**GENERAL NOTES**

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 18, PG. 6.
- WETLANDS, AS SHOWN, WERE DELINEATED BY ROTH ENVIRONMENTAL AND FIELD LOCATED BY THIS FIRM.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- PARCEL LIES IN F.I.R.M. ZONE "AE" (ELEV 7) ACCORDING TO COMMUNITY PANEL #51095C0082D, DATED DECEMBER 16, 2015.
- ANY NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- LOT 6 AND 7 FALL WITHIN RMA (RESOURCE MANAGEMENT AREA) AND RPA (RESOURCE PROTECTION AREA).
- NOT ALL PHYSICAL IMPROVEMENTS HAVE BEEN SHOWN FOR CLARITY.
- ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE AND PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-3.6 OF THE COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
- LOT IS SERVED BY PRIVATE WATER AND SEWER.

SITE INFORMATION**LOT 6, SECTION NO.2B - CHICKAHOMINY HAVEN**

PIN: 1910300006
 OWNER: BESNIER, GARY W TRUSTEE
 & DEBORAH L TRUSTEE
 SITE ADDRESS: 4027 S RIVERSIDE DR
 JAMES CITY COUNTY, VA
 ZONING: R2 - GENERAL RESIDENTIAL

LOT 7, SECTION NO.2B - CHICKAHOMINY HAVEN

PIN: 1910300007
 OWNER: BESNIER, GARY W TRUSTEE
 DEBORAH L TRUSTEE
 SITE ADDRESS: 4025 S RIVERSIDE DR
 JAMES CITY COUNTY, VA
 ZONING: R2 - GENERAL RESIDENTIAL

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 7	±13,154 S.F. / ±0.3019 AC.	
LOT 6	±13,600 S.F. / ±0.3122 AC.	±26,754 S.F. / ±0.6141 AC.

CERTIFICATE OF SOURCE TITLE - LOT 6

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF GARY W. BESNIER AND/OR DEBORAH L. BESNIER TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE GARY W. BESNIER LIVING TRUST DATED OCTOBER 6 2022 AND DEBORAH L. BESNIER AND GARY W. BESNIER TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE GARY W. BESNIER LIVING TRUST DATED OCTOBER 6 2022 AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. ON OCTOBER 6, 2022 AS INSTRUMENT #202214538.

CERTIFICATE OF SOURCE TITLE - LOT 7

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF GARY W. BESNIER AND DEBORAH L. BESNIER TRUSTEES OF THE GARY W. BESNIER LIVING TRUST DATED OCTOBER 6 2022 AND ANY AMENDMENTS THERETO AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. ON MARCH 19, 2024 AS INSTRUMENT #202403471.

OWNERS CERTIFICATE:

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

Gary W. Besnier Feb 18/2025
 SIGNATURE; GARY W. BESNIER DATE

Gary Besnier
 (PRINT NAME)

Deborah L. Besnier 2/14/25
 SIGNATURE; DEBORAH L. BESNIER DATE

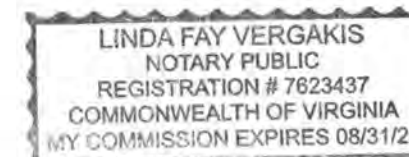
Deborah L. Besnier
 (PRINT NAME)

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Linda F. Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 14th DAY OF February, 2025. MY COMMISSION EXPIRES AUGUST 31, 2026.

Linda F. Vergakis
 NOTARY PUBLIC

REGISTRATION NO. 7623437
 MY COMMISSION EXPIRES: AUGUST 31, 2026

**ENGINEER OR SURVEYORS CERTIFICATE OF APPROVAL**

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 FOR JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

12/23/2024
 DATE

W. Chase Grogg
 WALKER CHASE GROGG, LS. LIC. NO. 3645

CERTIFICATE OF APPROVAL

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

2/18/2025 [Signature]
 DATE VIRGINIA DEPARTMENT OF HEALTH

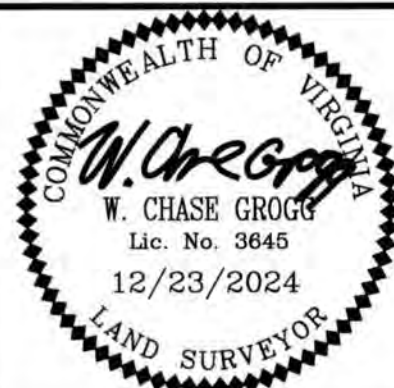
02/26/2025 [Signature]
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

06/10/2025 [Signature]
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

2 Large/Small Plat(s) Recorded
 herewith as # 202507792

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 11 DAY OF June, 2025. @ 12:56 PM
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 202507792
 TESTE C. Hammitt D.C.
 BY ELIZABETH E. O'CONNOR, CLERK, CLERK



DATE: 12/23/2024
 DRAWN BY: AEQ
 PROJECT No. 24-217
 FILE NAME: 24-217.DWG
 REFERENCES:
 P.B.18 PG.6

BOUNDARY LINE EXTINGUISHMENT BETWEEN
 LOT 6 AND LOT 7 SECTION No. 2B
 CHICKAHOMINY HAVEN
 FOR
 GARY BESNIER
 S-24-0039

JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA



SITE INFORMATION

LOT 6, SECTION NO.2B - CHICKAHOMINY HAVEN
PIN: 1910300006
OWNER: BESNIER, GARY W TRUSTEE
& DEBORAH L TRUSTEE
SITE ADDRESS: 4027 S RIVERSIDE DR
JAMES CITY COUNTY, VA
ZONING: R2 - GENERAL RESIDENTIAL

LOT 7, SECTION NO.2B - CHICKAHOMINY HAVEN
PIN: 1910300007
OWNER: BESNIER, GARY W TRUSTEE
DEBORAH L TRUSTEE
SITE ADDRESS: 4025 S RIVERSIDE DR
JAMES CITY COUNTY, VA
ZONING: R2 - GENERAL RESIDENTIAL

BUILDING SETBACKS

SHOWN PER JAMES CITY COUNTY R-2 ZONING
FRONT: 25'
SIDE: 10'
REAR: 35'

GENERAL NOTES

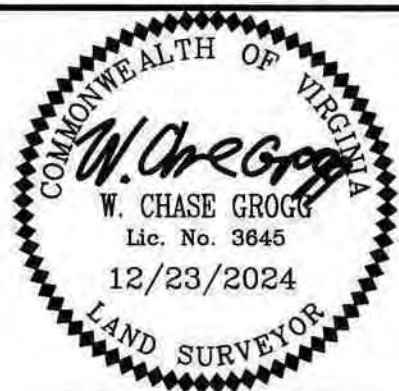
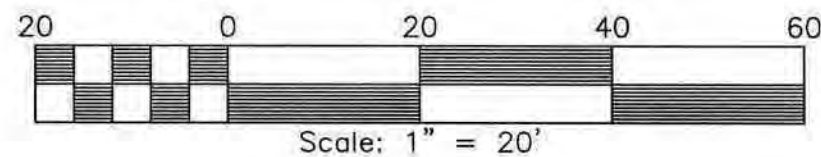
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- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- ENTIRE PARCEL LIES IN F.I.R.M. ZONE "AE" (ELEV 7) ACCORDING TO COMMUNITY PANEL #51095C0082D, DATED DECEMBER 16, 2015.
- ANY NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- CONTOURS SHOWN PER JAMES CITY COUNTY GIS MAPPING AND NOT A CURRENT TOPOGRAPHIC SURVEY.
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- LOT IS SERVED BY PRIVATE WATER AND SEWER.

LEGEND

- (W) WELL
(X) COMMUNICATIONS PEDESTAL
< GUY WIRE
○ UTILITY POLE
--- OVERHEAD UTILITY WIRE
IPF = IRON PIPE FOUND

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 7	±13,154 S.F./±0.3020 AC.	
LOT 6	±13,600 S.F./±0.3122 AC.	±26,754 S.F. / ±0.6142 AC.



DATE: 12/23/2024
DRAWN BY: AEQ
PROJECT No. 24-217
FILE NAME: 24-217.DWG
REFERENCES:
P.B.18 PG.6

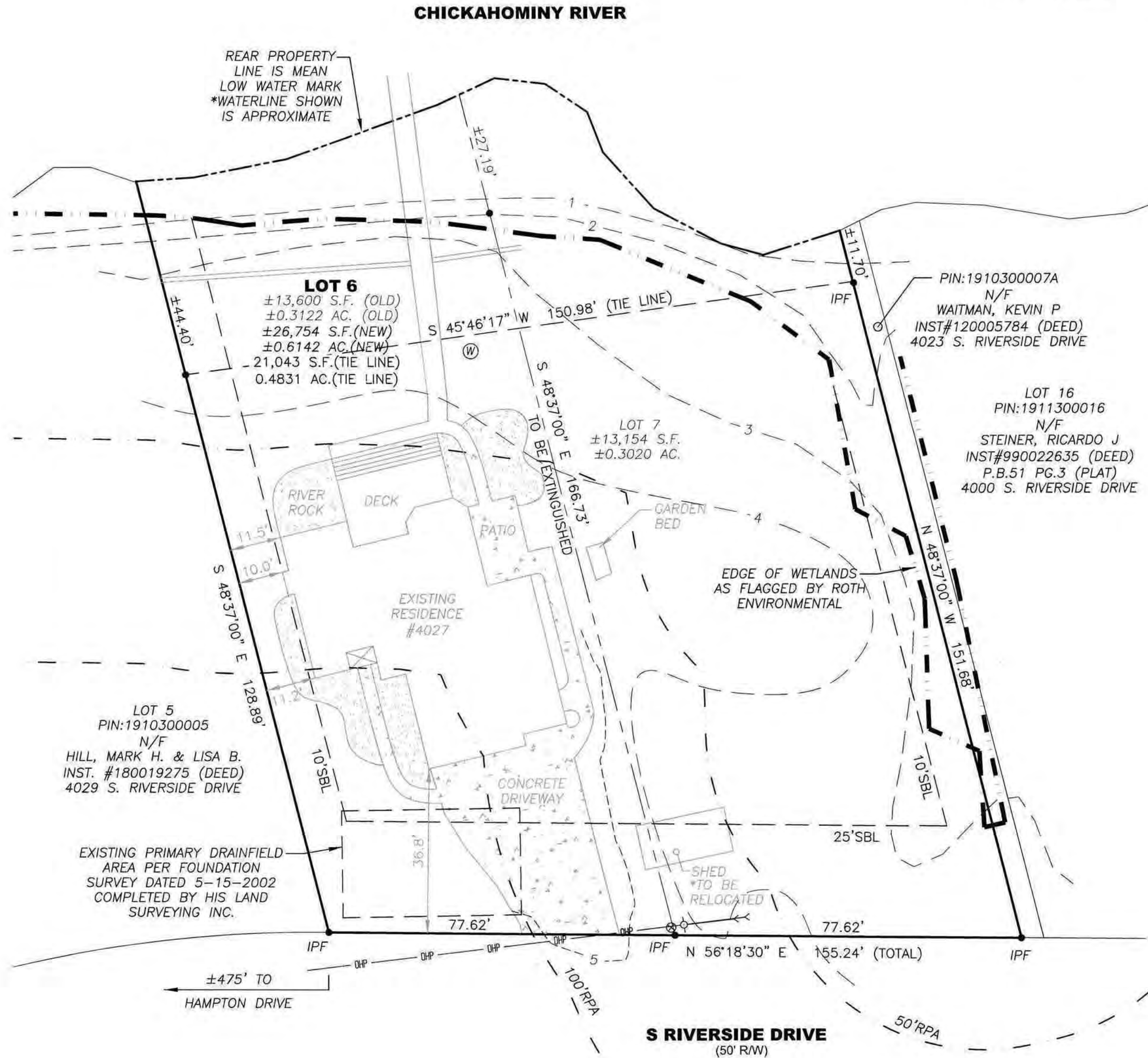
BOUNDARY LINE EXTINGUISHMENT BETWEEN
LOT 6 AND LOT 7 SECTION No. 2B
CHICKAHOMINY HAVEN
FOR
GARY BESNIER
S-24-0039

JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

PLANNING DIVISION

JUN 09 2025

RECEIVED



2 Large Small Plat(s) Recorded
herewith as # 202507792

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 11, 2025
at 12:56 AM PM, PB - PG -
Document # 202507792
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

SHEET 2 OF 2

