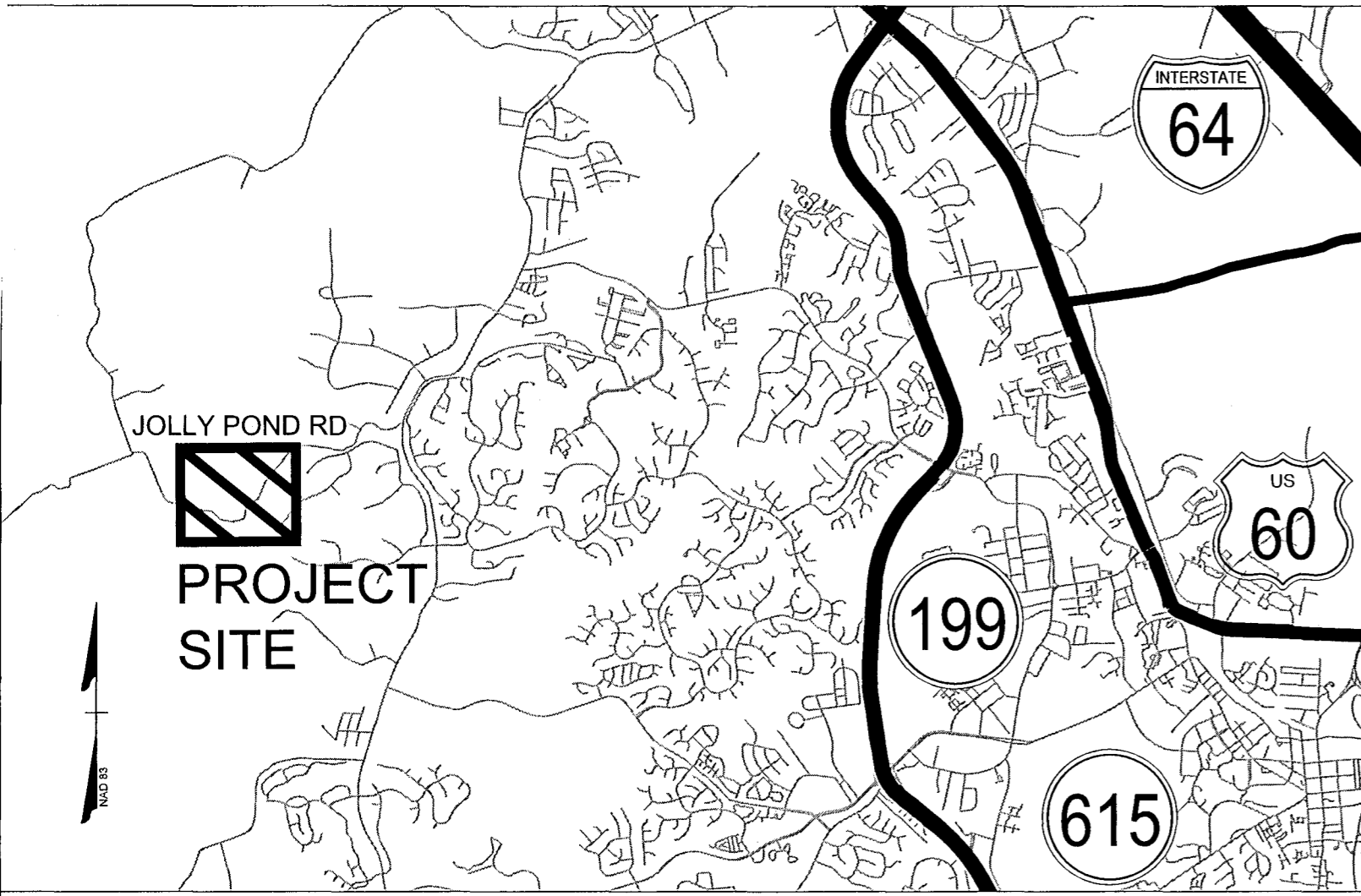


210000735



VICINITY MAP 1" = 5000'

PROPERTY INFORMATION:

ADDRESS: 2900 JOLLY POND ROAD
JAMES CITY COUNTY, VIRGINIA 23187
TOTAL DISTURBED AREA: 0.17 ACRES (7,300 SF)
NEW IMPERVIOUS AREA: 0.18 ACRES
PARCEL ID: 3520100007 / 3610100001
ZONING DISTRICT: A-1 (GENERAL AGRICULTURE)

GENERAL NOTES:

1. ALL PARCELS ARE ZONED A-1, GENERAL AGRICULTURE.
2. REFER TO SP-20-0050 FOR DEVELOPMENT OF SITE.
3. 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.
4. THIS SITE IS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA BASED ON FLOOD INSURANCE RATE MAP 51095C0112D, EFFECTIVE 12/16/15.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

THIS DRAWING PREPARED AT THE
TIMMONS GROUP
PLANNING & SURVEYING OFFICE
1000 W. MAIN ST., SUITE 100
JAMES CITY, VA 23187
TEL: 804-458-8686 FAX: 804-751-0798 WWW.TIMMONSGROUP.COM

TIMMONS GROUP
Site Development Residential Infrastructure Technology
YOUR VISION ACHIEVED THROUGH OURS.

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS S-20-0047 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

11/13/20
DATE

[Signature]
SIGNATURE

William C. Kane Jr.
NAME PRINTED

11/13/20
DATE

[Signature]
SIGNATURE

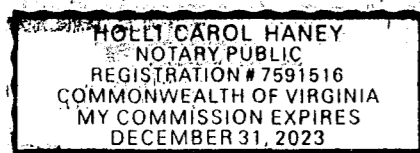
ANGELIA KENNARD KANE
NAME PRINTED

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City
I, Holly Haney, 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 13th DAY OF November (YEAR) 2020

[Signature]
SIGNATURE

MY COMMISSION EXPIRES: 12/31/2023
NOTARY REGISTRATION NUMBER: 7591516



CERTIFICATE OF APPROVAL:

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

16 Nov 2020
DATE

[Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION

18 Nov 2020
DATE

[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANGELIA K. & WILLIAM C. KANE JR. TRUSTEE TO THE COUNTY OF JAMES CITY BY DEED DATED OCTOBER 12, 2020 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #130012310

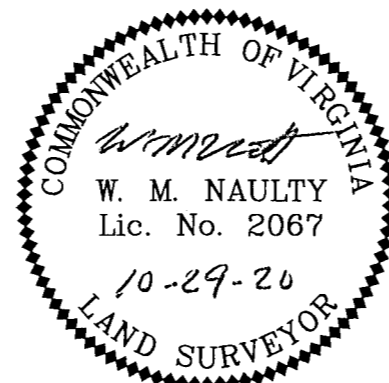
ENGINEER OR SURVEYOR'S CERTIFICATE:

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.

OCTOBER 29, 2020
DATE

[Signature]
SIGNATURE

W.M. NAULTY
NAME PRINTED



NOTE:
THE EXISTING 30' PRESCRIPTIVE RIGHT OF WAY REMAINING ON THE KANE PROPERTIES, PID # 3610100001 & PID # 3520100007, SHALL BE ABANDONED AND VACATED UPON RECORDATION OF THIS PLAT.

2 (Large/Small Plat(s) Recorded
herewith as # 210000735

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
January 12, 2021
at 1:44 AM PM, PG
Document # 210000735
MONA A. FOLEY, CLERK
[Signature], Clerk

PLAT SHOWING
R/W DEDICATION ON PID:
#3610100001 & PID: #3520100007 &
A 10' PERMANENT VDOT DRAINAGE
EASEMENT ON PID: #3520100007
POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA

This survey was prepared without the benefit of a title binder and may therefore not show all existing easements or other pertinent facts which may affect the property.

DATE: October 29, 2020	SCALE: N/A
SHEET 1 OF 2	J.N.: 37261.007-903
DRAWN BY: B. Doran	CHECK BY: W.M. Naulty