

202402092



AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PARCEL ID: 3030100006	1,697,969 S.F. / 38.98 AC.	871,586 S.F. / 20.01 AC.
PARCEL ID: 3520100007	5,703,746± S.F. / 130.94± AC.	6,530,515± S.F. / 149.92± AC.

AREA DEDICATED FOR PUBLIC USE	
TOTAL AREA DEDICATED FOR PUBLIC USE:	4,091 S.F. / 0.10 AC.

BOUNDARY LINE ADJUSTMENT BETWEEN

PARCEL ID: 3030100006 & PARCEL ID: 3520100007

POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 10/27/2023

JOB # 23-104

LandTech Resources, Inc. Engineering & Surveying Consultants

205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

SHEET 1 OF 3

JCC-S-23-0033

OWNERS CERTIFICATE PARCEL ID: 3520100007:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL ID: 3520100007 & PARCEL ID: 3030100006 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signatures and dates for parcel 3520100007: William C. Kane Jr. (Trustee) dated 12/21/2023, and Angelia K. Kane (Trustee) dated 12/21/2023.

OWNERS CERTIFICATE PARCEL ID: 3030100006:

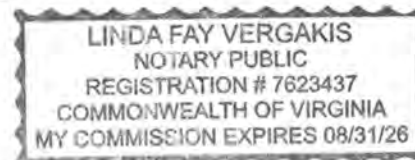
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL ID: 3520100007 & PARCEL ID: 3030100006 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signatures and dates for parcel 3030100006: William C. Kane Jr. dated 12/21/2023, and Angelia K. Kane dated 12/21/2023.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City I, Linda Vergakis, 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 21st DAY OF December, 2023.

Notary signature and commission expiration date: August 31, 2026. Registration No. 7623437.



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Notary signature and commission expiration date: August 31, 2026. Registration No. 7623437.



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF WILLIAM C. KANE JR. & ANGELIA K. KANE, CO-TRUSTEES AND WAS ACQUIRED FROM: WILLIAM C. KANE SR. BY THAT CERTAIN DEED DATED MAY 14, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT #130012310.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF WILLIAM C. KANE JR. & ANGELIA K. KANE AND WAS ACQUIRED FROM: THOMAS B. WALLACE BY THAT CERTAIN DEED DATED AUG. 30, 2017, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT #170017701.

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.

CERTIFICATE OF APPROVAL

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

Signatures and dates for approval: VA Department of Transportation (01/04/24), VA Department of Health (1/8/2024), and Subdivision Agent of James City County (01/18/2024).

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.

Signature and date of Matthew Connolly, L.S.: 10/27/2023



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

PROPERTY INFORMATION

PARCEL ID: 3520100007 OWNERS: WILLIAM C. JR. & ANGELIA K. KANE, CO-TRUSTEES ADDRESS: 2756 JOLLY POND ROAD WILLIAMSBURG, VIRGINIA 23188 ZONING DISTRICT: A1 GENERAL AGRICULTURE

PARCEL ID: 3030100006 OWNERS: WILLIAM C. JR. & ANGELIA K. KANE ADDRESS: 3008 JOLLY POND ROAD WILLIAMSBURG, VIRGINIA 23188 ZONING DISTRICT: A1 GENERAL AGRICULTURE

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 8th DAY OF February, 2024. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:48 AM INSTRUMENT # 202402092 TESTE ELIZABETH E. O'CONNOR, CLERK

202402092

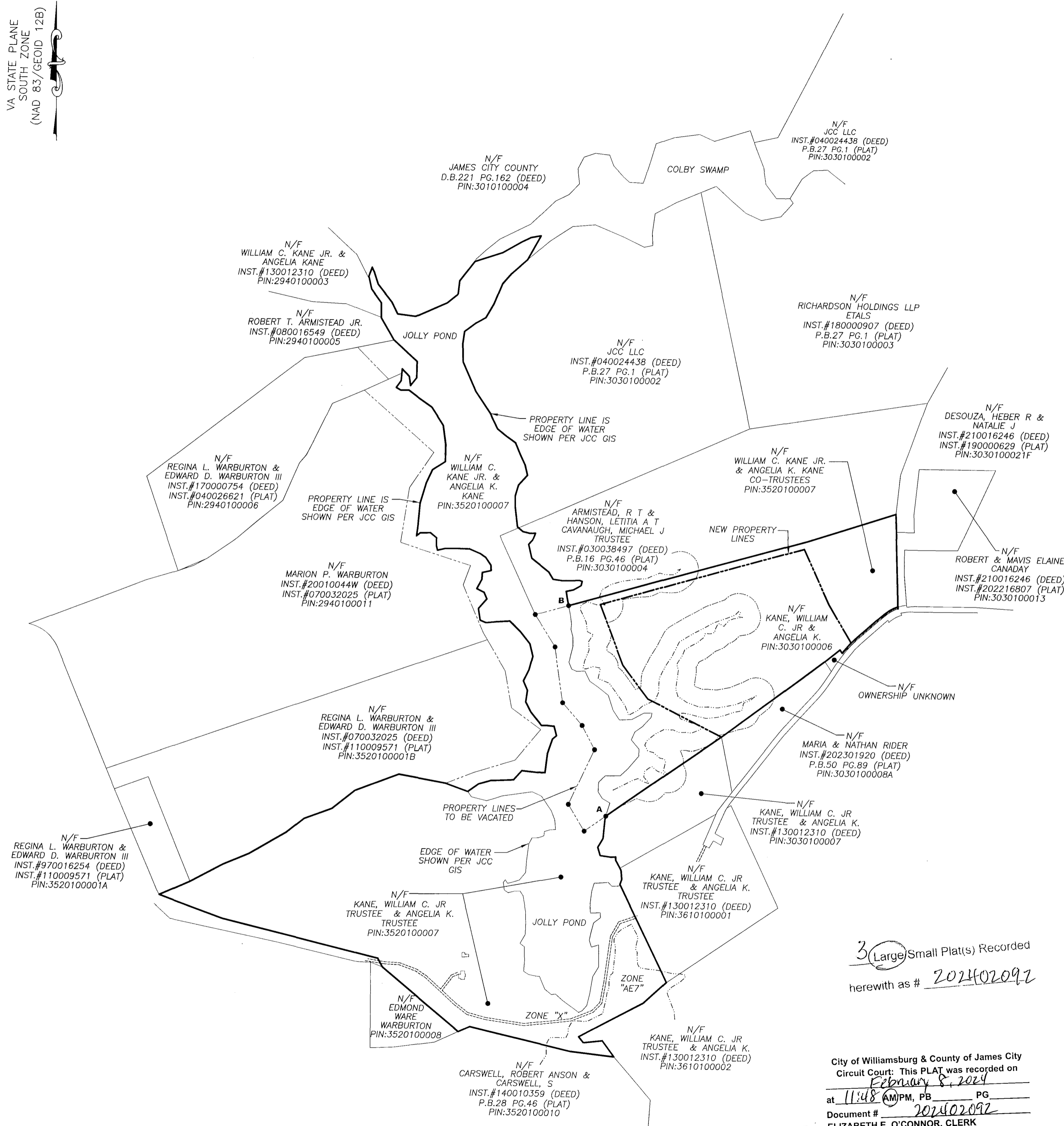
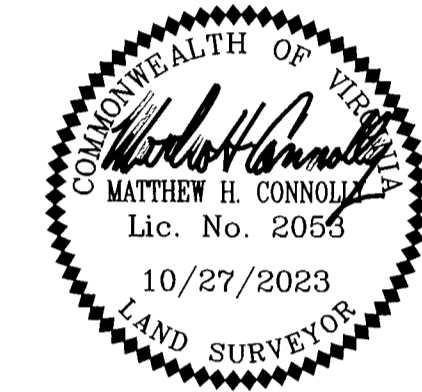
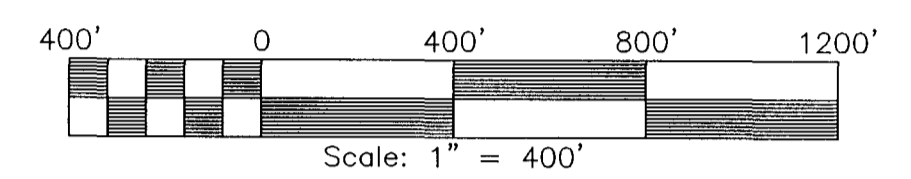
VA STATE PLANE
SOUTH ZONE
(NAD 83/GEOID 12B)

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

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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.

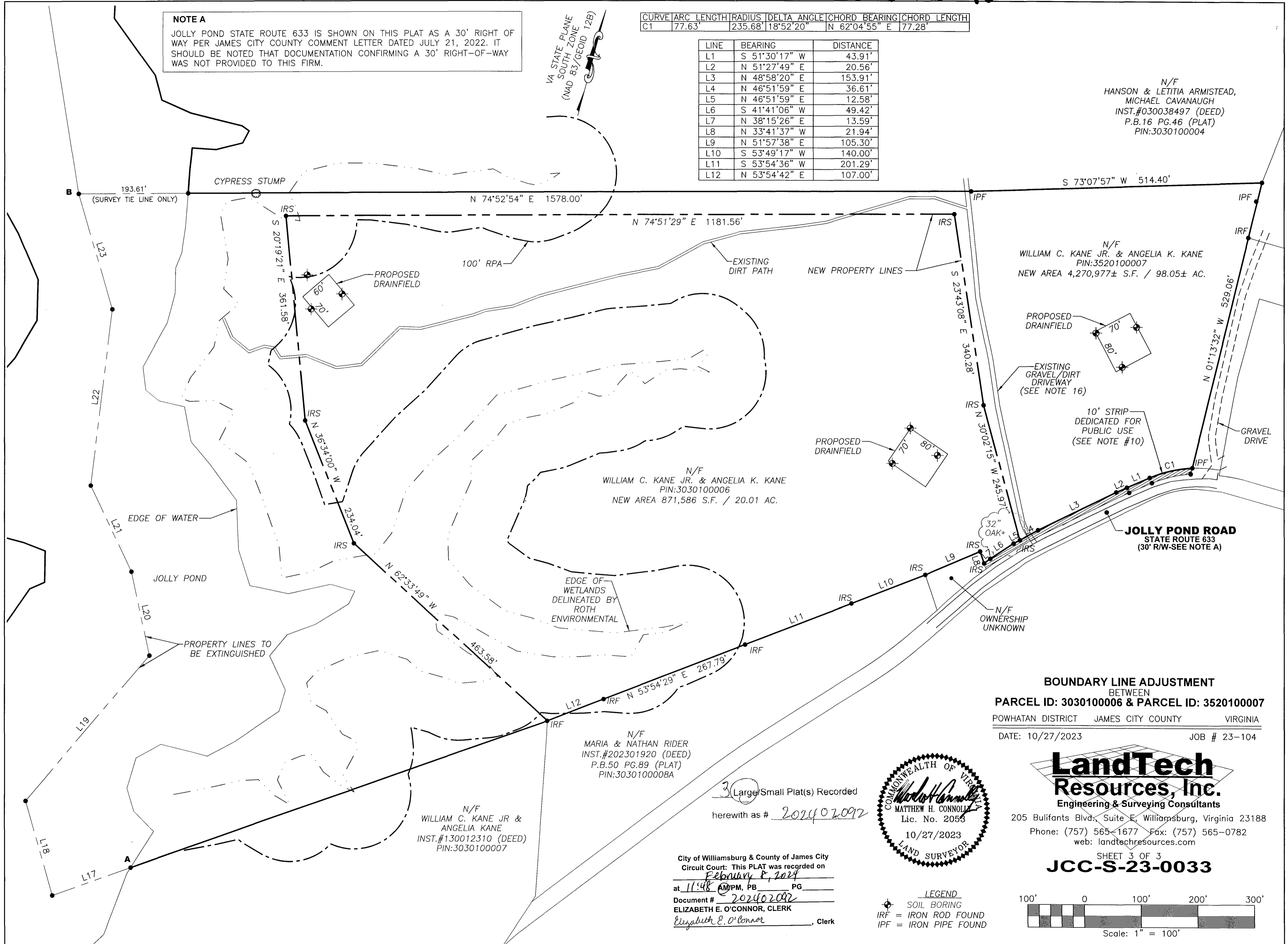
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.63'	235.68'	18°52'20"	N 62°04'55" E	77.28'

LINE	BEARING	DISTANCE
L1	S 51°30'17" W	43.91'
L2	N 51°27'49" E	20.56'
L3	N 48°58'20" E	153.91'
L4	N 46°51'59" E	36.61'
L5	N 46°51'59" E	12.58'
L6	S 41°41'06" W	49.42'
L7	N 38°15'26" E	13.59'
L8	N 33°41'37" W	21.94'
L9	N 51°57'38" E	105.30'
L10	S 53°49'17" W	140.00'
L11	S 53°54'36" W	201.29'
L12	N 53°54'42" E	107.00'

N/F
 HANSON & LETITIA ARMISTEAD,
 MICHAEL CAVANAUGH
 INST.#030038497 (DEED)
 P.B.16 PG.46 (PLAT)
 PIN:3030100004



N/F
 WILLIAM C. KANE JR. & ANGELIA K. KANE
 PIN:3520100007
 NEW AREA 4,270,977± S.F. / 98.05± AC.

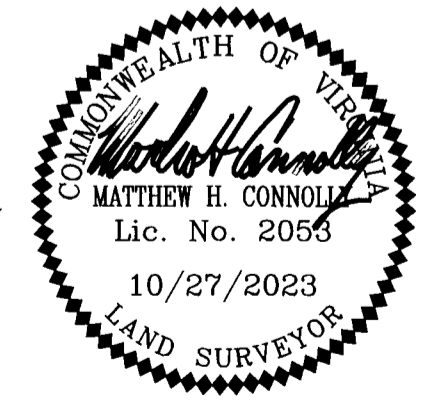
N/F
 WILLIAM C. KANE JR. & ANGELIA K. KANE
 PIN:3030100006
 NEW AREA 871,586 S.F. / 20.01 AC.

N/F
 MARIA & NATHAN RIDER
 INST.#202301920 (DEED)
 P.B.50 PG.89 (PLAT)
 PIN:3030100008A

N/F
 WILLIAM C. KANE JR &
 ANGELIA KANE
 INST.#130012310 (DEED)
 PIN:3030100007

BOUNDARY LINE ADJUSTMENT
 BETWEEN
PARCEL ID: 3030100006 & PARCEL ID: 3520100007
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
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 SHEET 3 OF 3
JCC-S-23-0033

LEGEND
 SOIL BORING
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND

