

LEGEND:

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET
- EXISTING PROPERTY LINE
- TO BE EXTINGUISHED
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE

BUILDING NOTE:

(1) STORY RESIDENCE LOCATED ON PARCEL "A" IS SCHEDULED FOR DEMOLITION (PERMIT #BLDR 19-0546) AND WELL HAS BEEN CAPPED (PERMIT #WELL 19-0034).

VICINITY MAP

AREA:

	ORIGINAL	NEW
PARCEL "A"	15,514 S.F. 0.35 AC.	PARCEL "A-1" 15,195 S.F. 0.35 AC.
PARCEL "B"	51,546 S.F. 1.38 AC.	PARCEL "B-1" 91,206 S.F. 2.09 AC.
PARCEL "C"	20,000 S.F. 0.46 AC.	PARCEL "C-1" 15,127 S.F. 0.35 AC.
PARCEL "D"	32,753 S.F. 0.75 AC.	

BUILDING SETBACKS (BSL):

FRONT-- 25' (50' FROM C/L 30' R/W)  
 SIDE--10'  
 REAR 35'

NOTES:

-ZONING-R2, GENERAL RESIDENTIAL

-TAX MAP PARCEL NUMBERS:

- PARCEL "A"-4830100028
- PARCEL "B"-4830100026
- PARCEL "C"-4830100024
- PARCEL "D"-4830100025

-PROPERTY SHOWN LIES IN FLOOD ZONE "X" BASED ON FIRM MAP PANEL 51095C201D, EFFECTIVE DATE IS DEC. 19, 2015.

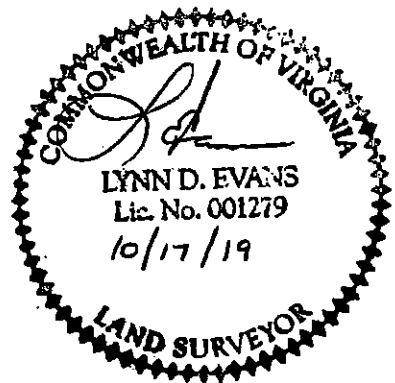
-ADDRESSES:

- PARCEL "A"- #2639 LAKE POWELL RD.
- PARCEL "B"- #2635 LAKE POWELL RD.
- PARCEL "C"- #2631 LAKE POWELL RD.
- PARCEL "D"- #2641 LAKE POWELL RD.

-THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS

-MONUMENTATION SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

-ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER



BOUNDARY LINE EXTINGUISHMENT AND ADJUSTMENT  
 PROPERTY OF TROY H. AND HELEN W. LAPETINA, TRUSTEES

JAMES CITY COUNTY, VIRGINIA

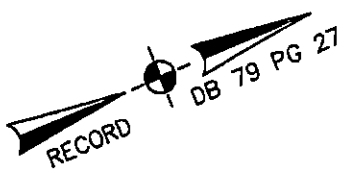
JULY 16, 2019

SCALE: 1"=50'

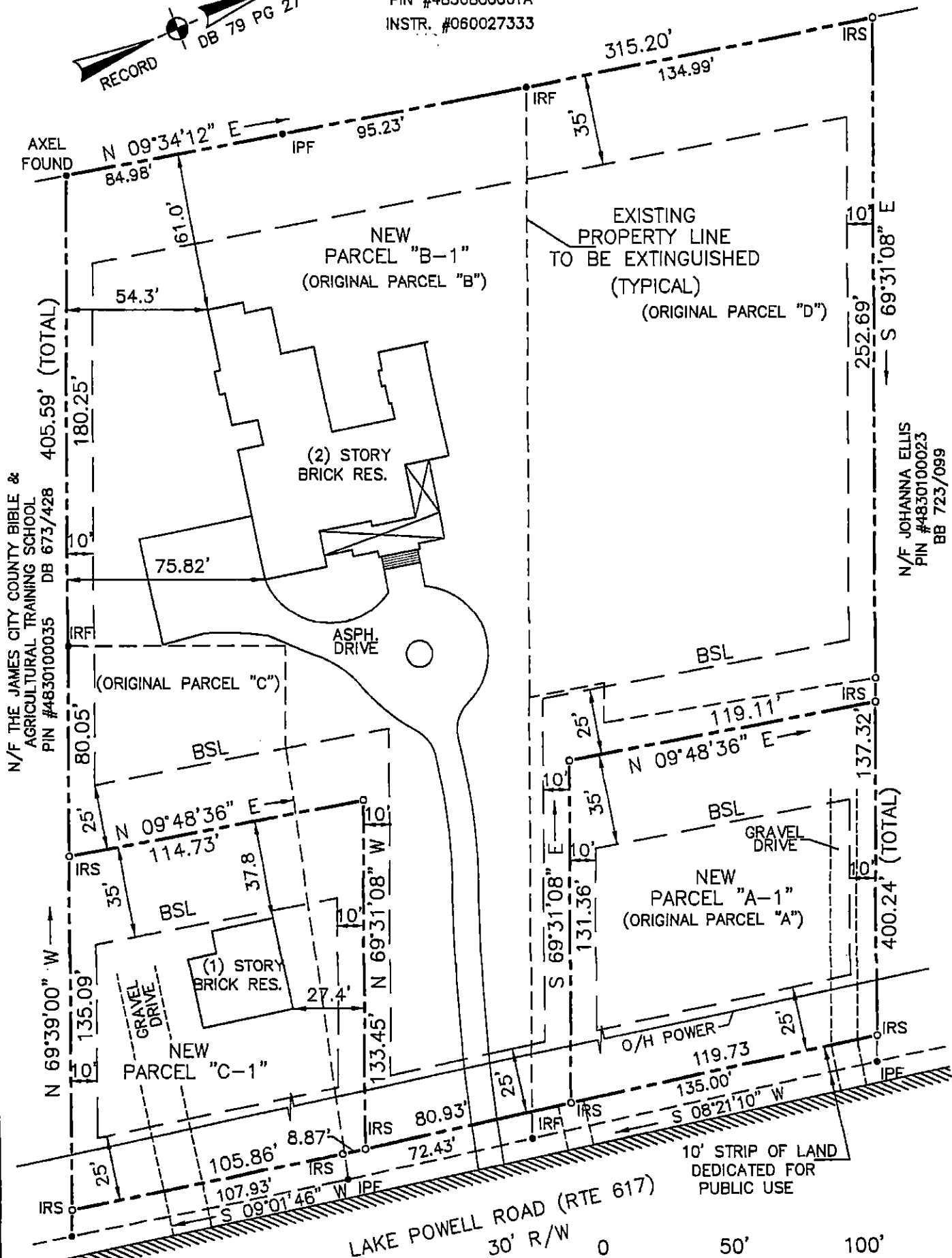
EVANS SURVEYING, LLC  
 631 BLUE HERON DRIVE  
 SURRY, VIRGINIA 23883  
 (757) 592-5855

REVISED: 09/21/2019  
 FINAL REVISION: 10/17/2019

SHEET 1 OF 4



KENSINGTON WOODS HOA  
PIN #4830800001A  
INSTR. #060027333



N/F THE JAMES CITY COUNTY BIBLE &  
AGRICULTURAL TRAINING SCHOOL  
PIN #4830100035 DB 673/428

405.59' (TOTAL)

N 69°39'00" W

135.09'

107.93'

105.86'

8.87'

72.43'

80.93'

133.45'

27.4'

(ORIGINAL PARCEL "C")

BSL

N 09°48'36" E

114.73'

BSL

37.8'

BSL

NEW PARCEL "C-1"

GRAVEL DRIVE

135.09'

107.93'

105.86'

8.87'

72.43'

80.93'

133.45'

27.4'

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CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY AS SHOWN ON THIS BOUNDARY WAS CONVEYED AS FOLLOWS:  
PARCELS "A" & "B" CONVEYED TO TROY H. AND HELEN W. LAPETINA, TRUSTEES BY TROY H. LAPETINA RECORDED IN DOCUMENT #130005007, DATED FEB. 9, 2013.

PARCELS "C" & "D" CONVEYED TO TROY H. AND HELEN W. LAPETINA, TRUSTEES BY HEATH W. AND ELIZABETH M. FARMER AS RECORDED IN DOCUMENT #18003667, DATED FEB. 20, 2018.  
AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA.

OWNERS CERTIFICATE:

THE BOUNDARY LINE EXTINGUISHMENT AND ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

Troy H. Lapetina 10-28-19  
TROY H. LAPETINA, TRUSTEE DATE  
Helen W. Lapetina 10/28/19  
HELEN W. LAPETINA, TRUSTEE DATE



CERTIFICATE OF NOTARIZATION:

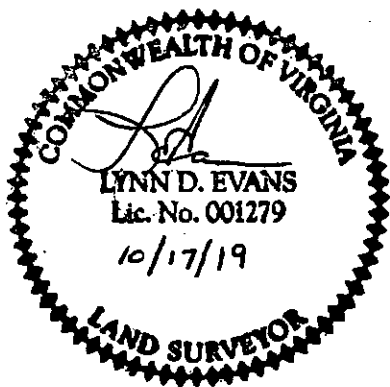
STATE OF VIRGINIA  
CITY/COUNTY OF James City

I, Theresa A. Falis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 28 DAY OF OCTOBER, 2019.

MY COMMISSION EXPIRES 08/31/2021

Theresa Ann Falis  
SIGNATURE



BOUNDARY LINE EXTINGUISHMENT AND ADJUSTMENT  
PROPERTY OF TROY H. AND HELEN W. LAPETINA, TRUSTEES

JAMES CITY COUNTY, VIRGINIA  
JULY 16, 2016 SCALE: 1"=50'

EVANS SURVEYING, LLC  
631 BLUE HERON DRIVE  
SURRY, VIRGINIA 23883  
(757) 592-5855

REVISED: 09/21/2019  
FINAL REVISION: 10/17/2019

SHEET 3 OF 4

SURVEYORS CERTIFICATE:

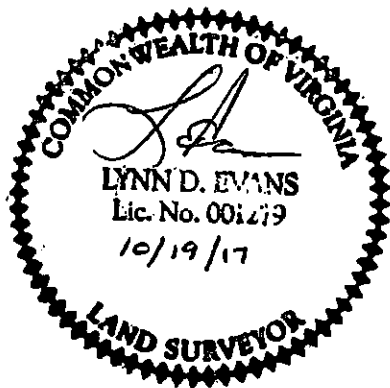
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

*Lynn D. Evans* 10/17/19  
LYNN D. EVANS, LS #1279 DATE

CERTIFICATE OF APPROVAL:

THE BOUNDARY LINE EXTINGUISHMENT AND ADJUSTMENT AS SHOWN ON THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD

*Ellen Cook* 11/19/19  
AGENT FOR JAMES CITY COUNTY DATE



BOUNDARY LINE EXTINGUISHMENT AND  
ADJUSTMENT  
PROPERTY OF TROY H. AND HELEN W. LAPETINA,  
TRUSTEES

JAMES CITY COUNTY, VIRGINIA  
JULY 16, 2019 SCALE: 1"=50'

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SHEET 4 OF 4