

202401225

CERTIFICATION OF SOURCE OF TITLE:

JAMES CITY COUNTY PARCEL ID No. (PIN) 1910200066

THE PROPERTY SHOWN ON THIS PLAT AS LOT 66, SECTION No. 1, CHICKAHOMINY HAVEN, WAS CONVEYED BY KIRK D. MOORE AND PENELOPE H. RICH, HIS WIFE, TO KIRK D. MOORE AND PENELOPE H. RICH, HUSBAND AND WIFE, BY DEED DATED MARCH 22, 2023, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA, ON APRIL 5, 2023, AS INSTRUMENT No. 202303191.

IT BEING THE SAME PROPERTY CONVEYED TO KIRK D. MOORE BY DEED DATED AUGUST 14, 2004, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT No. 040021847.

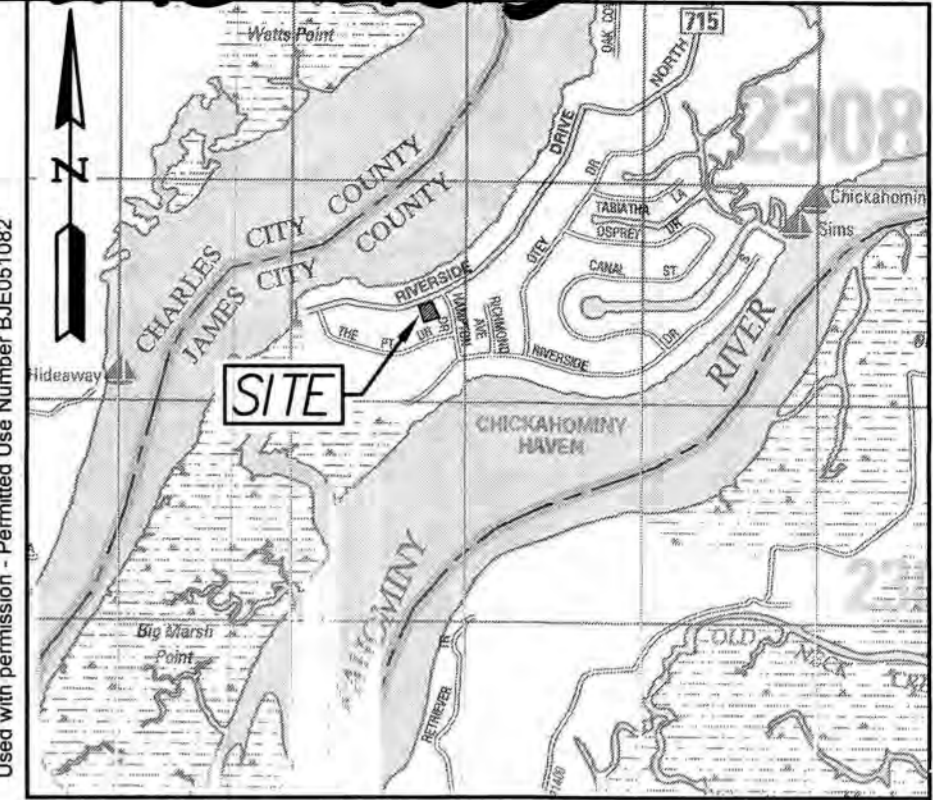
CERTIFICATION OF SOURCE OF TITLE:

JAMES CITY COUNTY PARCEL ID No. (PIN) 1910200067

THE PROPERTY SHOWN ON THIS PLAT AS LOT 67, SECTION No. 1, CHICKAHOMINY HAVEN, WAS CONVEYED BY ROBERT N. GULLEY AND DEBRA B. GULLEY, HUSBAND AND WIFE, TO KIRK D. MOORE AND PENELOPE H. RICH, HUSBAND AND WIFE, BY DEED DATED NOVEMBER 22, 2013, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA, ON NOVEMBER 17, 2013, AS INSTRUMENT No. 130026518.

GENERAL NOTES:

- 1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
2. THE PURPOSE OF THIS PLAT IS TO EXTINGUISH (VACATE) THE INTERIOR LOT LINE AS SHOWN.
3. CONTROL FOR THIS SURVEY WAS ESTABLISHED BY MEANS OF GPS, DERIVED WITHIN KeyNetGPS, A TRIMBLE VRS NETWORK. HORIZONTAL DATUM: VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4502 (NAD 83) VERTICAL DATUM: NAVD 88 REFERENCE: VARIATION TO RECORD PLAT AZIMUTH, PLAT BOOK 17, PAGE 44, IS RIGHT 01°47'40"
4. THE IMPROVEMENTS SHOWN WERE FIELD LOCATED AT TIME OF SURVEY; THE EXISTING SEPTIC DRAIN FIELD LOCATION SHOWN WAS IDENTIFIED BY THE PROPERTY OWNER. THE EXISTING WELL IS AS SHOWN.
5. THE PROPERTY LIES IN TWO (2) ZONES, FLOOD ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. No. 51095C0082D, MAP REVISED DATE DECEMBER 16, 2015.
6. PER JAMES CITY COUNTY PARCEL VIEWER, NO RESOURCE PROTECTION AREA (RPA) ARE LOCATED ON THE PROPERTY.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY CODE.
10. MONUMENTS SHALL BE SET PER SEC. 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE. AS A RESULT OF THIS PLAT, NO NEW CORNERS ARE BEING CREATED AND NO NEW MONUMENTS WILL BE SET.



OWNER'S CERTIFICATE:

THE BOUNDARY LINE EXTINGUISHMENT, CONSOLIDATION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS LOTS 66 AND 67, SECTION No. 1, CHICKAHOMINY HAVEN, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Signatures and dates for Kirk D. Moore (11/7/24) and Penelope H. Rich (11/7/2024).

CERTIFICATE OF NOTARIZATION, OWNER'S:

COMMONWEALTH / STATE OF Virginia, CITY / COUNTY OF James City. Notary Public John F. Sluss, My Commission Expires 7/31/25, Notary Registration Number: 312410.



CERTIFICATE OF APPROVAL

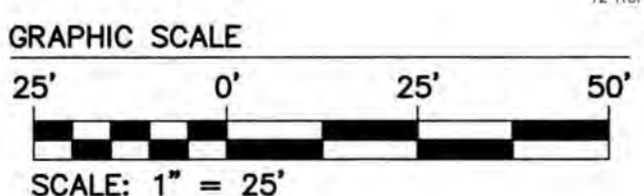
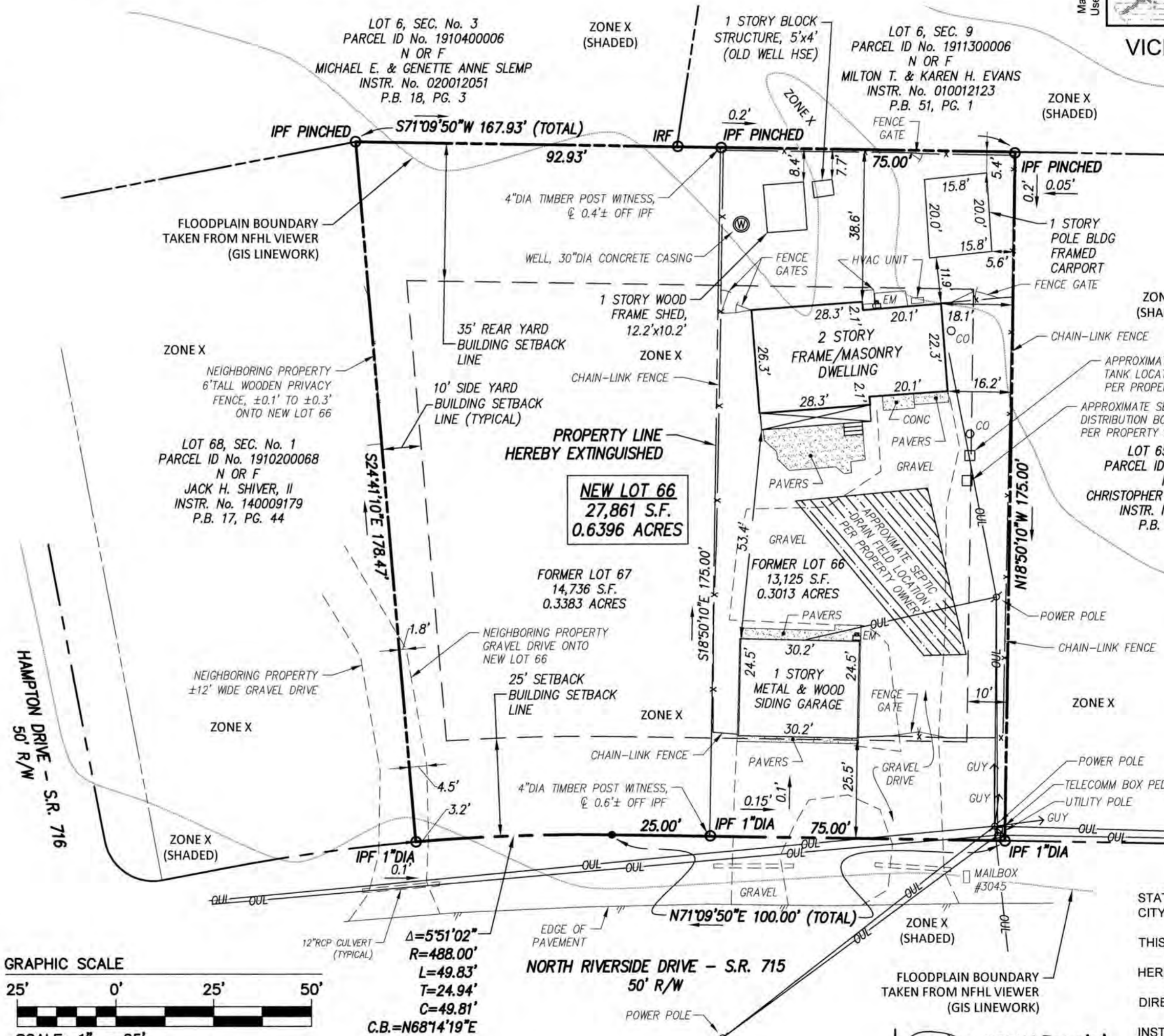
THE BOUNDARY LINE EXTINGUISHMENT, CONSOLIDATION OF LAND IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature of Subdivision Agent of James City County, dated 01/18/2024.

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.

Signature of Samuel J. Bickers, L.S. #002304, dated 10-02-2023.



- LEGEND: IRF= IRON ROD FOUND, IPF= IRON PIPE FOUND, INSTR.= INSTRUMENT, P.B.= PLAT BOOK, CO.= CLEANOUT, EM= ELECTRIC METER, OUL= OVERHEAD UTILITY LINES, PG.= PAGE, RCP= REINFORCED CONCRETE PIPE, R/W= RIGHT-OF-WAY

- PROPERTY INFORMATION: LOT 66, SECTION No. 1 (IMPROVED, YEAR BUILT 1973) PARCEL ID No.: 1910200066, PROPERTY ADDRESS: 3045 NORTH RIVERSIDE DRIVE, ZONED: R-2 GENERAL RESIDENTIAL DISTRICT. LOT 67, SECTION No. 1 (UNIMPROVED) PARCEL ID No.: 1910200067, PROPERTY ADDRESS: 3047 NORTH RIVERSIDE DRIVE, ZONED: R-2 GENERAL RESIDENTIAL DISTRICT. BUILDING SETBACKS (PER CURRENT ZONING, R-2) FRONT SETBACK = 25 FEET, SIDE YARD (MAIN STRUCTURE) = 10 FEET, REAR YARD (MAIN STRUCTURE) = 35 FEET. 1 STORY ACCESSORY STRUCTURES SIDE YARD = 5 FEET, REAR YARD = 5 FEET.

STATE OF VIRGINIA, CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 23 DAY OF January, 2024, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 1:13 AM/ PM. INSTRUMENT # 202401225. TESTE: C. Harriott, ELIZABETH E. O'CONNOR, CLERK.

Table with 4 columns: Rev., Date, Description, Revised By.



AES CONSULTING ENGINEERS, 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188, Phone: (757) 253-0040, www.aesva.com

PLAT OF BOUNDARY LINE EXTINGUISHMENT, CONSOLIDATION OF LAND, LOTS 66 AND 67, SECTION No. 1, CHICKAHOMINY HAVEN, OWNED BY KIRK D. MOORE AND PENELOPE H. RICH. POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA.

Project Contacts: SJB / CMA, Project Number: W26481-00, Scale: 1 inch = 25 feet, Date: 10-02-2023, Sheet Number: 1 OF 1

Vertical text on the left edge: S:\Survey\2024\10-02-2023\1910200066\1910200066\_Plat\202401225.dwg, 1/18/2024, 3:01:57 PM, Sam Bickers