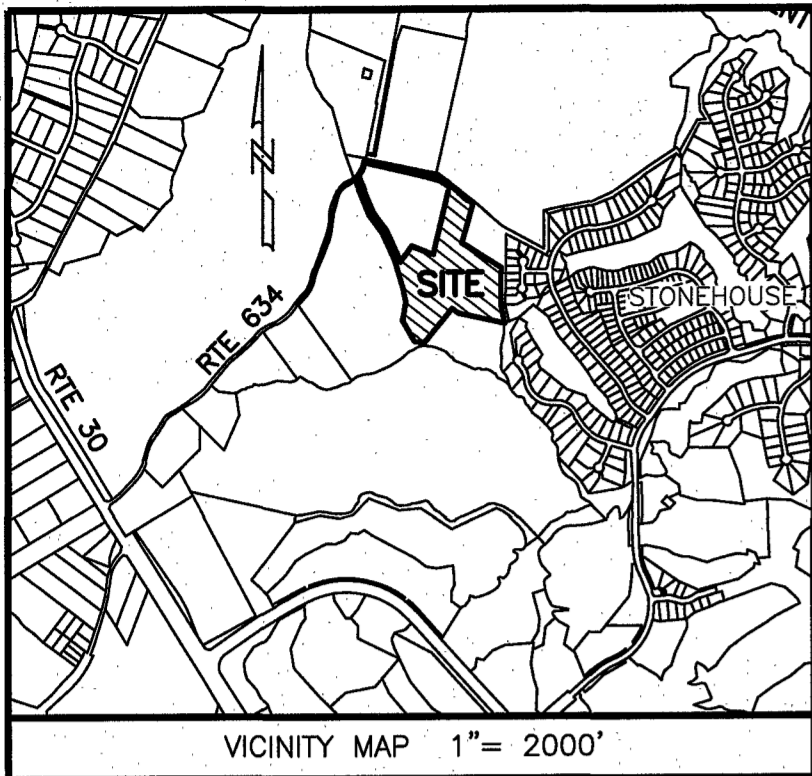


20008424



VICINITY MAP 1" = 2000'

PROPERTY INFORMATION

LOT 4
ADDRESS:
#10082 FIRE TOWER ROAD
TOANO, VIRGINIA 23168
PARCEL ID: 0420300004
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

LOT 5
ADDRESS:
#10102 FIRE TOWER ROAD
TOANO, VIRGINIA 23168
PARCEL ID: 0420300005
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

LOT 7
ADDRESS:
#10094 FIRE TOWER ROAD
TOANO, VIRGINIA 23168
PARCEL ID: 0420300007
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

BOUNDARY LINE EXTINGUISHMENT
BETWEEN
LOT 4, LOT 5 AND LOT 7
KNEMEYER-POTTER SUBDIVISION
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/15/2020 JOB # 17-577



SHEET 1 OF 3

JCC-S-19-0116

OWNERS CERTIFICATE: (LOT 4, LOT 5, LOT 7)

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

David B. Venable 2/7/2020
DAVID B. VENABLE DATE
Rhonda E. Venable 2/7/2020
RHONDA E. VENABLE 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 7TH DAY OF February, 2020. MY COMMISSION EXPIRES AUGUST 31, 2022.

Linda Fay 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

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF DAVID B. VENABLE & RHONDA E. VENABLE AND WAS ACQUIRED FROM: LOT 5 & LOT 7 NDK INVESTMENTS, LLC, S. DANIEL POTTER AND KAREN K. POTTER BY THAT CERTAIN DEED DATED JANUARY 6, 2017 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 170003850. LOT 4 BERNARD R. SHEETZ BY THAT CERTAIN DEED DATED NOVEMBER 7, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 180018242.

CERTIFICATE OF APPROVAL

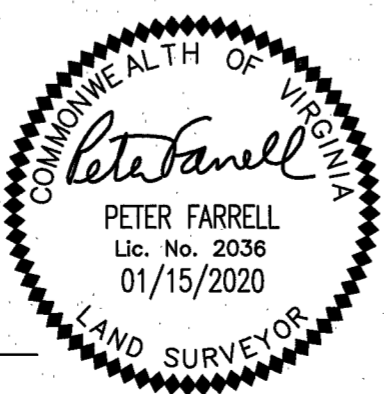
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

4/21/20 *Ellen Cook*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY
5/14/2020 *Alan Brubaker*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
3-5-2020 *P. Farrell*
DATE VIRGINIA DEPARTMENT OF HEALTH

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.

01/15/2020 *Peter Farrell*
DATE PETER FARRELL, L.S. 2036



AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 4	6.707 ACRES	_____
LOT 5	14.637 ACRES	30.827± ACRES
LOT 7	9.483± ACRES	_____

TOTAL AREA = 30.827± ACRES

VDH SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC5-610-20-ET. SEQ., THE REGULATIONS)

THIS SUBDIVISION WAS SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW PURSUANT TO §32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE VIRGINIA DEPARTMENT OF HEALTH TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM A LICENSED ONSITE SOIL EVALUATOR (OSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN OSE FOR RESIDENTIAL DEVELOPMENT. THE VIRGINIA DEPARTMENT OF HEALTH IS NOT REQUIRED TO PERFORM A FIELD CHECK ON SUCH EVALUATIONS.

THE ORIGINAL SUBDIVISION (RECORDED AS INSTRUMENT #090007924) WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ANN L. RUFF, LICENSE NO. 1940001376, PHONE NO. 757-810-5293. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO §360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON INST. #090007924.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0029D DATED 12/16/2015.
7. THIS PROPERTY LIES 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. 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. 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.
13. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
15. NO EASEMENT OR ACCESS WILL BE PERMITTED ON THE FLAG LOT STEMS OF FORMER LOTS 4 AND 7, THE SOUTHWESTERN-MOST FRONTAGE ON FIRE TOWER ROAD. PER SECTION 19-45 OF THE JAMES CITY COUNTY CODE.

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 12 DAY OF June, 2020. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:29 p.m. INSTRUMENT # 200008424
TESTE MONA A. FOLEY, CLERK

3 Large/Small Plat(s) Recorded
herewith as # 200008424

20008424

EXISTING PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2710.00'	246.21'	246.12'	N 74°29'40" W	5°12'20"
C2	250.00'	104.80'	104.03'	N 59°52'59" W	24°01'06"
C3	310.00'	121.40'	120.62'	S 59°05'35" E	22°26'14"
C4	225.00'	94.32'	93.63'	N 59°52'59" W	24°01'06"
C5	2685.00'	243.94'	243.85'	N 74°29'40" W	5°12'20"
C6	215.00'	7.23'	7.23'	N 56°20'44" E	1°55'40"
C7	215.00'	25.93'	25.92'	N 51°55'34" E	6°54'40"

EXISTING PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 20°41'17" E	25.23'
L2	S 47°52'27" E	202.18'
L3	S 69°08'02" E	240.37'
L4	N 37°04'03" E	200.69'
L5	S 16°35'31" E	47.56'
L6	N 57°18'34" E	18.17'

EXISTING PROPERTY LINE HEREBY EXTINGUISHED

LINE	BEARING	DISTANCE
L7	S 13°41'47" W	382.37'
L8	S 56°43'22" E	314.74'
L9	S 56°43'22" E	112.49'
L10	S 77°35'35" E	489.93'
L11	S 39°12'36" W	445.11'
L12	N 79°52'36" W	73.17'
L13	N 29°46'15" W	229.50'
L14	N 10°05'02" E	192.80'
L15	N 12°01'52" W	148.49'
L16	N 16°35'31" W	317.30'
L17	N 25°07'40" W	297.47'
L18	N 36°38'52" W	234.42'
L19	N 22°46'49" W	380.04'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 12, 2020
at 2:29 AM (M) PB PG
Document # 20008424
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

2 Large/Small Plat(s) Recorded
herewith as # 20008424

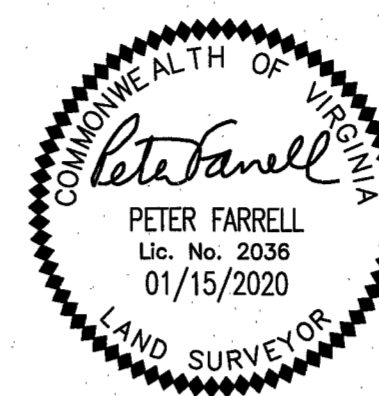
BOUNDARY LINE EXTINGUISHMENT
BETWEEN

LOT 4, LOT 5 AND LOT 7

KNEMEYER-POTTER SUBDIVISION

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 01/15/2020 SCALE: 1"=100' JOB # 17-577



LandTech Resources, Inc.
Engineering & Surveying Consultants

205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

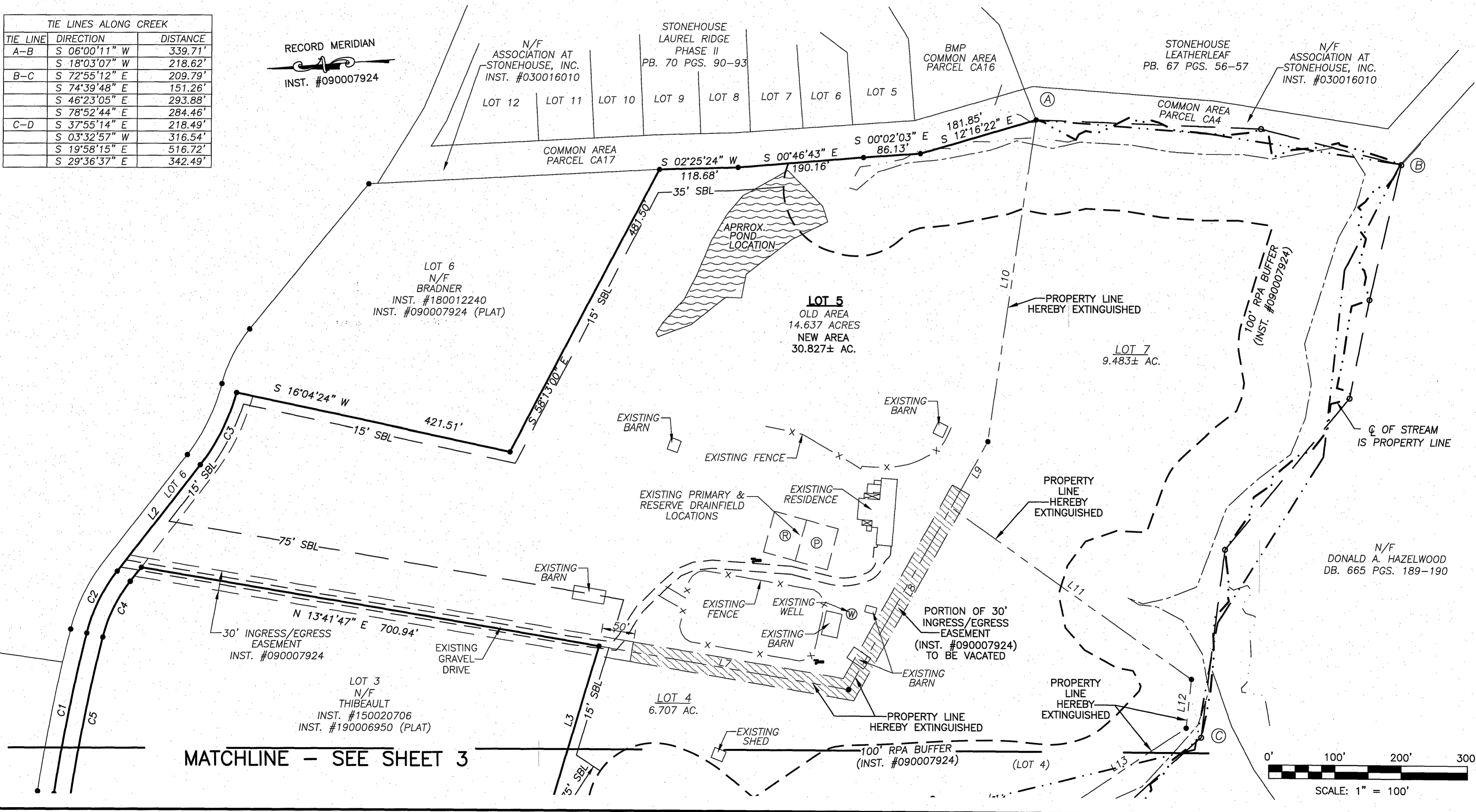
SHEET 2 OF 3

JCC-S-19-0116

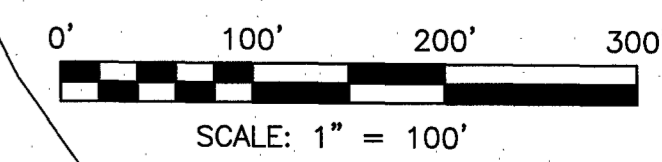
TIE LINES ALONG CREEK

TIE LINE	DIRECTION	DISTANCE
A-B	S 06°00'11" W	339.71'
	S 18°03'07" W	218.62'
B-C	S 72°55'12" E	209.79'
	S 74°39'48" E	151.26'
	S 46°23'05" E	293.88'
	S 78°52'44" E	284.46'
C-D	S 37°55'14" E	218.49'
	S 03°32'57" W	316.54'
	S 19°58'15" E	516.72'
	S 29°36'37" E	342.49'

RECORD MERIDIAN
INST. #090007924

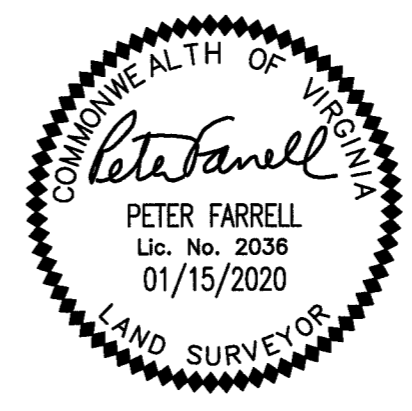


MATCHLINE - SEE SHEET 3



20008424

BOUNDARY LINE EXTINGUISHMENT
 BETWEEN
 LOT 4, LOT 5 AND LOT 7
KNEMEYER-POTTER SUBDIVISION
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 01/15/2020 SCALE: 1"=100' JOB # 17-577

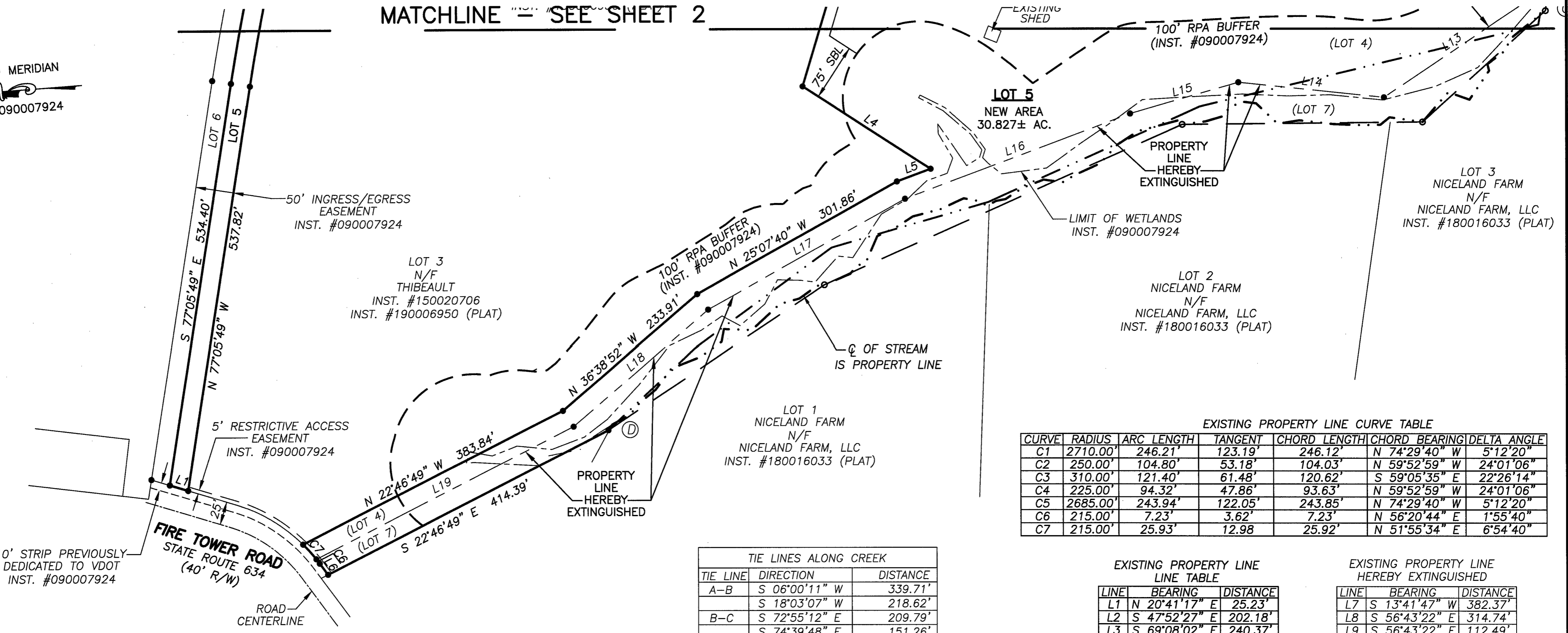


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 web: landtechresources.com

SHEET 3 OF 3
JCC-S-19-0116

MATCHLINE - SEE SHEET 2

RECORD MERIDIAN
 INST. #090007924



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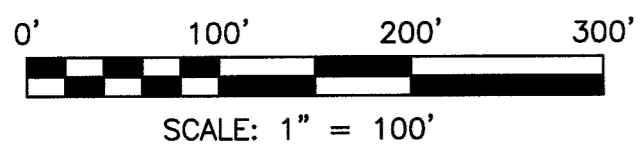
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