

202402092

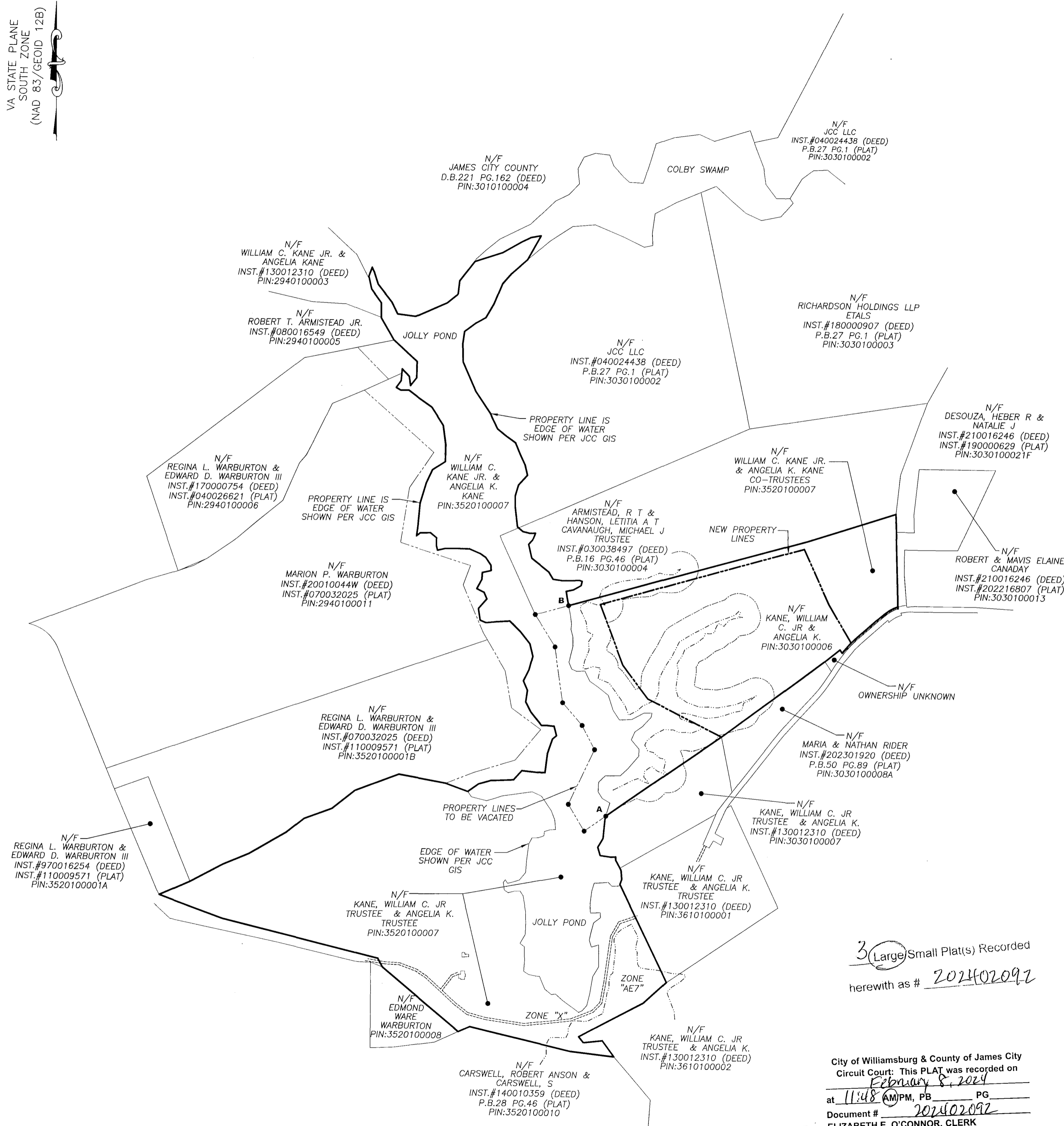
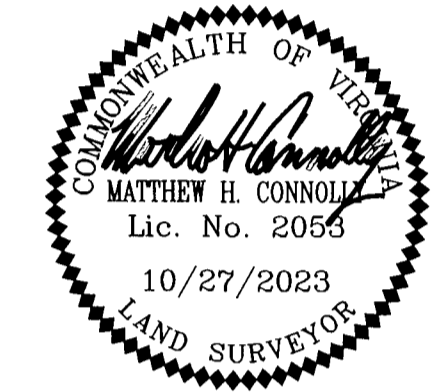
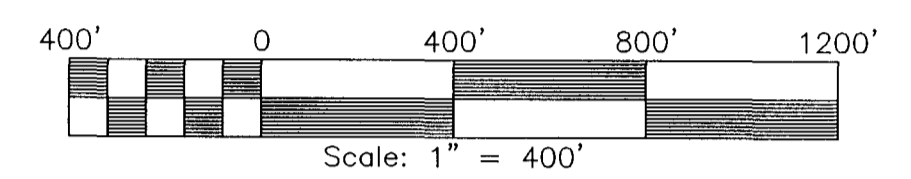
VA STATE PLANE
SOUTH ZONE
(NAD 83/GEOID 12B)

BOUNDARY LINE ADJUSTMENT
BETWEEN
PARCEL ID: 3030100006 & PARCEL ID: 3520100007
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/27/2023 JOB # 23-104



Engineering & Surveying Consultants
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 3
JCC-S-23-0033



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 LOCATED FOR THIS PLAT.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 4. LOTS ARE SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. PARCELS LIE IN FIRM ZONE "X & AE7" & ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0112D DATED 12/16/2015.
- 7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 10. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
- 11. PRIOR TO ANY FURTHER LAND DEVELOPMENT ACTIVITIES; A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.
- 12. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 13. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 14. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
- 15. BUILDING SETBACKS FOR A-1 ZONING:
FRONT - 75'
SIDE - 15'
REAR - 35'
- 16. EXISTING GRAVEL DRIVE APPEARS TO BE IN CURRENT USE FOR ACCESS TO ARMISTEAD & CAVANAUGH PROPERTY. DOCUMENTATION FOR ACCESS EASEMENT, IF ANY, HAS NOT BEEN PROVIDED TO THIS FIRM.
- 17. UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED FOR THIS PLAT. ONLY ABOVE GROUND UTILITIES ARE SHOWN.

3 Large/Small Plat(s) Recorded
herewith as # 202402092

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
February 8, 2024
at 11:48 AM/PM, PG _____
Document # 202402092
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

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.