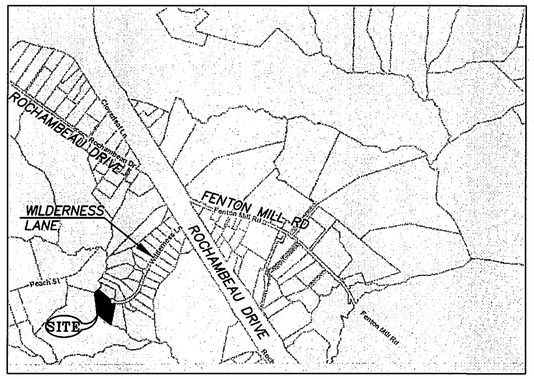
Inst 202310160



SITE MAP
SCALE 1"=2000'

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS LOT 14 WAS CONVEYED FROM P W DEVELOPMENT INC TO IGOR & INGA JANJIC BY DEED, DATED 10/13/21 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT INSTRUMENT NO: 210020269.

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS LOT 15 WAS CONVEYED FROM P W DEVELOPMENT INC TO ANDREW WESTERVELT BY DEED, DATED 09/16/21 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT INSTRUMENT NO: 210018737.

Large/Small Plat(s) Recorded
herewith as # 202310160

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 9-25-2023
at 12:25 PM, PB — PG —
Document # 202310160
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

OWNER'S CONSENT AND DEDICATION
THE BOUNDARY LINE ADJUSTMENT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

ANDREW WESTERVELT — DATE 3/20/23

NOTARY: STATE OF VIRGINIA
I, Dianne Newman, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVE UNDER MY HAND THIS 20 DAY OF March, 23
SIGNATURE: Dianne B Newman
MY COMMISSION EXPIRES 3/31, 2027

DIANNE B. NEWMAN NOTARY PUBLIC REG # 7086130 MY COMMISSION EXPIRES 3/31/2027 COMMONWEALTH OF VIRGINIA

OWNER'S CONSENT AND DEDICATION
THE BOUNDARY LINE ADJUSTMENT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

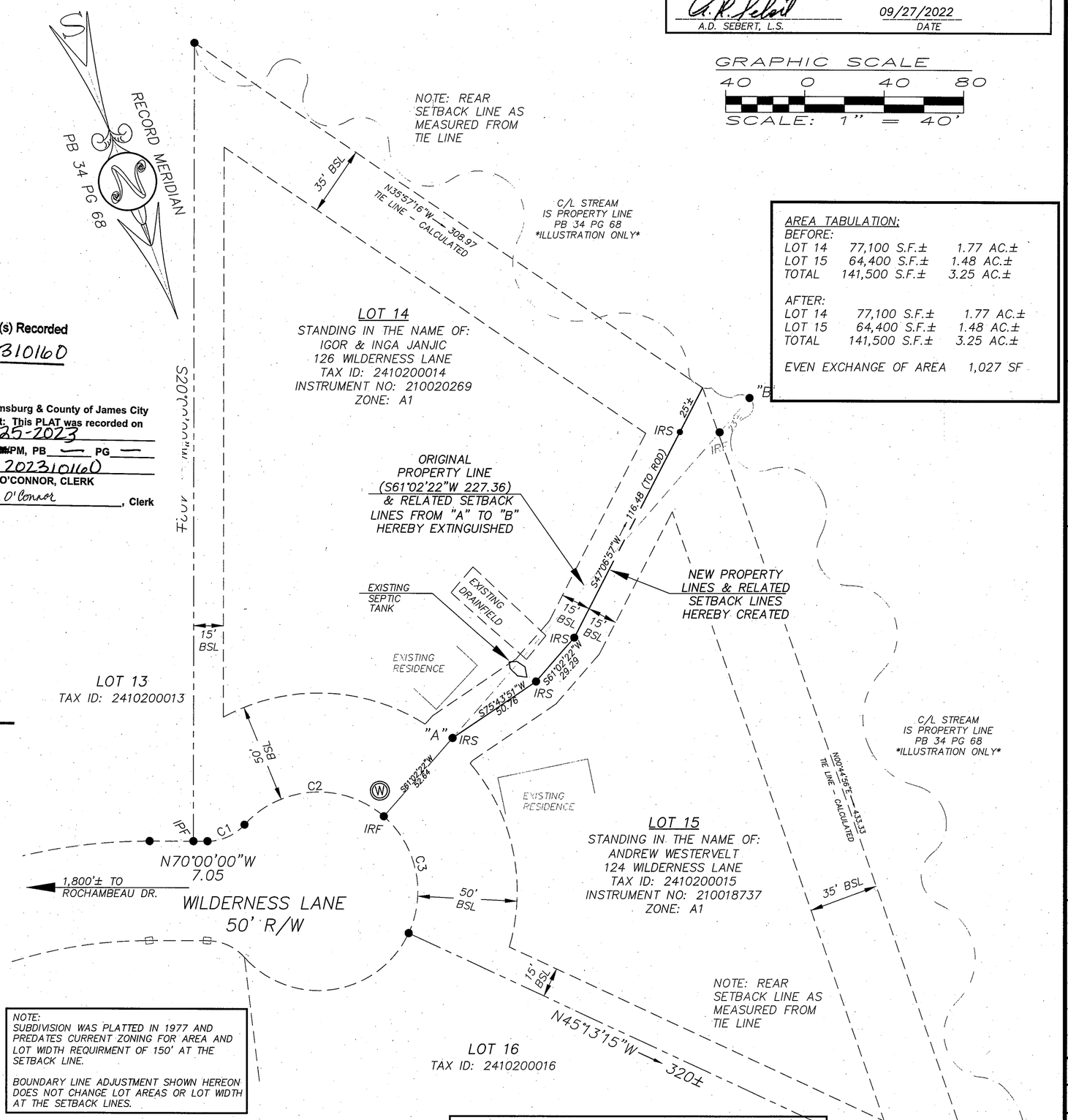
IGOR JANJIC — DATE 3/20/23
INGA JANJIC — DATE 3/20/23

NOTARY: STATE OF VIRGINIA
I, Dianne Newman, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVE UNDER MY HAND THIS 20 DAY OF March, 23
SIGNATURE: Dianne B Newman
MY COMMISSION EXPIRES 3/31, 2027

DIANNE B. NEWMAN NOTARY PUBLIC REG # 7086130 MY COMMISSION EXPIRES 3/31/2027 COMMONWEALTH OF VIRGINIA

GENERAL NOTES:
1. PROPERTY IMPACTED IS ALL OF ASSESSOR'S PARCELS 2410200014 & 2410200015.
2. PROPERTY IS CURRENTLY ZONED "A1" GENERAL AGRICULTURE.
3. MINIMUM BUILDING SETBACK LIMITS: FRONT= 50' SIDE =15' REAR = 35'
4. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. 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.



NOTE:
SUBDIVISION WAS PLATTED IN 1977 AND PREDATES CURRENT ZONING FOR AREA AND LOT WIDTH REQUIRMENT OF 150' AT THE SETBACK LINE.

BOUNDARY LINE ADJUSTMENT SHOWN HEREON DOES NOT CHANGE LOT AREAS OR LOT WIDTH AT THE SETBACK LINES.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG.
C1	48°11'24"	25.00	21.03	11.18	20.41	S85°54'18"W
C2	89°13'57"	50.00	77.87	49.33	70.24	S73°34'26"E
C3	73°44'23"	50.00	64.35	37.50	60.00	S07°54'44"W

CERTIFICATE OF APPROVAL
THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

4 APRIL 2023 — DATE — SUBDIVISION AGENT OF JAMES CITY COUNTY

N/A — DATE — VIRGINIA DEPARTMENT OF HEALTH

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 09/27/2022

GRAPHIC SCALE
40 0 40 80
SCALE: 1" = 40'

AREA TABULATION:

BEFORE:		
LOT 14	77,100 S.F.±	1.77 AC.±
LOT 15	64,400 S.F.±	1.48 AC.±
TOTAL	141,500 S.F.±	3.25 AC.±
AFTER:		
LOT 14	77,100 S.F.±	1.77 AC.±
LOT 15	64,400 S.F.±	1.48 AC.±
TOTAL	141,500 S.F.±	3.25 AC.±

EVEN EXCHANGE OF AREA 1,027 SF

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

COMMONWEALTH OF VIRGINIA
09/27/2022
A.D. SEBERT
LIC. NO. 2221
LAND SURVEYOR

LEGEND:

N/F	NOW OR FORMERLY
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD 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

PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN LOT 14 & LOT 15 PINERIDGE

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

REVISIONS

1	REVISED LAYOUT	11/1/22
2	PER COMMENTS DATED 12/05/2022	12/12/22
3	ADDED REAR BSL	2/19/23
4	SHOW LOT 15	2/27/23

DESIGNED BY: ADS
DATE: 09/27/2022
SCALE: 1"= 40'
PROJECT NO. J241-1
DRAWING NO. 1 OF 1

JCC SUBMITTAL: S-22-0028

\J241-1 126 WILDERNESS LANE.DWG 2/27/2023 4:41:42 PM EST