

20001975

CERTIFICATION OF SOURCE OF TITLE

JAMES CITY COUNTY PARCEL ID #3810400127

THE PROPERTY SHOWN ON THIS PLAT AS LOT 127, SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG WAS CONVEYED BY BERNARD ENTERPRISES, INC., A VIRGINIA CORPORATION TO DAVID M. SCHMID AND INGA M. SCHMID, TRUSTEES OF THE SCHMID LIVING TRUST, DATED JULY 12, 2011, BY DEED DATED JULY 19, 2019 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON JULY 22, 2019 IN INSTRUMENT 190010440.

JAMES CITY COUNTY PARCEL ID #3810400128

THE PROPERTY SHOWN ON THIS PLAT AS LOT 128, SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG WAS CONVEYED BY DAVID M. SCHMID AND INGA M. SCHMID TO DAVID M. SCHMID AND INGA M. SCHMID, TRUSTEES OF THE SCHMID LIVING TRUST, DATED JULY 12, 2011, BY DEED DATED JULY 12, 2011 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON JULY 20, 2011 IN INSTRUMENT 110015348.

OWNERS CERTIFICATE

THIS PROPERTY LINE EXTINGUISHMENT BETWEEN LOTS 127 & 128, SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

FOR: THE SCHMID LIVING TRUST, DATED JULY 12, 2011

David M. Schmid 5-20-2020 DAVID M. SCHMID DATE

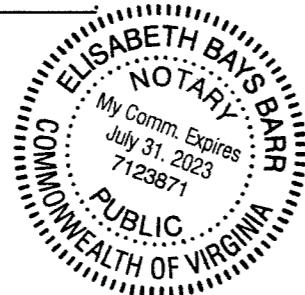
Inga M. Schmid 5-20-2020 INGA M. SCHMID DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City County TO-WIT: Elisabeth Bays Barr A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF May, 2020

MY COMMISSION EXPIRES 7/31/2023 Elisabeth Bays Barr NOTARY PUBLIC NOTARY REGISTRATION NUMBER: 7123571



CERTIFICATE OF APPROVAL

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

Ellen Look 5/21/20 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

H.O.A. CERTIFICATE OF APPROVAL

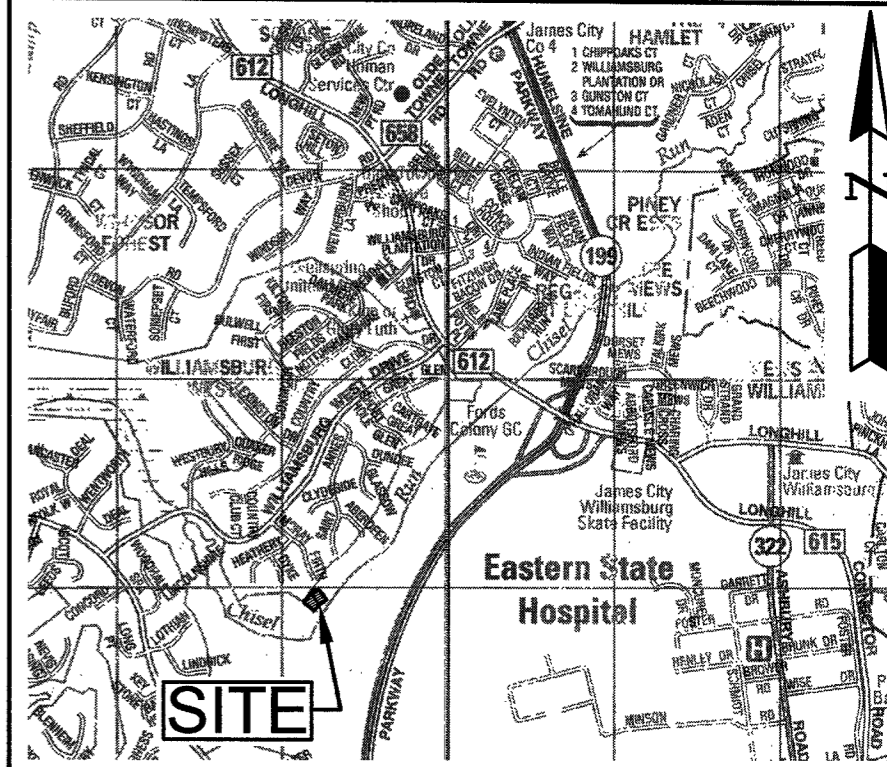
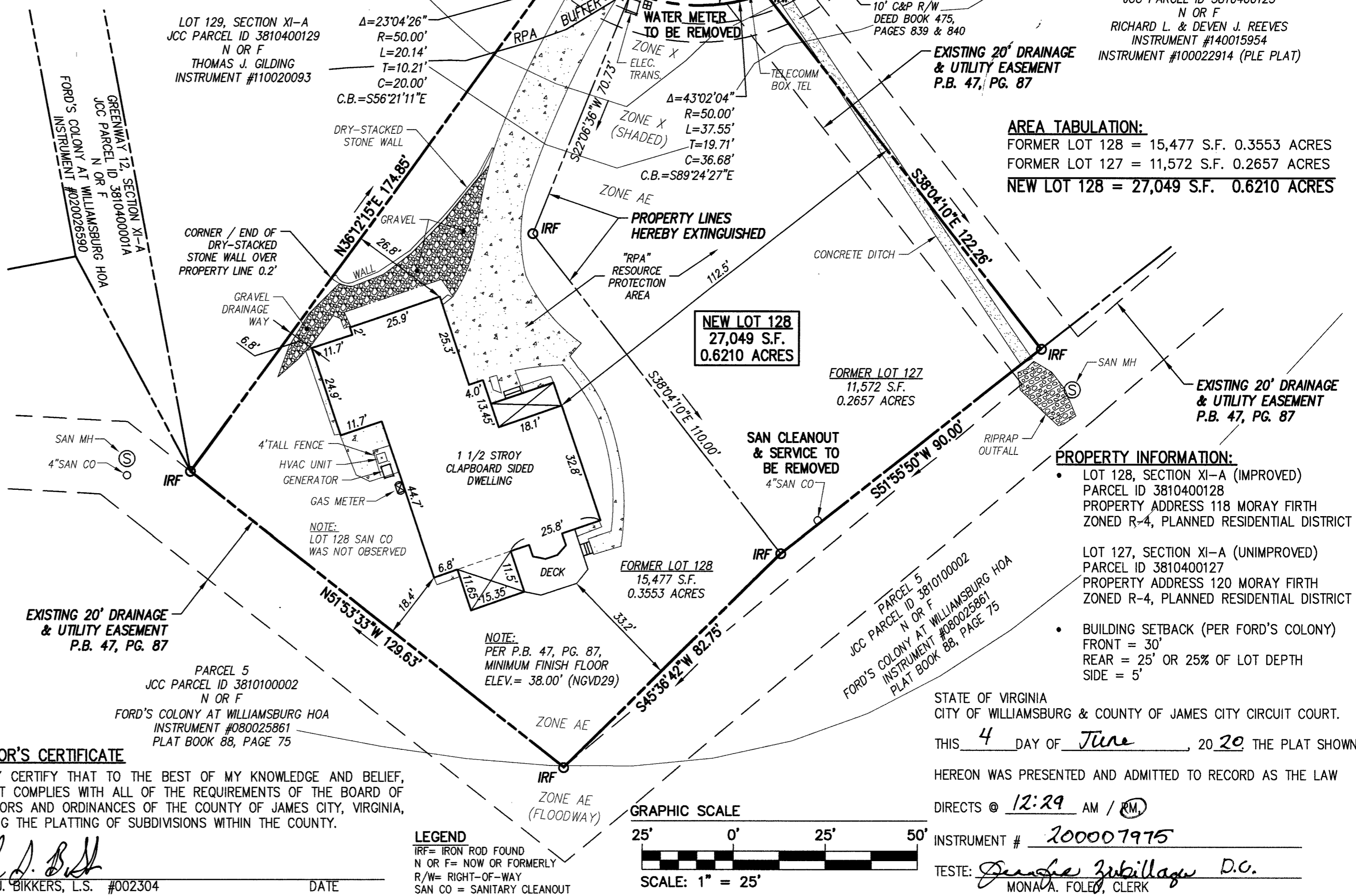
THIS PROPERTY LINE EXTINGUISHMENT BETWEEN LOTS 127 & 128, SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG IS APPROVED BY THE UNDERSIGNED REPRESENTATIVE OF THE FORD'S COLONY AT WILLIAMSBURG H.O.A.

FOR: FORD'S COLONY AT WILLIAMSBURG HOMEOWNER'S ASSOCIATION, INC.

By: Drew R. Murrain 5/21/2020 DATE TITLE: BOARD MANAGER

GENERAL NOTES:

- 1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
2. THE PURPOSE OF THIS PLAT IS TO EXTINGUISH (VACATE) THE INTERIOR LOT LINES AS SHOWN.
3. EXISTING UTILITY SERVICES FOR LOT 127 ARE TO BE ABANDONED AND REMOVED PER JCSA GUIDANCE AND PROCEDURES - THIS FIRM MADE NO ATTEMPT TO LOCATE ANY BURIED UNDERGROUND UTILITIES.
4. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
5. ANY EXISTING UNUSED WELL SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
7. RPA BUFFER LINE SHOWN TAKEN FROM JCC GIS; LOCATION IS APPROXIMATE AND HAS NOT FIELD VERIFIED BY THIS SURVEY.
8. THIS PROPERTY LIES IN SEVERAL FLOOD ZONES: ZONE AE, AREA SUBJECT TO 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED, ELEV 41.3± AND IN A FLOODWAY; 0.2% ANNUAL CHANCE OR ZONE X SHADED, AREAS SUBJECT TO 0.2% ANNUAL CHANCE OF FLOOD; AND ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0117D, EFFECTIVE DATE 12/16/2015.
9. REFERENCE IS HEREBY MADE TO MASTER PLAN MP-0002-1987.
10. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.

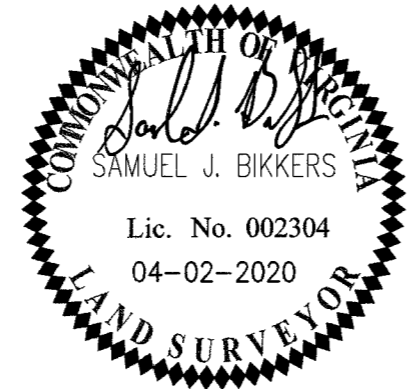


VICINITY MAP SCALE 1"=2000'

AREA TABULATION: FORMER LOT 128 = 15,477 S.F. 0.3553 ACRES; FORMER LOT 127 = 11,572 S.F. 0.2657 ACRES; NEW LOT 128 = 27,049 S.F. 0.6210 ACRES

- PROPERTY INFORMATION: LOT 128, SECTION XI-A (IMPROVED) PARCEL ID 3810400128 PROPERTY ADDRESS 118 MORAY FIRTH ZONED R-4, PLANNED RESIDENTIAL DISTRICT; LOT 127, SECTION XI-A (UNIMPROVED) PARCEL ID 3810400127 PROPERTY ADDRESS 120 MORAY FIRTH ZONED R-4, PLANNED RESIDENTIAL DISTRICT; BUILDING SETBACK (PER FORD'S COLONY) FRONT = 30' REAR = 25' OR 25% OF LOT DEPTH SIDE = 5'

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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. Samuel J. Bickers, L.S. #002304 DATE



AES CONSULTING ENGINEERS 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

PLAT SHOWING PROPERTY LINE EXTINGUISHMENT BETWEEN LOTS 127 AND 128, SECTION XI-A FORD'S COLONY AT WILLIAMSBURG PROPERTY STANDING IN THE NAME OF DAVID M. SCHMID AND INGA M. SCHMID, TRUSTEES JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / CMA Project Number: W26325-00 Scale: 1" = 25' Date: 11-04-2019 Sheet Number: 1 OF 1

Table with columns for Rev. and Date. Includes a note: 1 Large/Small Plat(s) Recorded herewith as # 20001975