

180020051

**BOUNDARY LINE ADJUSTMENT**

OF THE PROPERTY OF  
**ANNE M. MEPHAM**

BEING PIN: 4730100040 & PIN: 4730100042

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

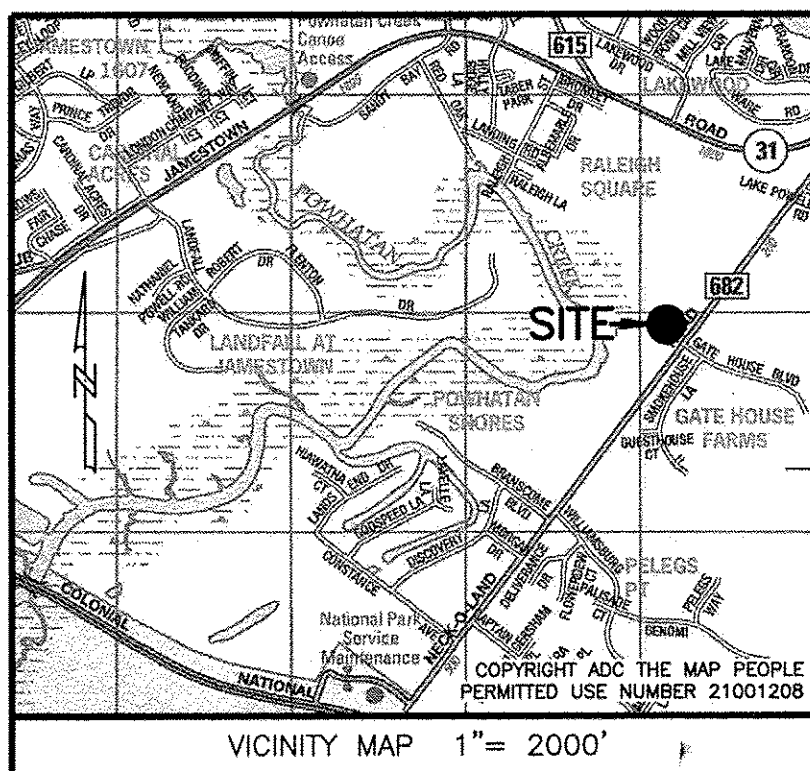
DATE: 12/11/2018 SCALE: 1"=100' JOB # 17-068



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

SHEET 1 OF 2

**JCC-S-18-0079**



**PROPERTY INFORMATION**

PIN: 4730100042  
ADDRESS:  
#275 NECK-O-LAND ROAD  
WILLIAMSBURG, VIRGINIA 23185  
ZONING DISTRICT: (SPLIT ZONED)  
R-8 (RURAL RESIDENTIAL)  
R-2 (GENERAL RESIDENTIAL)  
  
PIN: 4730100040  
ADDRESS:  
NONE LISTED  
ZONING DISTRICT: (SPLIT ZONED)  
R-8 (RURAL RESIDENTIAL)  
R-2 (GENERAL RESIDENTIAL)

**OWNERS CERTIFICATE:**

THE BOUNDARY LINE ADJUSTMENT 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.

*Anne M. Mepham* 12/11/2018  
ANNE M. MEPHAM DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, I, Linda F. 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 11<sup>th</sup> DAY OF December, 2018.  
MY COMMISSION EXPIRES AUGUST 31, 2022.

*Linda F. Vergakis*  
NOTARY PUBLIC  
REGISTRATION NO. 7623437  
**Linda Fay Vergakis**  
NOTARY PUBLIC  
Registration # 7623437  
Commonwealth of Virginia  
My Commission Expires 08/31/22

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY:  
PIN: 4730100042  
HARLOW MEPHAM & VIRGINIA S. MEPHAM TO GERALD H. MEPHAM (DECEASED) & ANNE M. MEPHAM BY DEED DATED APRIL 15, 1957 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 61 AT PAGE 96.  
PIN: 4730100040  
GEORGE H. MEPHAM & DOROTHY G. MEPHAM TO GERALD H. MEPHAM (DECEASED) & ANNE M. MEPHAM BY DEED DATED APRIL 4, 1967 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 110 AT PAGE 348.

**CERTIFICATE OF APPROVAL**

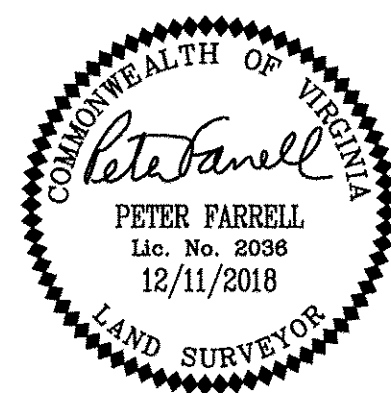
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

12/13/18 *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.

12/11/2018 *Peter Farrell*  
DATE PETER FARRELL, L.S. 2036



**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. WETLAND LOCATION SHOWN PER DELINEATIONS BY ROTH ENVIRONMENTAL.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 4. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. PARCELS LIE IN FIRM ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0182D, 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. 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.
- 11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 12. BUILDING SETBACKS (UNLESS OTHERWISE NOTED):  
R-8 (RURAL RESIDENTIAL)  
FRONT SETBACK: 35'  
SIDE YARD: 15'  
REAR YARD: 35'  
R-2 (GENERAL RESIDENTIAL)  
FRONT SETBACK: 25' (50' WIDE R/W)  
SIDE YARD: 10'  
REAR YARD: 35'

**AREA TABULATION**

PARCEL	OLD AREA	NEW AREA
PIN: 4730100042	4.55± ACRES	6.23 ACRES
PIN: 4730100040	12.26± ACRES	10.58± ACRES

TOTAL AREA = 16.81± ACRES

VIRGINIA: WMSBG/JAMES CITY CO.

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 18 DAY OF December, 2018. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:34pm INSTRUMENT # 180020051  
TESTE MONA A. FOLEY, CLERK *Euzabeth O'Connor*

2 Large/Small Plat(s) Recorded  
herewith as # 180020051