

202306704

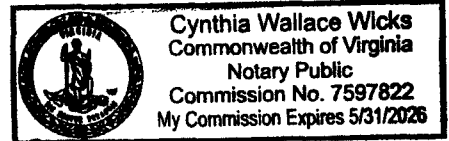
CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS LOT 10 WAS CONVEYED FROM ELIZABETH N. VAIDEN TO JAMES E VAIDEN & EMMA J. VAIDEN BY DEED, DATED 05/01/95 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT DB 745 PG 855

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS LOT 6/7 WAS CONVEYED FROM JAMES E. VAIDEN AND ELIZABETH N. VAIDEN TO ELIZABETH N. VAIDEN BY DEED, DATED 01/21/1963 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT DB 95 PG 55.

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS LOT 8 WAS CONVEYED FROM JOHN S. HELFRICH & JANE V. HELFRICH TO ELIZABETH N. VAIDEN BY DEED, DATED 09/01/1992 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT DB 608 PG 455

OWNERS CERTIFICATE
THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

SIGNATURE: James Edward Vaiden (Attorney in Fact) DATE: 26 JUN 2023

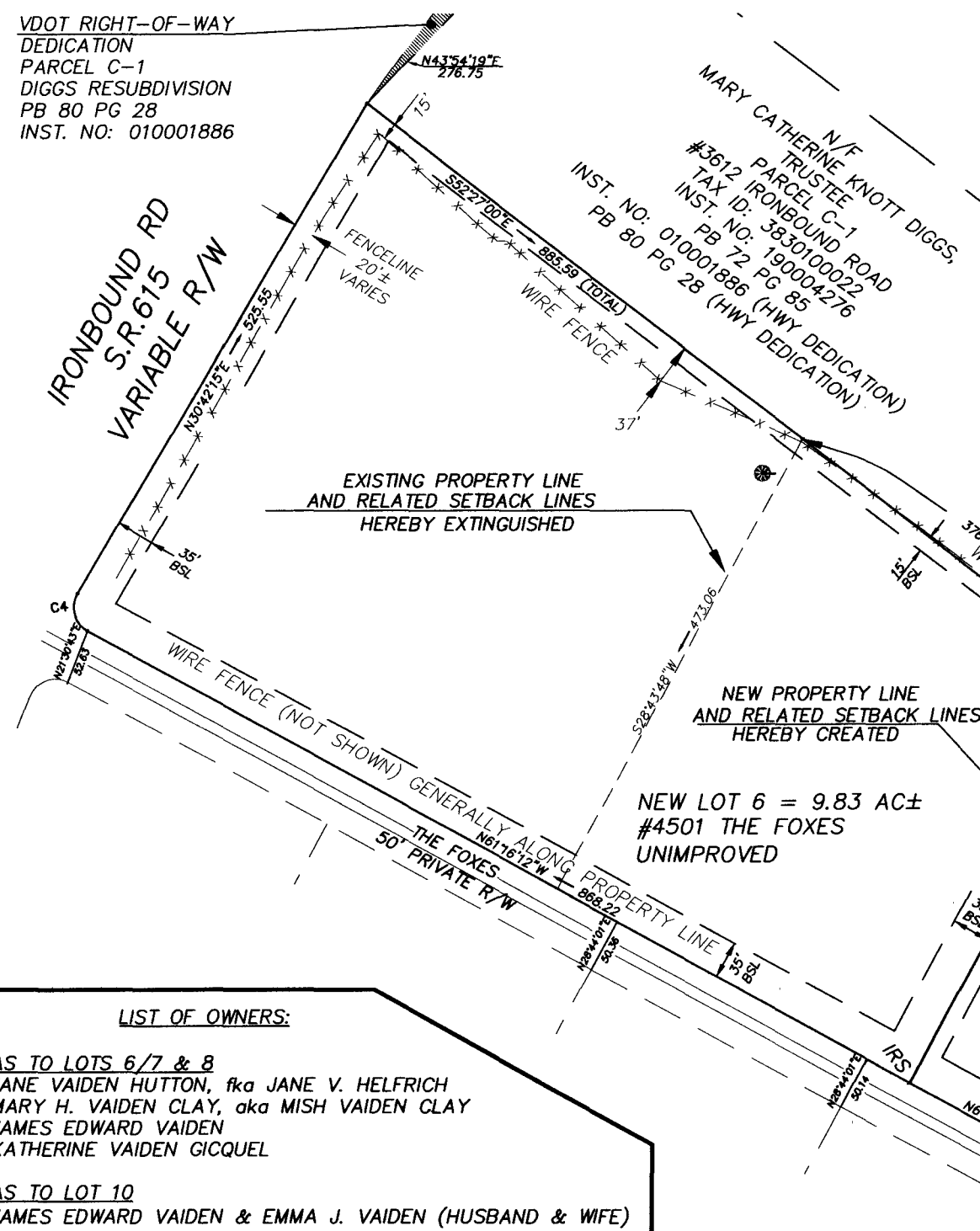


CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF James City, Virginia
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

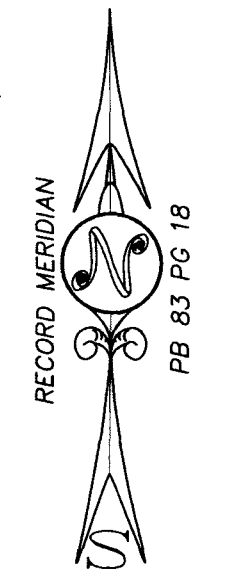
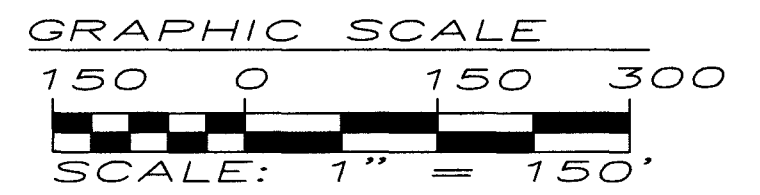
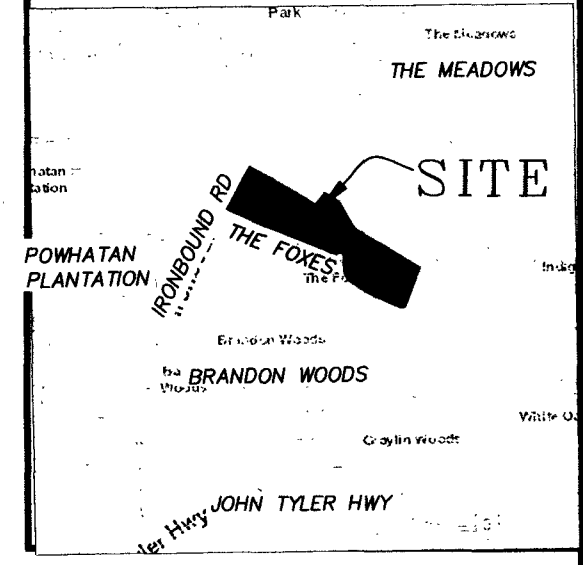
GIVEN UNDER MY HAND THIS 26 DAY OF JUNE, 2023
MY COMMISSION EXPIRES 05-31-2026
SIGNATURE: Cynthia Wallace Wicks

- GENERAL NOTES:
1. THE PROPERTY SHOWN HEREON IS ALL OF ASSESSOR'S PARCELS 3830300006 (LOT 6) AND 3830300008 (LOT 8) AND 3830300010 (LOT 10)
2. THE PROPERTY DOES LIE WITHIN THE PRIMARY SERVICE AREA.
3. LOTS 8 AND 10 ARE SERVICED BY PRIVATE WELL AND SEPTIC.
4. LOT 6 HAS NO WELL OR SEPTIC SERVICE.
5. PROPERTY IS ZONED AS R6 AND R8 AS SHOWN.
6. BOTH PROPERTIES APPEAR TO LIE ENTIRELY IN FLOODZONE X (AREAS OUTSIDE OF 1% ANNUAL CHANCE FLOOD) PER F.I.R.M. 1095001190 DATED 12/16/15.
7. THE TOTAL AREA IS 14.84 AC±
8. MINIMUM BUILDING SETBACK LINES (ZONE R6 & R8):
FRONT = 35' FROM R/W LINE
SIDE = 15' FROM PROPERTY LINE
REAR = 35' FROM PROPERTY LINE
9. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS ARE SHOWN PER AVAILABLE INFORMATION. OTHER EASEMENTS MAY EXIST.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. ALL FUTURE UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
14. THERE ARE NO RPA BUFFER AREAS ON THIS PROPERTY
15. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
16. 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.

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.
A.D. SEBERT, L.S. DATE: 03/20/2023



DECLARATIONS OF COVENANTS AND RESTRICTIONS FOR "THE FOXES" RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT DB 173 PG 53.



LIST OF OWNERS:
AS TO LOTS 6/7 & 8: JANE VAIDEN HUTTON, fka JANE V. HELFRICH; MARY H. VAIDEN CLAY, aka MISH VAIDEN CLAY; JAMES EDWARD VAIDEN; KATHERINE VAIDEN GICQUEL
AS TO LOT 10: JAMES EDWARD VAIDEN & EMMA J. VAIDEN (HUSBAND & WIFE)
SPECIFIC POWER OF ATTORNEY TO SIGN FOR ALL OF THE ABOVE ASSIGNED TO: JAMES EDWARD VAIDEN AS REFLECTED IN THOSE CERTAIN INSTRUMENTS DATED MAY 4, 2023 AND RECORDED THAT DATE IN THE JAMES CITY COUNTY CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENTS NUMBERED 202304293 & 202304294.

Large/Small Plat(s) Recorded herewith as # 202306704

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on June 19, 2023
at 2:53 AM/PM PB PG
Document # 202306704
MONA A. FOLEY, CLERK

LOT NUMBER NOTE:
LOT 6/7 (AS SHOWN HEREON) COMPRISES THE ORIGINAL LOTS 6 & 7 SHOWN AT PB 34 PG 22. DIVISION LINE EXTINGUISHED PER PLAT AT DB 226 PG 783
NEW LOT 8 (AS SHOWN HEREON) FURTHER DESCRIBED AS "ORIGINAL LOT 8, ORIGINAL LOT 9, PART OF ORIGINAL LOT 10 AND PARCEL "B". PB 58 PG 87. PLAT - INST NO: 010015844
LOT 10 ADDITIONALLY DESCRIBED AS LOT 10 AND PART OF LOT 11.

AREA CALCULATIONS:
ORIGINAL:
LOT 6/7 = 6.03 AC±
NEW LOT 8 = 8.81 AC±
LOT 10 = 9.48 AC± (PB 83 PG 18)
TOTAL = 24.32 AC±
AREA OF EXCHANGE BETWEEN LOT 6 & LOT 8: 3.80 AC±
AREA OF EXCHANGE BETWEEN LOT 8 & LOT 10: 0.64 AC±
NEW:
NEW LOT 6 = 9.83 AC±
REVISED LOT 8 = 5.65 AC± (INCLUDES 0.6 AC HOMESITE)
NEW LOT 10 = 8.84 AC±
TOTAL = 24.32 AC±

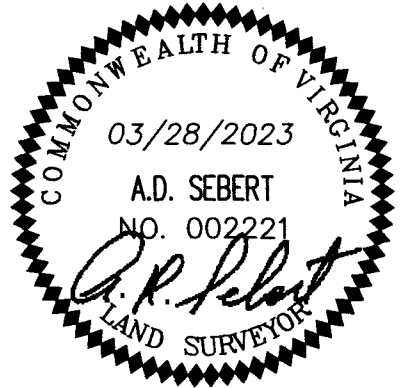
CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BRG.

CERTIFICATE OF APPROVAL
THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
DATE: 03/28/2023
SUBDIVISION AGENT OF JAMES CITY COUNTY

JCC PLAN DESIGNATION: S-22-0038

SEBERT SURVEYING & LAYOUT, LLC
8640 RUTHVILLE ROAD
PROVIDENCE FORGE, VA 23140
CELL: (757) 784-2413
asebert@sebertsurveying.com

PLAT OF BOUNDARY LINE ADJUSTMENT BEING LOTS 6/7 & LOT 8 & LOT 10 THE FOXES
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



LEGEND:
N/F NOW OR FORMERLY
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
NL/S NAIL SET
BSL BUILDING SETBACK LINE
R/W RIGHT-OF-WAY
SMH SANITARY MANHOLE
CO SANITARY CLEANOUT
WM WATER METER
WV WATER VALVE
X 98.2 EXISTING SPOT ELEVATION
• 98.2 PROPOSED SPOT ELEVATION

DATE: 03/28/2023
REVISIONS:
ADDED LIST OF OWNERS 05/08/23
REVISED OWNERS CERTIFICATE

DESIGNED BY: ADS
SCALE: 1" = 150'
PROJECT NO: J383-8
DRAWING NO: 1 OF 1