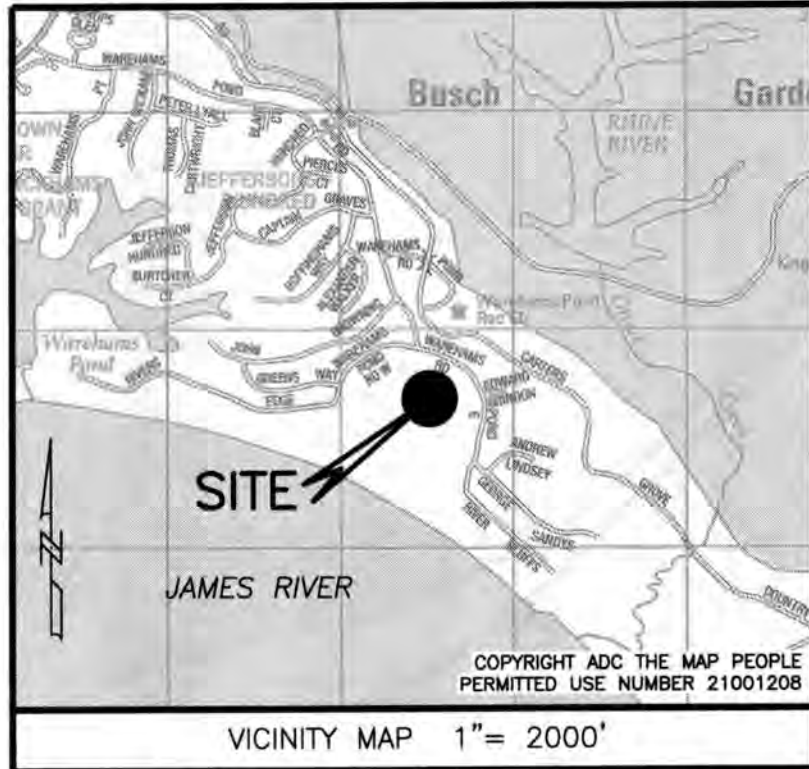


200020944



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. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS AND SEWER PROVIDED BY JCSA.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0207D DATED DECEMBER 16, 2015.
7. THIS PROPERTY DOES NOT FALL 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 CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. SEWER LATERAL ABANDONMENT IS TO BE DONE BY CUTTING THE LATERAL 2" FROM THE FACTORY WYE AND APPLYING A CAP ON THE LATERAL STUB. A MINIMUM OF A ONE FOOT SECTION OF LATERAL IS TO BE REMOVED. THE LOW END OF THE ABANDONED LATERAL SHALL HAVE A GROUT PLUG OR THE SEWER MAY BE LINED TO COVER THE HOLE. THE STANDPIPE END OF THE ABANDONED LATERAL SHALL BE CUT DOWN TO 3' BELOW GRADE AND CAPPED. THE ABANDONED SECTION SHALL BE FILLED WITH FLOWABLE FILL. A JCSA INSPECTOR IS TO INSPECT.
12. CONTRACTOR IS TO COORDINATE INSTALLATION OF WATER SERVICE LINE AND WATER METER WITH THE CITY OF NEWPORT NEWS WATERWORKS DEPARTMENT.

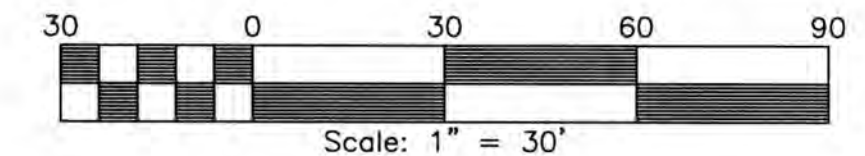
BOUNDARY LINE EXTINGUISHMENT BETWEEN LOT 5 & LOT 6 SPENCER'S GRANT KINGSMILL ON THE JAMES ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA DATE: 06/30/2020 SCALE: 1"=30" JOB # 20-147



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

SHEET 1 OF 1

JCC-S-20-0025



OWNERS CERTIFICATE (LOT 5 & LOT 6)

THE SUBDIVISION 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.

Kim Maloney By POA July 22, 2020 KIMBERLY MALONEY BY PETER J. KAO, HER ATTORNEY-IN-FACT.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City I, Hyang Murphy, 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 22 DAY OF July, 2020. MY COMMISSION EXPIRES

HYANG MURPHY NOTARY PUBLIC REGISTRATION # 7374854 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 10/31/2025

CERTIFICATE OF SOURCE OF TITLE (LOT 5 & LOT 6)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BUSCH PROPERTIES TO KIMBERLY MALONEY BY: (LOT 5) DEED, DATED DECEMBER 6, 2007 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 070034676. (LOT 6) DEED, DATED DECEMBER 6, 2007 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 070034677.

OWNERS CERTIFICATE (ACCESS & PRIVATE DRAINAGE EASEMENTS)

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Bruce P. Haring Executive Director 7/27/2020 NAME PRINTED TITLE SIGNATURE DATE

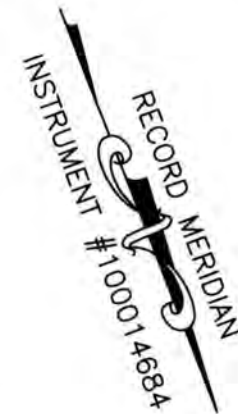
CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City I, Mona Daniel King, 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 27 DAY OF July, 2020. MY COMMISSION EXPIRES 1/31/2021

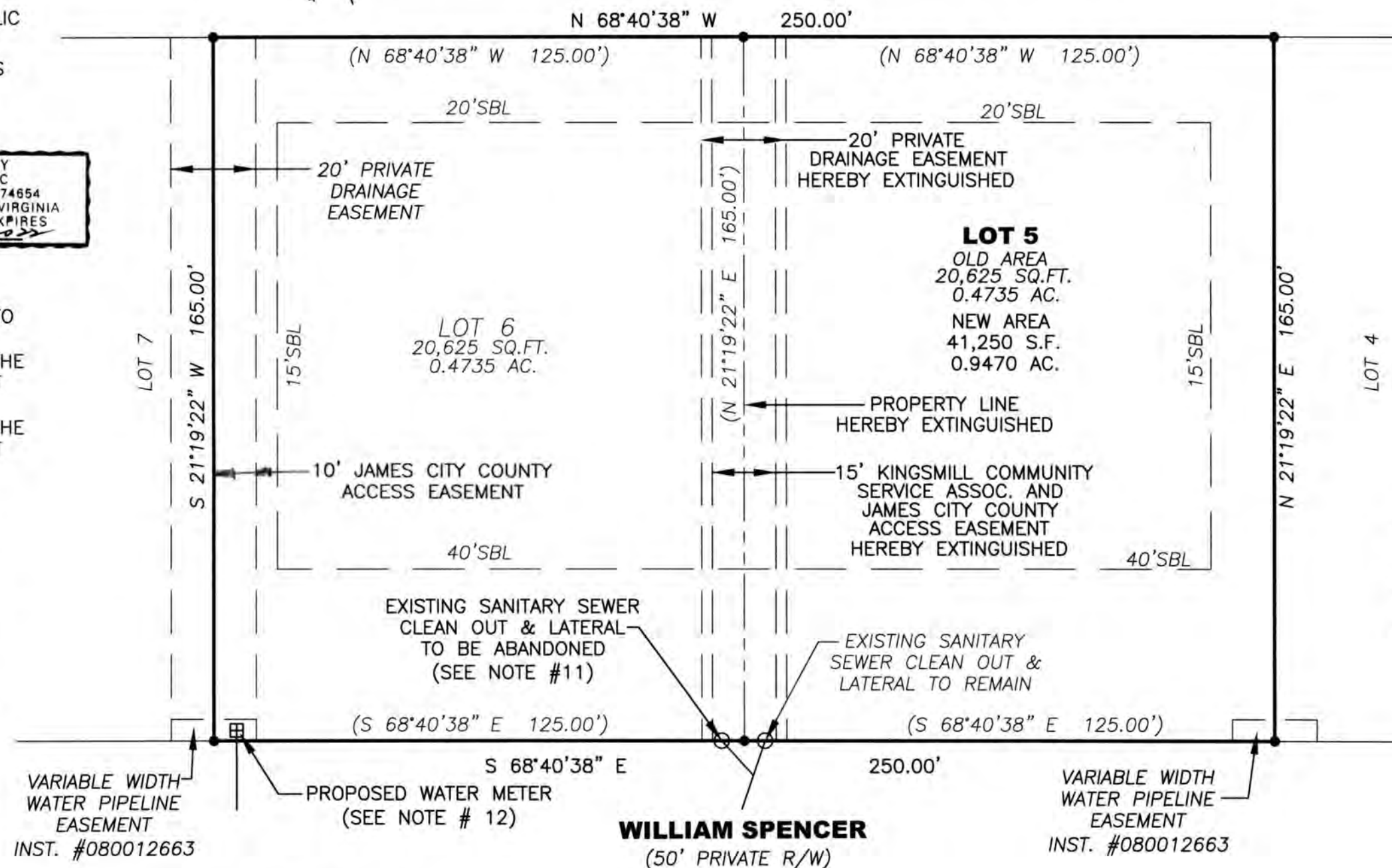
MONA DANIEL KING Notary Public Commonwealth of Virginia Registration No. 7540961 My Commission Expires Jan 31, 2021

CERTIFICATE OF SOURCE OF TITLE (ACCESS & PRIVATE DRAINAGE EASEMENTS)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF KINGSMILL COMMUNITY SERVICES ASSOCIATION AND WAS ACQUIRED FROM XANTERRA KINGSMILL, LLC BY THAT CERTAIN DEED DATED APRIL 18, 2016 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT #160007877.



CONSERVATION EASEMENT #1 PROPERTY OF KINGSMILL COMMUNITY SERVICES ASSOCIATION INST. #160007877



PROPERTY INFORMATION

LOT 5 PARCEL ID #5131000005 204 WILLIAM SPENCER WILLIAMSBURG, VIRGINIA 23188

LOT 6 PARCEL ID #5131000006 208 WILLIAM SPENCER WILLIAMSBURG, VIRGINIA 23188

ZONING DISTRICT: R4

BUILDING SETBACKS: (RECORD PLAT, INSTRUMENT #100014684) FRONT = 40' REAR = 20' SIDE = 15'

AREA TABULATION

Table with 3 columns: LOT, OLD AREA, NEW AREA. Row 1: LOT 5, 20,625 S.F. / 0.4735 AC., 41,250 S.F. / 0.9470 AC. Row 2: LOT 6, 20,625 S.F. / 0.4735 AC.,

TOTAL AREA = 41,250 S.F. / 0.9470 AC.

CERTIFICATE OF APPROVAL

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

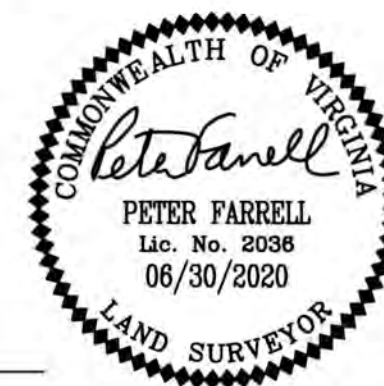
2 Dec 2020 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

05/30/2020 DATE

Peter Farrell PETER FARRELL, L.S. 2036



STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 3 DAY OF December, 2020. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:09am INSTRUMENT # 200020944

TESTE MONA A. FOLEY, CLERK

Large/Small Plat(s) Recorded herewith as # 200020944