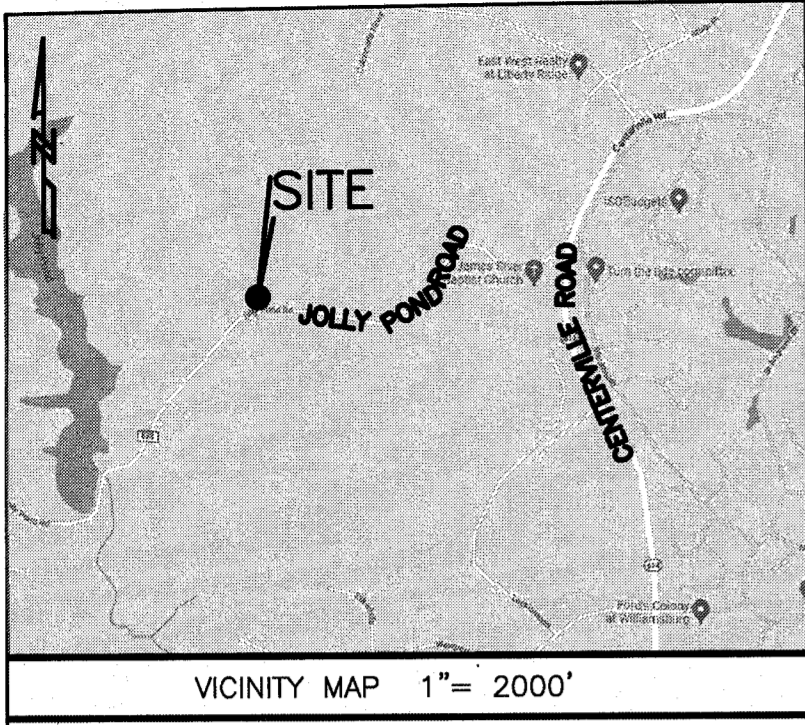


202216807



AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PARCEL ID: 3030100018	45,405 S.F. / 1.042 AC.	173,454 S.F. / 3.982 AC.
PARCEL ID: 3030100013	424,213 S.F. / 9.74 AC.	244,941 S.F. / 5.623 AC.

AREA DEDICATED FOR PUBLIC USE	
PARCEL ID: 3030100018	1,346 S.F. / 0.0309 AC.
PARCEL ID: 3030100013	1,566 S.F. / 0.0359 AC.
TOTAL AREA DEDICATED FOR PUBLIC USE:	2,912 S.F. / 0.0668 AC.

BOUNDARY LINE ADJUSTMENT
 BETWEEN
PARCEL ID: 3030100018 & PARCEL ID: 3030100013
 AND
BOUNDARY LINE AGREEMENT
PARCEL ID: 3030100013 & PARCEL ID: 3030100012
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 6/10/2022 JOB # 21-158
 REVISED DATE: 8/2/2022 JOB # 21-158



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 web: landtechresources.com

SHEET 1 OF 4
JCC-S-21-0053

OWNERS CERTIFICATE PARCEL ID: 3030100018:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL ID: 3030100018 & PARCEL ID: 3030100013 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Douglas Lorenzo Brown Aug 23, 2022
 DOUGLAS LORENZO BROWN DATE
Jerolene E. Brown Aug 23, 2022
 JEROLENE E. BROWN DATE

OWNERS CERTIFICATE PARCEL ID: 3030100013:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL ID: 3030100018 & PARCEL ID: 3030100013 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Robert Canaday Aug 23, 2022
 ROBERT CANADAY DATE
Mavis Elaine Canaday Aug 23, 2022
 MAVIS ELAINE CANADAY DATE

OWNERS CERTIFICATE PARCEL ID: 3030100012:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL ID: 3030100018 & PARCEL ID: 3030100013 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Robert Canaday Aug 23, 2022
 ROBERT CANADAY DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City, Sonya Byrd, 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 23rd DAY OF August

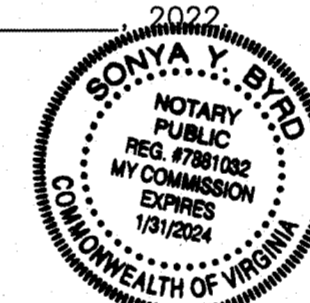
Sonya Byrd
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 1/31/2024
 NOTARY REGISTRATION NO. 7881032



CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City, Sonya Byrd, 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 23rd DAY OF August

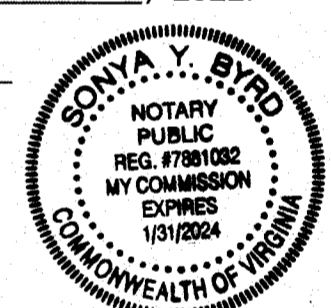
Sonya Byrd
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 1/31/2024
 NOTARY REGISTRATION NO. 7881032



CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City, Sonya Byrd, 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 23rd DAY OF August, 2022.

Sonya Byrd
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 1/31/2024
 NOTARY REGISTRATION NO. 7881032



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF DOUGLAS LORENZO BROWN & JEROLENE E. BROWN AND WAS ACQUIRED FROM: LILLIAN CANADAY BY THAT CERTAIN DEED DATED APRIL 23, 1973 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 145 AT PAGE 46.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF ROBERT CANADAY & MAVIS ELAINE CANADAY AND WAS ACQUIRED FROM: LILLIAN CANADAY BY THAT CERTAIN WILL DATED JUNE 4, 1973 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN WILL BOOK 44 AT PAGE 714.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF ROBERT CANADAY & MAVIS ELAINE CANADAY AND WAS ACQUIRED FROM: LILLIAN CANADAY BY THAT CERTAIN WILL DATED JUNE 4, 1973 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN WILL BOOK 44 AT PAGE 714.

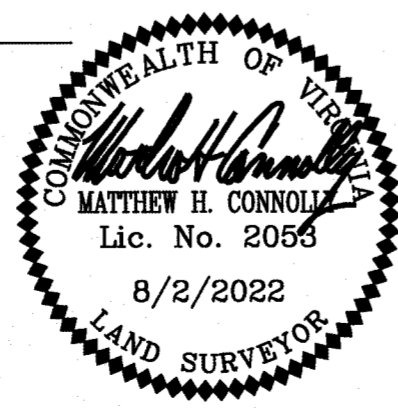
CERTIFICATE OF APPROVAL

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

7th Sept 22 [Signature]
 DATE VA DEPARTMENT OF TRANSPORTATION
9/15/22 [Signature]
 DATE VA DEPARTMENT OF HEALTH
3 Oct 2022 [Signature]
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

VDH SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS (12 VAC 5-620-20 et seq., THE "REGULATIONS") THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ANN L. RUFF, AOSE NO. 1940001376, PHONE NO. 757-810-5293, ADDRESS: P.O. BOX 759, LIGHTFOOT, VA 23090. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO SEC. 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. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.



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.

Matthew Connolly
 MATTHEW CONNOLLY, L.S. DATE 8/2/2022

PROPERTY INFORMATION

PARCEL ID: 3030100018
 ADDRESS:
 3054 JOLLY POND ROAD
 WILLIAMSBURG, VIRGINIA 23188
 ZONING DISTRICT: A1 GENERAL AGRICULTURE
 PARCEL ID: 3030100013
 ADDRESS:
 3030 & 3023 JOLLY POND ROAD
 WILLIAMSBURG, VIRGINIA 23188
 ZONING DISTRICT: A1 GENERAL AGRICULTURE
 PARCEL ID: 3030100012
 ADDRESS:
 3013 JOLLY POND ROAD
 WILLIAMSBURG, VIRGINIA 23188
 ZONING DISTRICT: A1 GENERAL AGRICULTURE

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 30th DAY OF November, 2022. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:24 pm INSTRUMENT # 202216807
 TESTE NONA A. FOLEY, CLERK

4 (Large/Small Plat(s) Recorded
 herewith as # 202216807

202216807

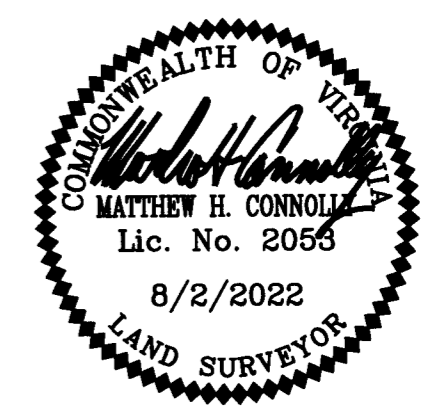
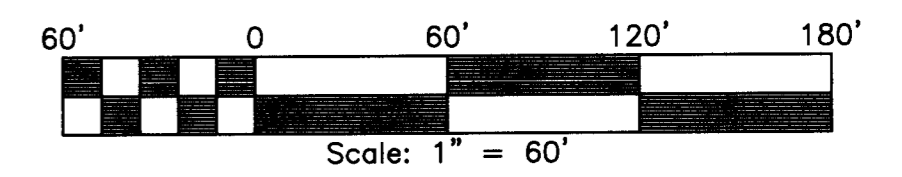
BOUNDARY LINE ADJUSTMENT
 BETWEEN
PARCEL ID: 3030100018 & PARCEL ID: 3030100013
 AND
BOUNDARY LINE AGREEMENT
PARCEL ID: 3030100013 & PARCEL ID: 3030100012
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 6/10/2022 JOB # 21-158
 REVISED DATE: 8/2/2022

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 Engineering & Surveying Consultants

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 web: landtechresources.com

SHEET 3 OF 4
JCC-S-21-0053



N/F
 DESOUZA, HEBER R &
 NATALIE J
 INST.#210016246 (DEED)
 INST.#190000629 (PLAT)
 PIN:3030100021F

N/F
 DESOUZA, HEBER R &
 NATALIE J
 INST.#210016246 (DEED)
 INST.#190000629 (PLAT)
 PIN:3030100021F

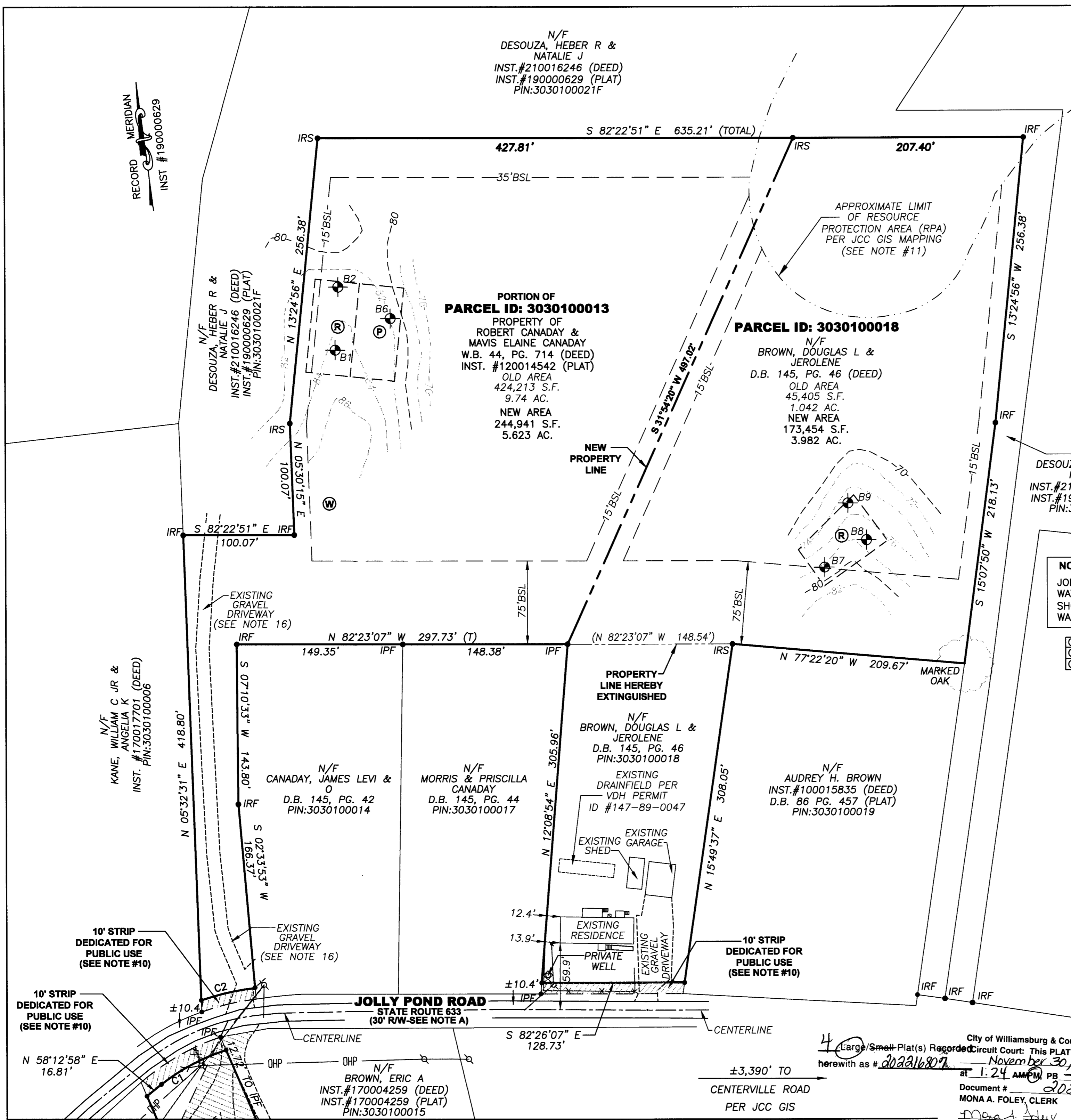
**PORTION OF
 PARCEL ID: 3030100013**
 PROPERTY OF
 ROBERT CANADAY &
 MAVIS ELAINE CANADAY
 W.B. 44, PG. 714 (DEED)
 INST. #120014542 (PLAT)
 OLD AREA
 424,213 S.F.
 9.74 AC.
 NEW AREA
 244,941 S.F.
 5.623 AC.

PARCEL ID: 3030100018
 N/F
 BROWN, DOUGLAS L &
 JEROLENE
 D.B. 145, PG. 46 (DEED)
 OLD AREA
 45,405 S.F.
 1.042 AC.
 NEW AREA
 173,454 S.F.
 3.982 AC.

NOTE A
 JOLLY POND STATE ROUTE 633 IS SHOWN ON THIS PLAT AS A 30' RIGHT OF WAY PER JAMES CITY COUNTY COMMENT LETTER DATED JULY 21, 2022. IT SHOULD BE NOTED THAT DOCUMENTATION CONFIRMING A 30' RIGHT-OF-WAY WAS NOT PROVIDED TO THIS FIRM.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	66.41'	185.68'	20°29'39"	N 69°46'05" E	66.06'
C2	49.85'	232.44'	12°17'16"	S 84°49'29" W	49.75'

- LEGEND**
- ⊠ SIGN
 - ⊕ WATER METER
 - ⊙ SEWER CLEAN OUT
 - ⊕ CABLE PEDESTAL
 - ⊠ TELEPHONE PEDESTAL
 - ⊠ HVAC UNIT
 - ⊠ UTILITY POLE
 - OH— OVERHEAD UTILITY
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊠ TRANSFORMER
 - ⊠ ELECTRIC PEDESTAL
 - ⊠ LIGHT POLE
 - ⊕ WELL
 - ⊕ WATER VALVE
 - ⊠ SIGN
 - ⊠ GUY WIRE
 - ⊠ WELL HOUSE
 - X— FENCE
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - IPF = IRON PIPE FOUND
 - ⊕ SOIL BORING
 - ⊕ PROPOSED PRIMARY DRAINFIELD LOCATION
 - ⊕ PROPOSED RESERVE DRAINFIELD LOCATION
 - ⊕ PROPOSED CLASS IIIB WELL LOCATION



City of Williamsburg & County of James City
 Large/Small Plat(s) Recorded Circuit Court: This PLAT was recorded on
 herewith as # 202216807 November 30, 2022
 at 1:24 AM PM PG
 Document # 202216807
 MONA A. FOLEY, CLERK
 Clerk

RECORD MERIDIAN
 INST #190000629

N/F
 DESOUZA, HEBER R &
 NATALIE J
 INST.#210016246 (DEED)
 INST.#190000629 (PLAT)
 PIN:3030100021F

N/F
 KANE, WILLIAM C JR &
 ANGELIA K
 INST. #170017701 (DEED)
 PIN:3030100006

N/F
 CANADAY, JAMES LEVI &
 O
 D.B. 145, PG. 42
 PIN:3030100014

N/F
 MORRIS & PRISCILLA
 CANADAY
 D.B. 145, PG. 44
 PIN:3030100017

N/F
 BROWN, DOUGLAS L &
 JEROLENE
 D.B. 145, PG. 46
 PIN:3030100018

N/F
 AUDREY H. BROWN
 INST.#100015835 (DEED)
 D.B. 86 PG. 457 (PLAT)
 PIN:3030100019

N/F
 BROWN, ERIC A
 INST.#170004259 (DEED)
 INST.#170004259 (PLAT)
 PIN:3030100015

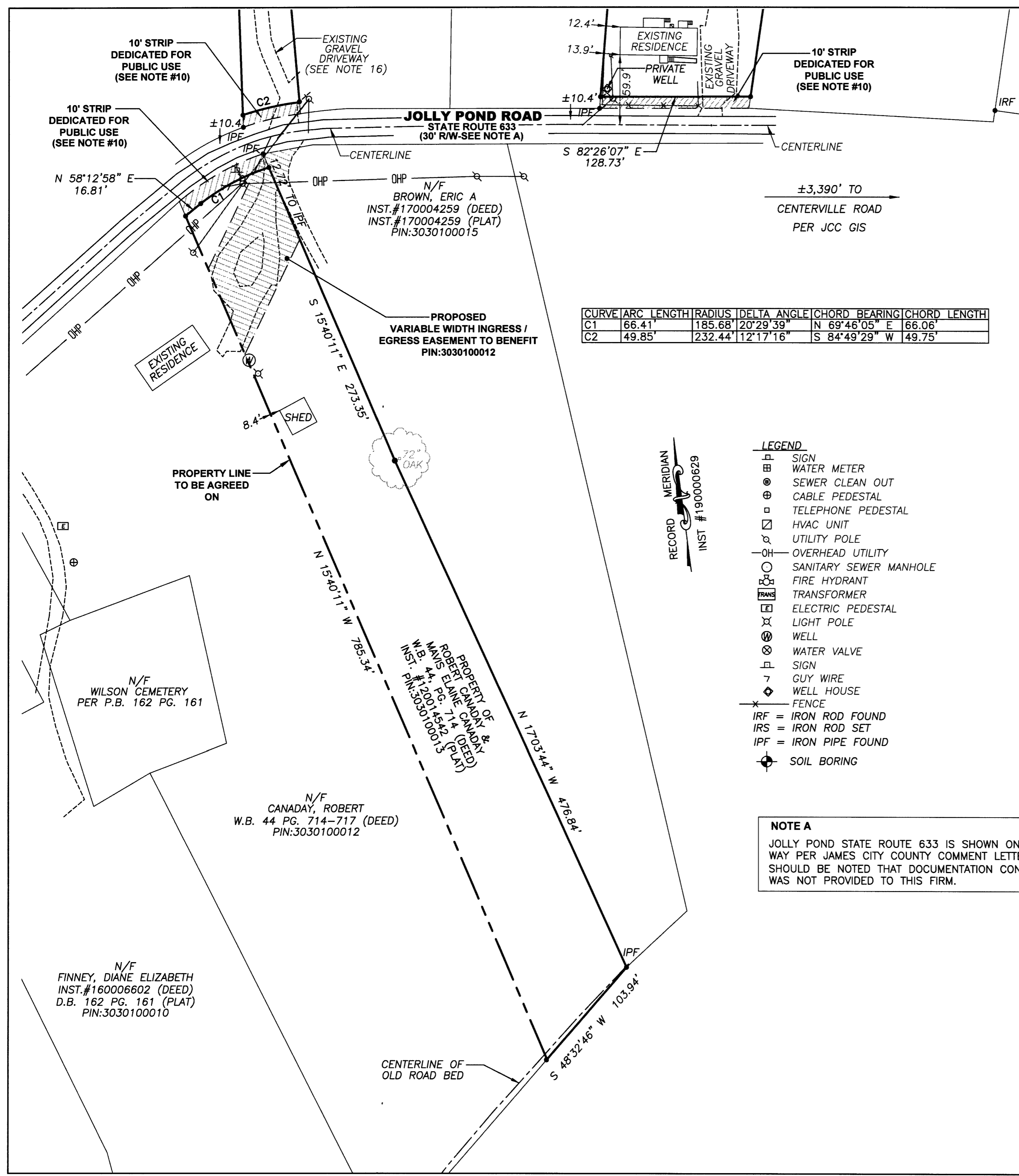
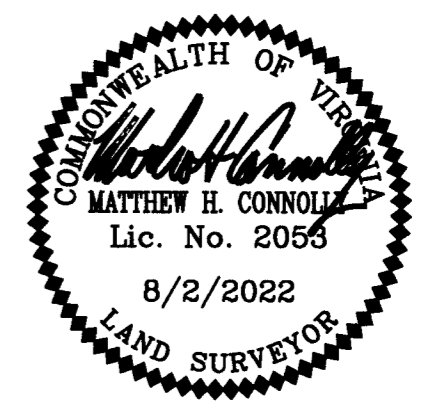
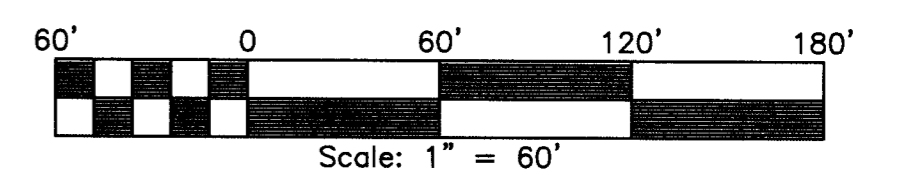
202216807

BOUNDARY LINE ADJUSTMENT
 BETWEEN
PARCEL ID: 3030100018 & PARCEL ID: 3030100013
 AND
BOUNDARY LINE AGREEMENT
PARCEL ID: 3030100013 & PARCEL ID: 3030100012
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 6/10/2022 JOB # 21-158
 REVISED DATE: 8/2/2022

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SHEET 4 OF 4
JCC-S-21-0053



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 - ⊙ SEWER CLEAN OUT
 - ⊕ CABLE PEDESTAL
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City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 November 30, 2022
 at 1:24 AM/PM PG _____
 Document # 202216807
 MONA A. FOLEY, CLERK
 _____, Clerk