JCSA REQUIRES THAT THE SEWER LATERAL SERVICING LOT 31 BE ABANDONED. JCSA REQUIRES SEWER LATERAL ABANDONMENT TO BE DONE AS FOLLOWS: SEWER LATERAL ABANDONMENT IS TO BE DONE BY CUTTING THE LATERAL 2" FROM THE FACTORY WYE AND APPLYING A CAP ON THE LATERAL STUB. A MINIMUM OF A ONE FOOT SECTION OF LATERAL IS TO BE REMOVED. THE LOW END OF THE ABANDONED LATERAL SHALL HAVE A GROUT PLUG. THE STANDPIPE END OF THE ABANDONED LATERAL SHALL BE CUT DOWN TO 3' BELOW GRADE AND CAPPED. THE ABANDONED SECTION SHALL BE FILLED WITH FLOWABLE FILL.
12. NO FURTHER DEVELOPMENT OR CONSTRUCTION OF IMPROVEMENTS MAY OCCUR ON THIS PROPERTY WITHOUT A SITE SPECIFIC WETLAND AND RESOURCE PROTECTION AREA DELINEATION.

- LEGEND
Sanitary Sewer Clean Out
Water Meter
Cable Pedestal
Telephone Pedestal
NF = NAIL FOUND
IRF = IRON ROD FOUND
RPA = RESOURCE PROTECTION AREA

AREA TABULATION

Table with 3 columns: LOT, OLD AREA, NEW AREA. Rows for Lot 30, Lot 31, and Total Area.

Large/Small Plat(s) Recorded herewith as # 180012762

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 6 DAY OF August, 2018. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:48 AM INSTRUMENT # 180012762 TESTE MONA A. FOLEY, CLERK Elizabeth O'Connor DC