

202610267

OWNER'S CERTIFICATION

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

FOR COLONIAL COMMUNITY SERVICES, INC.

DATE 8/5/26

DAVID A. COE
PRESIDENT

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Williamsburg

I, Patricia M. Hartigan, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 5th DAY OF August, 20

NOTARY PUBLIC SIGNATURE

PATRICIA M. HARTIGAN

NOTARY PUBLIC

REG. #8058391

COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES JUNE 30, 2027

MY COMMISSION EXPIRES:

NOTARY REGISTRATION NUMBER:

GENERAL NOTES

1. TOTAL AREA OF JCSA EASEMENT CONVEYED = 300 S.F.± OR 0.007 AC.±
2. THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. OTHER THAN SHOWN, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS, AND / OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.
3. THE PURPOSE OF THIS PLAT IS FOR THE DEDICATION OF A JCSA EASEMENT.
4. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
5. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

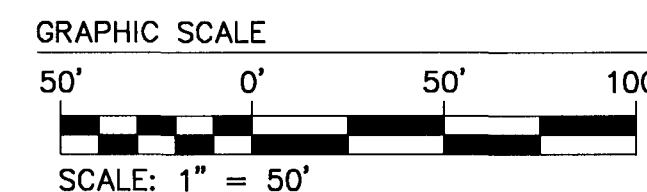
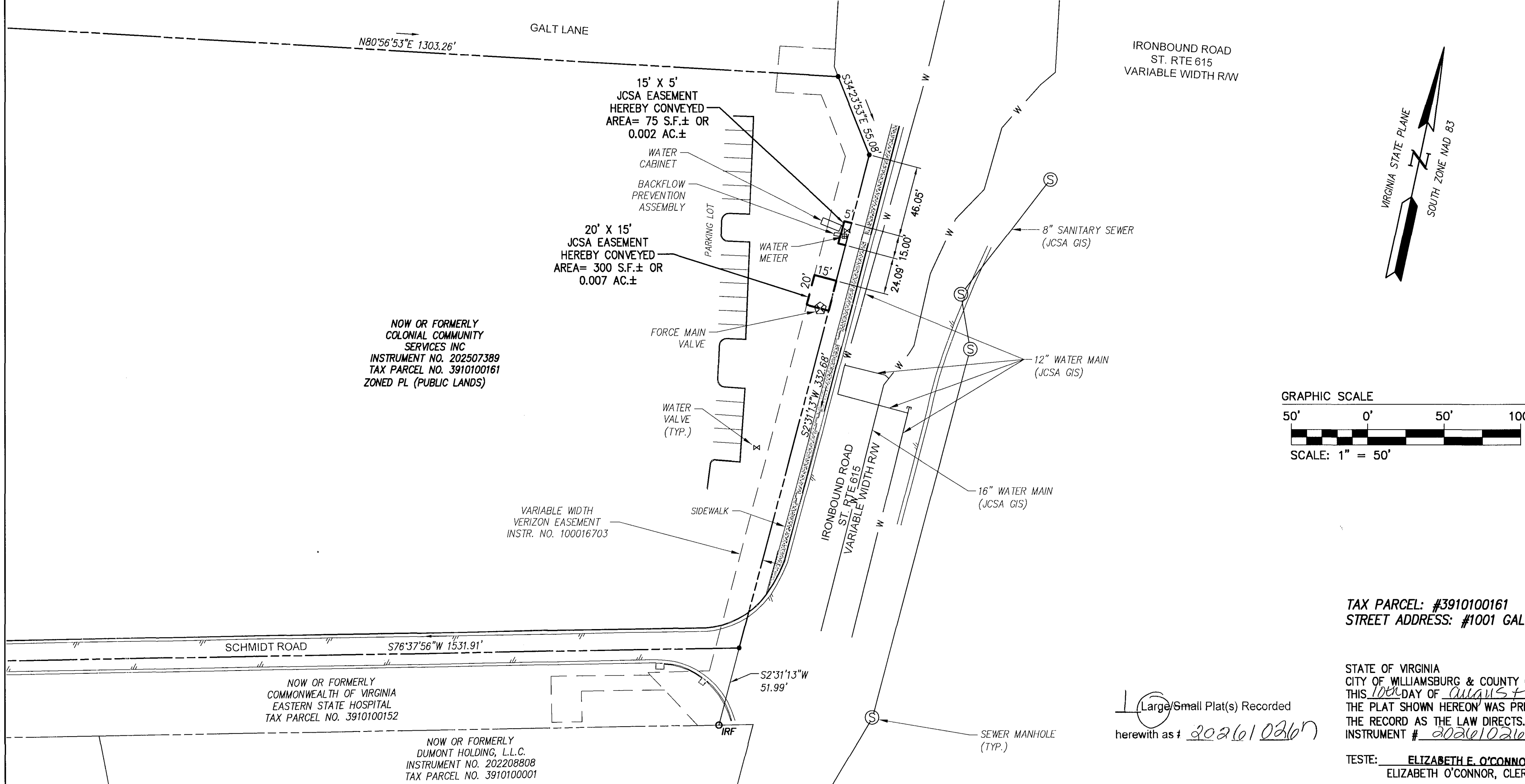
CERTIFICATE OF APPROVAL

THIS EASEMENT DEDICATION IS APPROVED BY THE UNDERSIGNED AND MAY BE ADMITTED TO RECORD.

DATE 7/29/26

M. O. Connor
AGENT FOR JAMES CITY SERVICE AUTHORITY

ICC Subdivision Agent
Approval Not Required
87



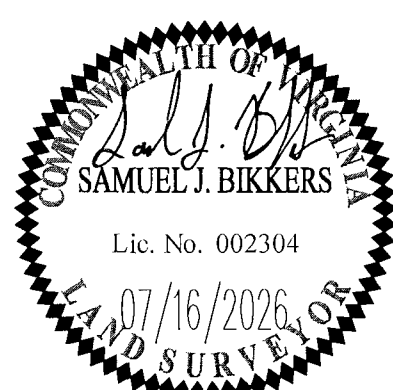
TAX PARCEL: #3910100161
STREET ADDRESS: #1001 GALT LANE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 10th DAY OF August, 2026
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:14 AM/PM
INSTRUMENT # 202610267

TESTE: ELIZABETH E. O'CONNOR, CLERK
ELIZABETH O'CONNOR, CLERK

Large/Small Plat(s) Recorded
herewith as 202610267

Rev.	Date	Description	Revised By



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PLAT SHOWING
JCSA UTILITY EASEMENT DEDICATED BY
COLONIAL COMMUNITY SERVICES, INC. TO THE
JAMES CITY SERVICE AUTHORITY
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	W10851-01
Scale:	Date:
1"=50'	7/01/2026
Sheet Number	1 OF 1