

202412060

PROPERTY INFORMATION

PARCEL ID# 4830100004 & PARCEL ID# 4830100004A
OWNER: COVINGTON, BERNARD T & GLENDA M
INST. #980010262
ADDRESS:
2800 & 2790 LAKE POWELL RD
JAMES CITY COUNTY, VIRGINIA 23185
ZONING DISTRICT: R-2 GENERAL RESIDENTIAL
SETBACKS PER R-2 ZONING:
FRONT: 25'
SIDE: 10'
REAR: 35'



**SUBDIVISION AND BOUNDARY
LINE ADJUSTMENT PLAT**

OF
**PARCEL ID #4830100004 &
PARCEL ID #4830100004A**

JAMES CITY COUNTY ROBERTS DISTRICT VIRGINIA

DATE: 03/15/2024

JOB:24-024



**ENGINEERING AND SURVEYING
CONSULTANTS**
205E Bulifants Blvd., Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

OWNERS CERTIFICATE: (PARCEL ID: 4830100004 & PARCEL ID:4830100004A)

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.

Glenda M Covington 7-2-24
SIGNATURE (GLENDA M COVINGTON) DATE
Bernard T Covington 7-2-24
SIGNATURE (BERNARD T COVINGTON) DATE

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 INVESTIGATED AS PART OF THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PER FEMA FLOOD INDEX MAP PANEL #51095C0201D DATED DECEMBER 16, 2015 THE LOTS DO NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
9. ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
10. ANY 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.

CERTIFICATE OF NOTARIZATION

STATE 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 2nd DAY OF July, 2024. MY COMMISSION EXPIRES August 31, 2026.

Linda J Vergakis
NOTARY PUBLIC

REGISTRATION NO. 7623437



AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PIN:4830100004 / PARCEL 1	418,156 S.F./ 9.60 AC.	327,156 S.F./ 7.51 AC.
PIN:4830100004A / PARCEL 2	19,116 S.F./ 0.44 AC.	59,529 S.F./ 1.37 AC.
PARCEL 3		32,986 S.F./ 0.76 AC.
PUBLIC USE DEDICATION		17,601 S.F./ 0.40 AC.
TOTAL COMBINED AREA	437,272 S.F./ 10.04 AC.	437,272 S.F./ 10.04 AC.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF BERNARD T. COVINGTON AND GLENDA M. COVINGTON, AND WAS ACQUIRED FROM BERNARD T. COVINGTON AND GLENDA M. COVINGTON BY THAT CERTAIN DEED DATED MAY 29, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 980010262.

CERTIFICATE OF APPROVAL

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

07/18/24 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
07/24/24 Susan M. Stenes
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY



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.

06/21/2024 W. Chase Grogg
DATE WALKER CHASE GROGG, L.S. 3645

2 (Large) Small Plat(s) Recorded
herewith as # 202412060

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 4 DAY OF September, 2024. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:16 AM INSTRUMENT # 202412060
TESTE ELIZABETH E. O'CONNOR, CLERK

202412060

SUBDIVISION AND BOUNDARY LINE ADJUSTMENT PLAT

OF
**PARCEL ID #4830100004 &
 PARCEL ID #4830100004A**

JAMES CITY COUNTY ROBERTS DISTRICT VIRGINIA
 DATE: 06/21/2024 JOB:24-024

LRI
LANDTECH
RESOURCES, INC.
 ENGINEERING AND SURVEYING CONSULTANTS
 205E Bulifants Blvd., Williamsburg, VA 23188
 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com
 PAGE 2 OF 2

- LEGEND**
- SIGN
 - ⊞ WATER METER
 - TELEPHONE PEDESTAL
 - ⊞ HVAC UNIT
 - ⊞ UTILITY POLE
 - OHP- OVERHEAD UTILITY
 - SANITARY SEWER MANHOLE
 - ⊞ LIGHT POLE
 - IRF = IRON ROD FOUND
 - NF = NAIL FOUND
 - IPF = IRON PIPE FOUND
 - ⊞ GUY WIRE
 - ⊞ WELL

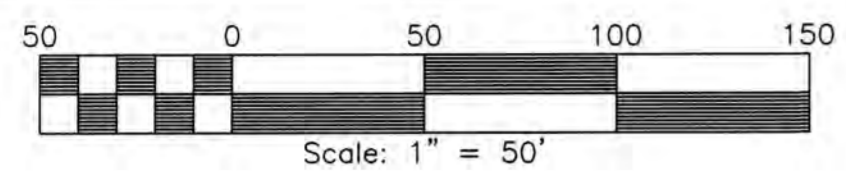
APPROXIMATE LOCATION OF RIGHT OF WAY AND PARCELS SHOWN PER JCC GIS MAPPING AND RECORDED DOCUMENTS P.B. 64 PG. 71
 INST.# 070013805
 INST.# 070022832



EXISTING PROPERTY LINE IS TO C OF ROAD (P.B. 19 PG. 8) (INST. #980010262)

25' DEDICATED FOR PUBLIC USE 17,601 S.F. 0.40 AC.

EXISTING 30' PRESCRIPTIVE EASEMENT PER INST.# 980010262



PARCEL:4830100017
 N/F
 GOTT, ROBERT J &
 PATRICIA A
 INST#200001268 (DEED)
 INST#210016346 (PLAT)

PARCEL:4830100007
 N/F
 LYNCH, ABRAHAM JOSEPH
 INST#200003249 (DEED)

PARCEL:4830100006
 N/F
 RICHARDSON, ROBERT O & KAREN
 W
 INST#090027774 (DEED)

PARCEL:4830100017B
 N/F
 DUFFELER, PATRICK G II
 TRUSTEE & KRISTEN M
 TRUSTEE
 INST#202306015 (DEED)
 INST#210016346 (PLAT)

PARCEL 1
 PIN:4830100004
 418,156 S.F. (OLD)
 9.60 AC. (OLD)
 327,223 S.F. (NEW)
 7.51 AC. (NEW)
 N/F
 COVINGTON, BERNARD T & GLENDA M
 INST#980010262 (DEED & PLAT)
 P.B. 19 PG. 8

PARCEL 2
 PIN:4830100004A
 19,116 S.F. (OLD)
 0.44 AC. (OLD)
 59,529 S.F. (NEW)
 1.37 AC. (NEW)
 N/F
 COVINGTON, BERNARD T &
 GLENDA M
 50' FRONT BSL
 FROM C OF ROAD

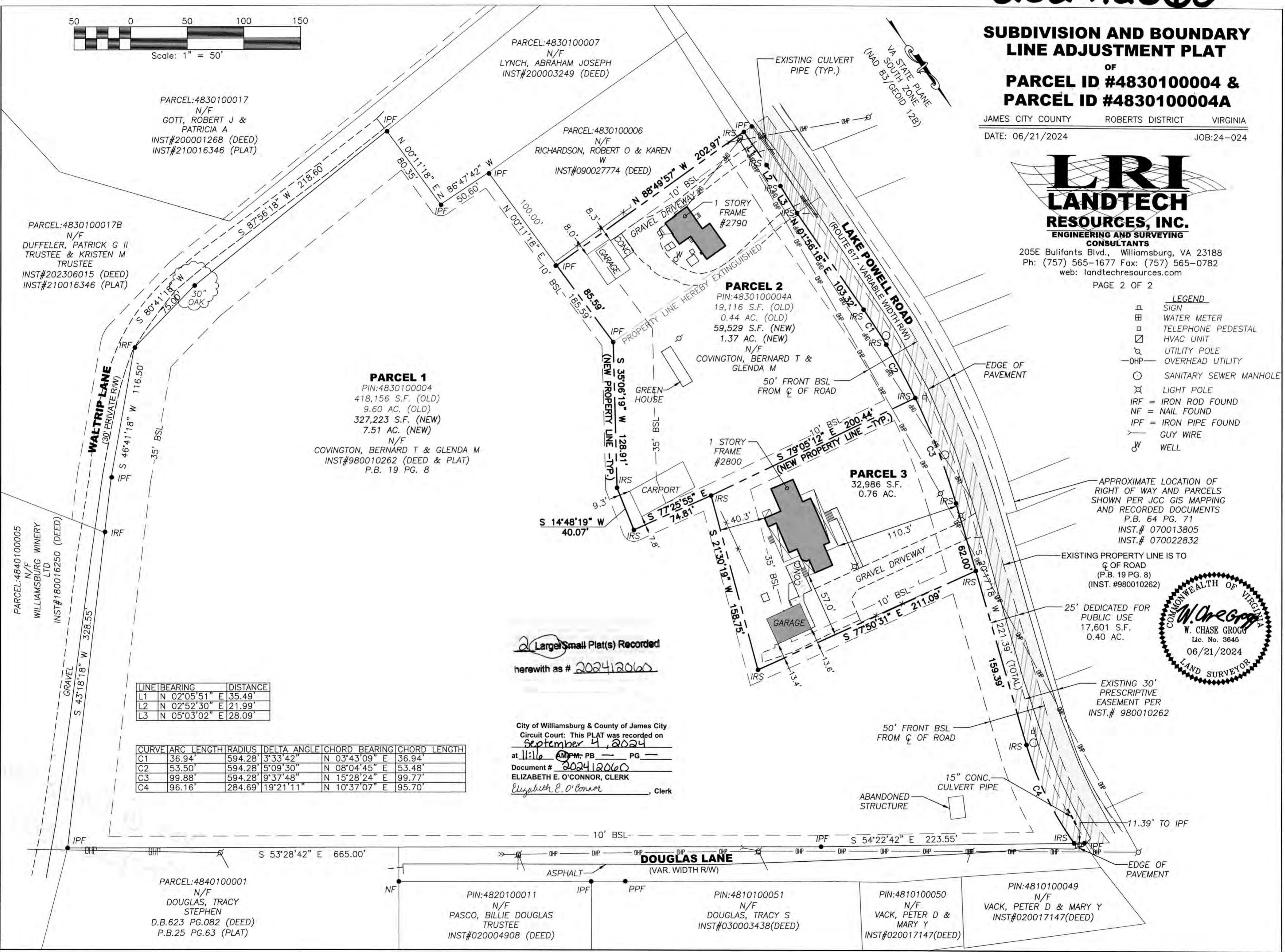
PARCEL 3
 32,986 S.F.
 0.76 AC.

2 Large/Small Plat(s) Recorded
 herewith as # 202412060

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
September 4, 2024
 at 11:16 AM PB PG
 Document # 202412060
 ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

LINE	BEARING	DISTANCE
L1	N 02°05'51" E	35.49'
L2	N 02°52'30" E	21.99'
L3	N 05°03'02" E	28.09'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.94'	594.28'	3°33'42"	N 03°43'09" E	36.94'
C2	53.50'	594.28'	5°09'30"	N 08°04'45" E	53.48'
C3	99.88'	594.28'	9°37'48"	N 15°28'24" E	99.77'
C4	96.16'	284.69'	19°21'11"	N 10°37'07" E	95.70'



PARCEL:4840100001
 N/F
 DOUGLAS, TRACY
 STEPHEN
 D.B.623 PG.082 (DEED)
 P.B.25 PG.63 (PLAT)

PIN:4820100011
 N/F
 PASCO, BILLIE DOUGLAS
 TRUSTEE
 INST#020004908 (DEED)

PIN:4810100051
 N/F
 DOUGLAS, TRACY S
 INST#030003438(DEED)

PIN:4810100050
 N/F
 VACK, PETER D &
 MARY Y
 INST#020017147(DEED)

PIN:4810100049
 N/F
 VACK, PETER D & MARY Y
 INST#020017147(DEED)