

180020051

BOUNDARY LINE ADJUSTMENT

OF THE PROPERTY OF
ANNE M. MEPHAM

BEING PIN: 4730100040 & PIN: 4730100042

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

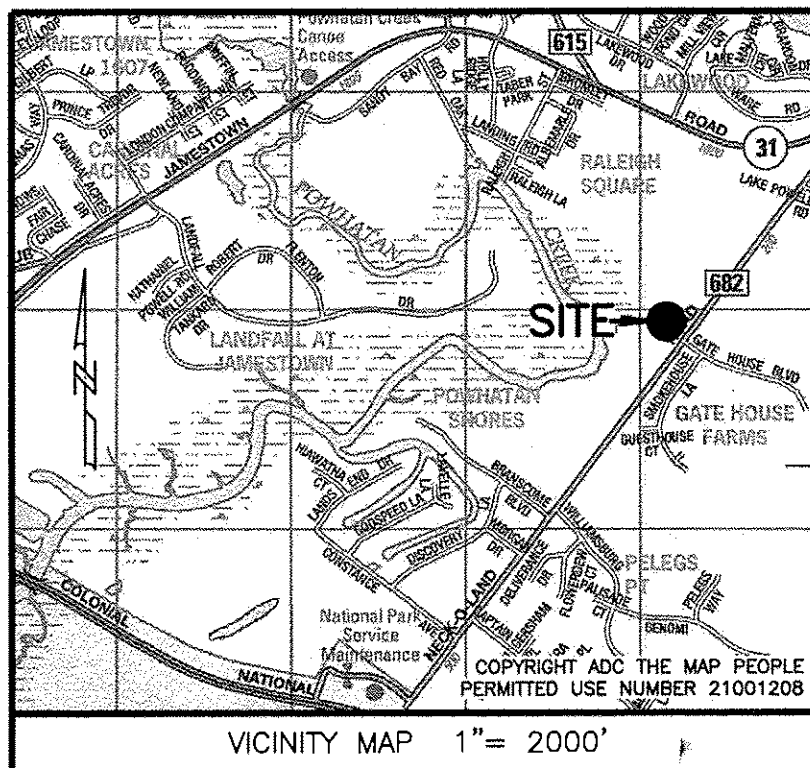
DATE: 12/11/2018 SCALE: 1"=100' JOB # 17-068



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 11th 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

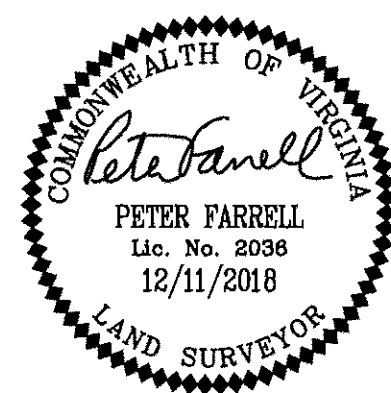
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

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

BOUNDARY LINE ADJUSTMENT

OF THE PROPERTY OF
ANNE M. MEPHAM

BEING PIN: 4730100040 & PIN: 4730100042

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

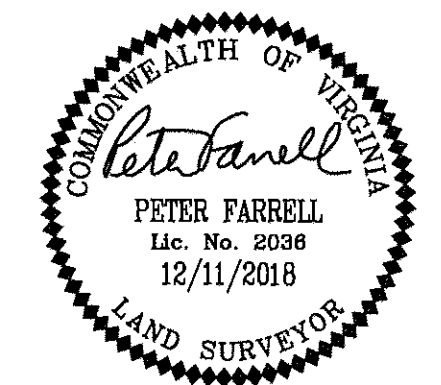
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SHEET 2 OF 2

JCC-S-18-0079



NOTE:

PROPERTY LINES FOR PIN: 4730100042 ARE BASED ON AN ACTUAL FIELD SURVEY COMPLETED 04/11/2017. PROPERTY LINES FOR PIN: 4730100040 WERE COMPILED FROM PLATS AND DEEDS OF RECORD AND DIGITAL AERIAL IMAGES.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 18, 2018
at 1:34 AM (PM) PB PG
Document # 180020051
MONA A. FOLEY, CLERK

Elizabeth D. Connor DC, Clerk
2 Large/Small Plat(s) Recorded
herewith as # 180020051

N/F
JTR PROPERTIES, LLC
PARCEL ID: 4730100039

N/F
COTTAGES AT STONEHAVEN COMMUNITY ASSOCIATION
PARCEL ID: 4741600001A

FROM "D" TO "E"
PROPERTY LINE IS 10'
LANDWARD OF EDGE OF MARSH
(D.B. 110, PG. 348)
(INST. #150005625)

FROM "C" TO "D"
PROPERTY LINE IS
EDGE OF MARSH
D.B. 110, PG. 348

PROPERTY OF ANNE M. MEPHAM
D.B. 110, PG. 348
PARCEL ID: 4730100040
"MARSH LAND"
ZONED: R2
EXISTING AREA
12.26± AC.
NEW AREA
10.58± AC.

PROPERTY OF ANNE M. MEPHAM
INST. #170024266
#275 NECK-O-LAND ROAD
PARCEL ID: 4730100042
ZONED: R8
EXISTING AREA
4.55± AC.
NEW AREA
6.23± AC.

N/F
LITTLE
PARCEL ID: 4730100041B

N/F
LITTLE
PARCEL ID: 4730100041A

LEGEND

- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- E.O.W. = EDGE OF WATER PER GIS MAPPING
- 1 25' JCSA EASEMENT
D.B. 175, PG. 400
P.B. 53, PG. 10
- 2 VARIABLE WIDTH ACCESS EASEMENT
INST. #170014648
- MARSH LAND
- PROPOSED RESIDENCE
- 9.9 PROPOSED FINISHED GRADE
- STRUCTURES TO BE REMOVED
- EXISTING SHED
- VARIABLE WIDTH ACCESS EASEMENT 2
- SMH EXISTING SANITARY SEWER MANHOLE
- C/O EXISTING SANITARY SEWER CLEAN OUT
- SS-- APPROXIMATE LOCATION OF EXISTING SANITARY LATERAL
- SAN EXISTING SANITARY SEWER
- W EXISTING WATER MAIN PER JCSA
- WETLANDS AS DELINEATED BY ROTH ENVIRONMENTAL
- APPROXIMATE F.I.R.M. ZONE BOUNDARY
- 100' RPA BUFFER
- PSS PROPOSED SANITARY SEWER LATERAL
- NEW PROPERTY LINE

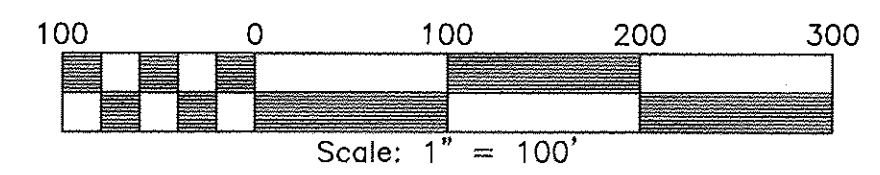
PROPERTY LINE IS MEAN LOW WATER

FROM "B" TO "C"
PROPERTY LINE IS
EDGE OF MARSH
D.B. 110, PG. 348
HEREBY EXTINGUISHED

FROM "A" TO "B"
PROPERTY LINE IS
MEAN LOW WATER

NOTES:

- 1) WHERE APPLICABLE THE 100' RPA BUFFER LINE AND/OR 1% ANNUAL SPECIAL FLOOD HAZARD AREA LINE IS THE BUILDING SETBACK LINE.
- 2) ALL BUILDINGS SHALL BE CONSTRUCTED SOLELY WITHIN THE BUILDING SITE AND OUTSIDE OF THE ONE PERCENT ANNUAL CHANCE (100-YEAR) FLOOD PLAIN.



EXISTING PROPERTY LINES

LINE	BEARING	DISTANCE
L1	N 66°14'29" W	314.78'
L2	S 27°37'24" W	10.02'

NEW PROPERTY LINES

LINE	BEARING	DISTANCE
L3	S 42°26'58" W	221.19'
L4	S 42°26'58" W	25.00'
L5	N 64°21'58" W	242.95'
L6	N 30°30'00" E	171.22'

NEW EASEMENT LINES

LINE	BEARING	DISTANCE
L20	S 42°26'58" W	66.63'
L21	N 60°29'54" W	308.99'

SURVEY TIE-LINES

LINE	BEARING	DISTANCE
L7	N 09°04'53" W	128.40'
L8	N 30°02'59" W	121.50'
L9	N 55°30'27" W	270.11'
L10	N 15°53'22" W	459.71'
L11	S 36°18'55" E	138.75'
L12	N 41°35'54" E	225.46'
L13	S 30°41'27" E	117.14'
L14	S 00°48'11" E	208.79'
L15	S 86°56'50" E	156.01'
L16	S 64°22'14" E	179.77'
L17	S 18°37'56" W	166.20'
L18	S 23°00'03" W	416.91'
L19	S 49°01'39" E	81.89'

