

180014202

BOUNDARY LINE EXTINGUISHMENT

PARCEL I & PARCEL II

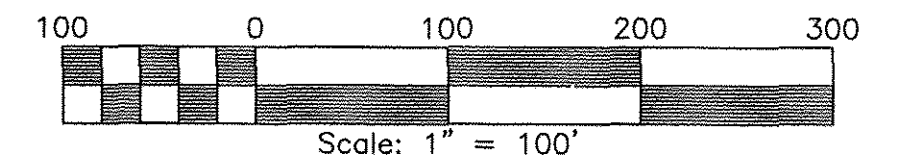
(INST. #100028252)
PIN: 341010001 & PIN: 34100001A
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 08/20/2018 SCALE: 1"=100" JOB # 16-168



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

SHEET 1 OF 1

JCC-S-0023-2018



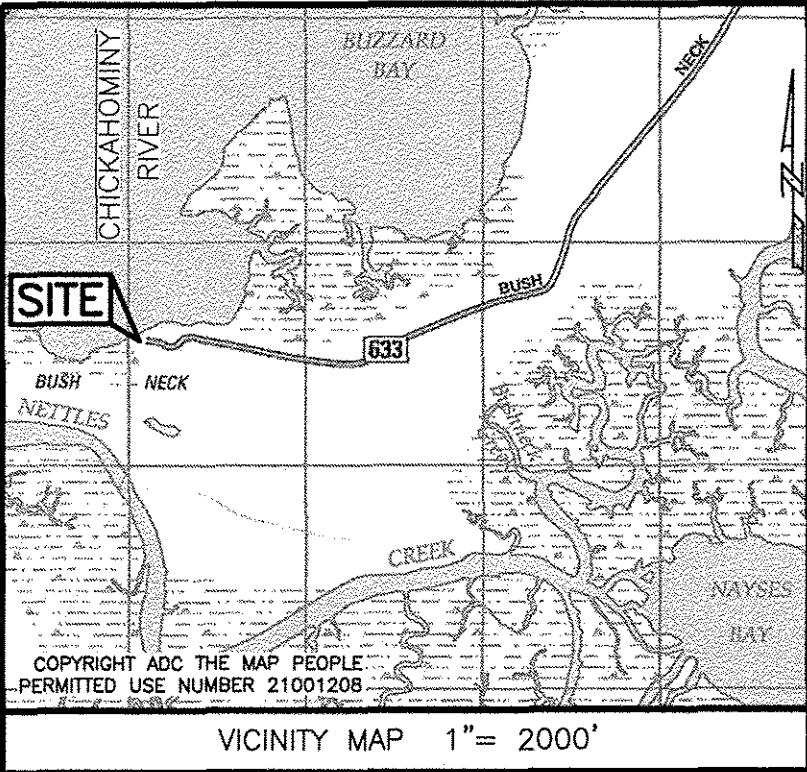
AREA TABULATION

Table with 4 columns: PARCEL, OLD AREA, NEW AREA, and TOTAL AREA. Row 1: PARCEL I, 0.23 AC., -----, 0.23 AC. Row 2: PARCEL II, 5.67 AC., 5.90 AC., 5.90 AC.

TOTAL AREA = 5.90 AC.

GENERAL NOTES

- 1. 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.
2. WETLANDS SHOWN HEREON WERE DELINEATED BY ROTH ENVIRONMENTAL, LLC. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
3. PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND PER SEC. 19-33 OF THE SUBDIVISION ORDINANCE.
5. PARCEL LIES IN FIRM ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0111D, DATED 12/16/2015.
6. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. 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.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. 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.
12. THIS PLAT IS BASED ON A BOUNDARY SURVEY PREPARED BY LANDTECH RESOURCES, INC. DATED 04/21/2016.
13. EXISTING DRAINFIELD SHOWN PER AS-BUILT DRAWING PREPARED BY CLYDE DAVIS, JR., DATED 09/15/2012.
14. 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.
15. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.



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.

Mark W. Prentice, 23 Aug 2018
MARK W. PRENTICE, DATE

Michelle E. Prentice, August 23, 2018
MICHELLE E. PRENTICE, DATE

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 23rd DAY OF AUGUST 2018, MY COMMISSION EXPIRES August 31, 2018.

Linda Vergakis, NOTARY PUBLIC, REG. 7623437, MY COMMISSION EXPIRES 08-31-2018

REGISTRATION NO. 7623437

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF MARK W. PRENTICE & MICHELLE E. PRENTICE AND WAS ACQUIRED FROM MINOR SISTERS, L.L.C. BY THAT CERTAIN DEED DATED MAY 20, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 160010808

CERTIFICATE OF APPROVAL

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

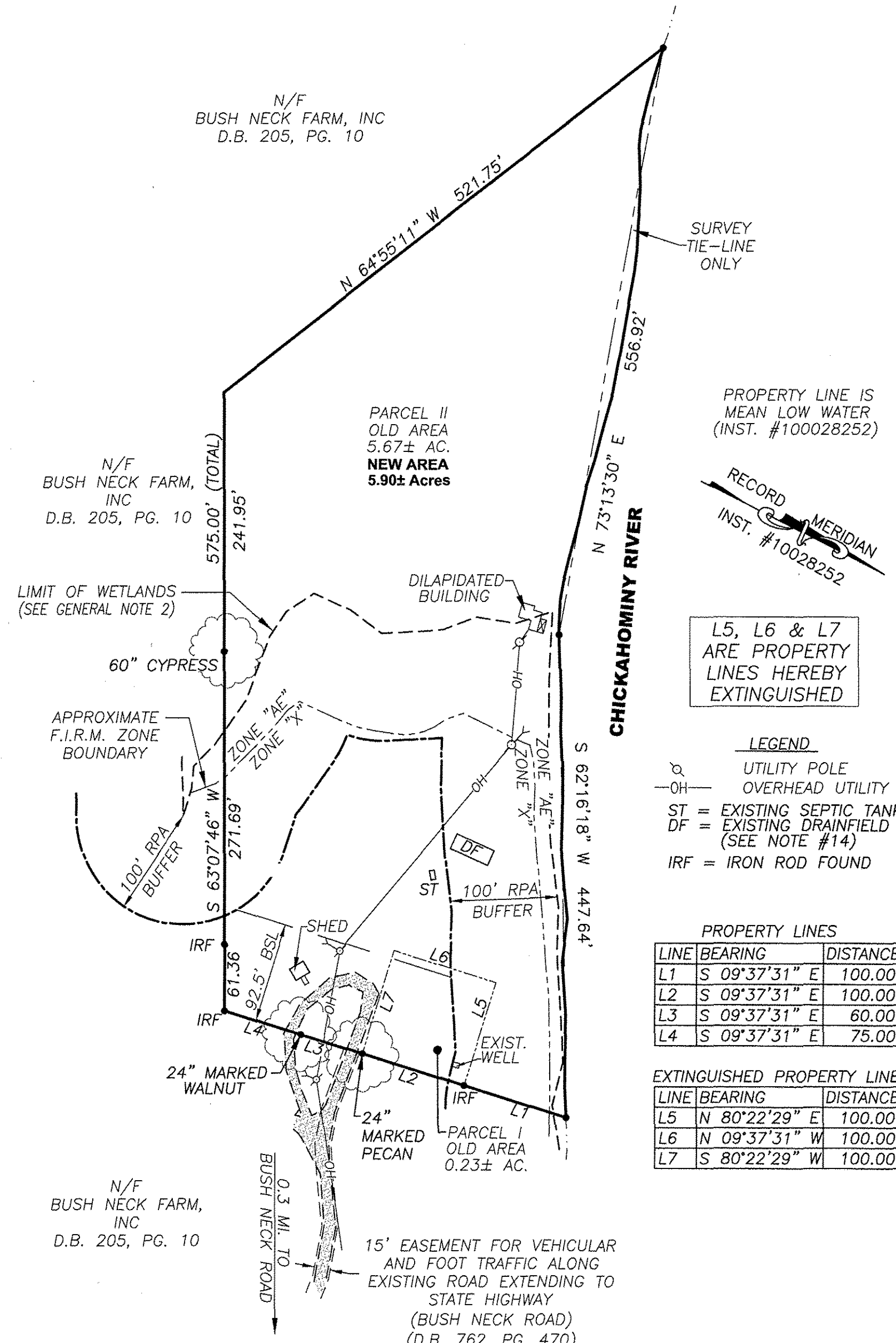
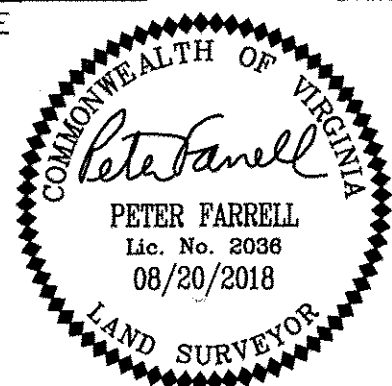
9/4/18, Ellen Cook, SUBDIVISION AGENT OF JAMES CITY COUNTY

8/27/18, Health Department, HEALTH DEPARTMENT

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.

08/20/2018, Peter Farrell, PETER FARRELL, L.S. 2036



L5, L6 & L7 ARE PROPERTY LINES HEREBY EXTINGUISHED

- LEGEND
UTILITY POLE
OVERHEAD UTILITY
ST = EXISTING SEPTIC TANK
DF = EXISTING DRAINFIELD (SEE NOTE #14)
IRF = IRON ROD FOUND

PROPERTY LINES table with columns: LINE, BEARING, DISTANCE. Rows: L1 S 09°37'31" E 100.00', L2 S 09°37'31" E 100.00', L3 S 09°37'31" E 60.00', L4 S 09°37'31" E 75.00'

EXTINGUISHED PROPERTY LINES table with columns: LINE, BEARING, DISTANCE. Rows: L5 N 80°22'29" E 100.00', L6 N 09°37'31" W 100.00', L7 S 80°22'29" W 100.00'

PROPERTY INFORMATION
PARCEL I PIN: 3410100001A OWNER: MARK W. PRENTICE & MICHELLE E. PRENTICE INST. #160010808 PROPERTY ADDRESS: 1498 BUSH NECK ROAD WILLIAMSBURG, VIRGINIA 23188
PARCEL II PIN: 3410100001 OWNER: MARK W. PRENTICE & MICHELLE E. PRENTICE INST. #160010808 PROPERTY ADDRESS: 1480 BUSH NECK ROAD WILLIAMSBURG, VIRGINIA 23188
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)