

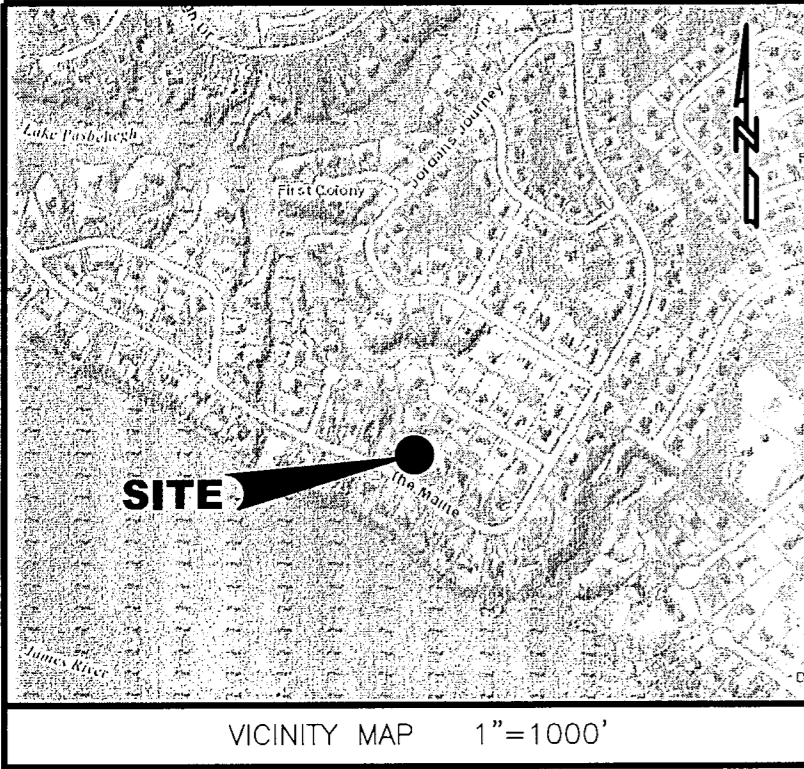
202404863

PROPERTY INFORMATION

LOT 121
THOMAS J. & PATRICIA COLL
PROPERTY ADDRESS:
173 THE MAINE
WILLIAMSBURG, VA 23185
PARCEL ID: 4540200121

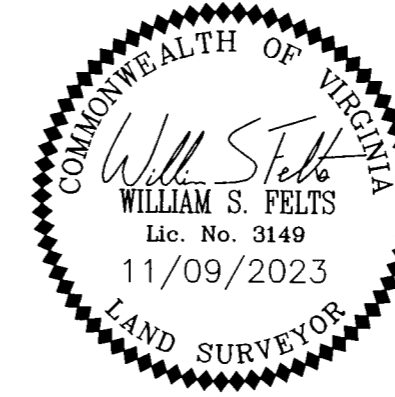
LOT 122
ALDEN C. & SYLVIA R. DAVIS, TRUSTEES
PROPERTY ADDRESS:
171 THE MAINE
WILLIAMSBURG, VA 23185
PARCEL ID: 4540200122

LOT 122A
JAMES CITY SERVICE AUTHORITY
PROPERTY ADDRESS:
171A THE MAINE
WILLIAMSBURG, VA 23185
PARCEL ID: 4540200122A



BOUNDARY LINE ADJUSTMENT
BETWEEN
LOT 121, LOT 122 & LOT 122A
SECTION 3, THE MAINE

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 11/09/2023 JOB #20-107



LandTech
Resources, Inc.
Surveying & Engineering Consultants

205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2

OWNERS CERTIFICATE: (PARCEL ID: 4540200121)

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

BY: Thomas J. Coll 31 Jan 24
SIGNATURE THOMAS J. COLL DATE

BY: Patricia Coll 31 Jan, 2024
SIGNATURE PATRICIA COLL DATE

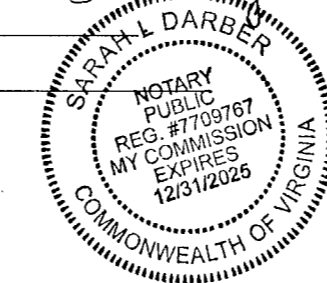
OWNERS CERTIFICATE: (PARCEL ID: 4540200122A)

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BY: M. Douglas Powell 2/27/24
SIGNATURE DATE
M. Douglas Powell General Manager
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, Sarah L. Darber, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 27th DAY OF February, 2024. MY COMMISSION EXPIRES 12/31/2025. Sarah L. Darber NOTARY PUBLIC REGISTRATION NO. 7709767



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JAMES CITY SERVICE AUTHORITY AND WAS ACQUIRED FROM: THOMAS J. COLL BY THAT CERTAIN DEED DATED MAY 3, 1985 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS PLAT BOOK 270 PG.447.

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. THE PROPERTY SHOWN IS SERVICED BY PUBLIC WATER & SEWER.
3. WETLANDS WERE NOT INVESTIGATED AS PART OF THIS PLAT.
4. PROPERTY LINES ARE SHOWN FROM PLATS OF RECORD AS WELL AS MONUMENTATION FOUND.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. PROPERTY LIES IN WITHIN FIRM ZONE X AS SHOWN ON COMMUNITY PANEL 51095C0181D EFFECTIVE DECEMBER 16, 2015.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
9. PROPERTY IS ZONED R1 LIMITED RESIDENTIAL.
10. PER THE JCC GIS THE PROJECT AREA APPEARS TO LIE WITHIN AN RPA BUFFER, SAID BUFFER HAS BEEN SHOWN FROM THE EDGE OF THE WATER AS LOCATED AT THE TIME OF THE SURVEY; RPA LOCATION HAS NOT BEEN VERIFIED BASED ON A DELINEATION OF AREAS OF WETLANDS.
11. 5' BUILDING SETBACKS PER ZONING VARIANCE RESOLUTION CASE NO. BZA-21-0001.

OWNERS CERTIFICATE: (PARCEL ID: 4540200122)

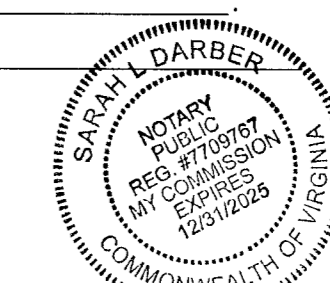
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

BY: Alden C. Davis 2-27-24
SIGNATURE ALDEN C. DAVIS (TRUSTEE) DATE

BY: Sylvia R. Davis 2/27/24
SIGNATURE SYLVIA R. DAVIS (TRUSTEE) DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, Sarah L. Darber, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 27th DAY OF February, 2024. MY COMMISSION EXPIRES 12/31/2025. Sarah L. Darber NOTARY PUBLIC REGISTRATION NO. 7709767



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF ALDEN CARTER DAVIS, JR. AND SYLVIA R. DAVIS (TRUSTEES) AND WAS ACQUIRED FROM: ALDEN CARTER DAVIS, JR. & SYLVIA R. DAVIS, JANUARY 6, 2017 IN INSTRUMENT #170000270 AND PREVIOUSLY FROM: MICHAEL & LISA I. HEALY BY THAT CERTAIN DEED DATED JUNE 23, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #140010285.

2 Large/Small Plat(s) Recorded
herewith as # 202404863

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 17, 2024
at 10:02 AM PM, PG.
Document # 202404863
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

AREA TABULATION

Table with 3 columns: PARCEL #, OLD AREA, NEW AREA. Rows include LOT 122, LOT 122A, and LOT 121 with their respective areas in square feet and acres.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF THOMAS J. COLL & PATRICIA COLL AND WAS ACQUIRED FROM: THOMAS J. COLL BY THAT CERTAIN DEED DATED NOVEMBER 8, 1984 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS DEED BOOK 258 PAGE 826.

CERTIFICATE OF APPROVAL

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

02/29/2024 Susan M. Byrnes
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY
VIRGINIA DEPARTMENT OF TRANSPORTATION

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.

11/09/2023
DATE WILLIAM S. FELTS, L.S., 3149

S-23-0038

202404863

BOUNDARY LINE ADJUSTMENT
 BETWEEN
LOT 121, LOT 122 & LOT 122A
SECTION 3, THE MAINE

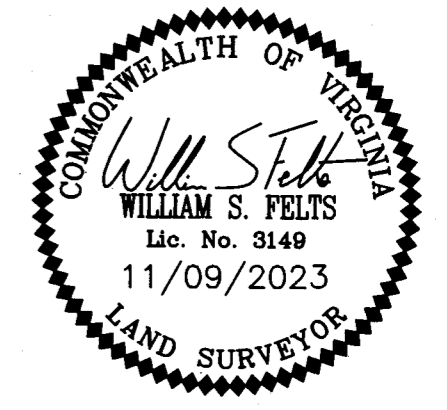
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 11/09/2023 SCALE: 1"=10' JOB #20-107

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SHEET 2 OF 2

2 Large/Small Plat(s) Recorded
 herewith as # 202404863



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
April 17, 2024
 at 10:02 AM/PM, PB PG
 Document # 202404863
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk

*PER BZA-21-0001 VARIANCE GRANTED

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 2108.48' | 100.86' | 100.85' | N 61°16'26" W | 2°44'27" |
| C2 | 2108.48' | 151.75' | 151.72' | N 64°42'22" W | 4°07'25" |

VIRGINIA STATE PLANE
 COORDINATE SYSTEM
 VIRGINIA SOUTH ZONE
 (NAD 83)

LOT 121
 N/F
 THOMAS J. & PATRICIA COLL
 D.B. 258, PG. 826
 PARCEL I.D. 4540200121
 OLD: 21,455 SF / 0.492 AC
 NEW: 21,370 SF / 0.490 AC

PORTION OF EXISTING
 DRAINAGE
 EASEMENT WITHIN JCSA
 PROPERTY HEREBY
 RELOCATED

TRUE POINT OF
 BEGINNING
 TEMPORARY
 CONSTRUCTION
 EASEMENT

10' JCSA SAN.
 SEWER EASEMENT &
 INGRESS/EGRESS
 EASEMENT
 D.B. 270 PG. 448
 D.B. 249 PG. 398

LOT 122
 N/F
 ALDEN C. & SYLVIA R. DAVIS TRUST
 INSTR. #170000270
 PARCEL I.D. 4540200122
 OLD: 27,754 SF / 0.637 AC
 NEW: 27,385 SF / 0.629 AC

10' DRAINAGE EASEMENT
 CENTERED ALONG
 PROPERTY LINE TO
 EXTEND AND CONNECT TO
 EXISTING DRAINAGE
 EASEMENT

10' DRAINAGE EASEMENT
 P.B. 121 PG. 122

50' PUBLIC RIGHT-OF-WAY
 THE MAINE

POINT OF
 BEGINNING

15' EASEMENT
 (P.B. 21, PC. 8)

15" RCP
 INV=19.84'

15" RCP
 INV=19.36'

APPROX: 100' RPA

S-23-0038