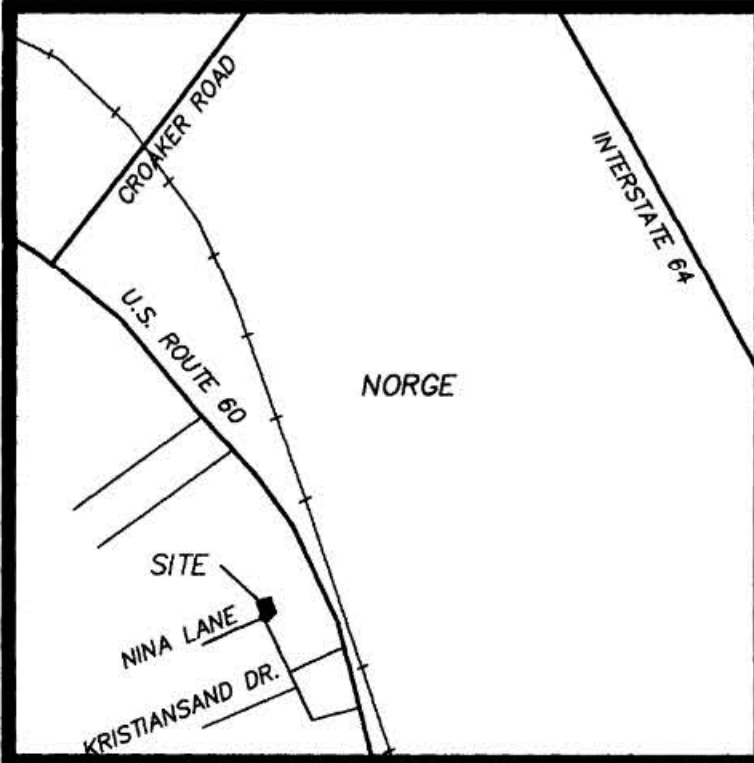


210011620



VICINITY MAP
SCALE: 1"=2000'

NOTES:

- ADDRESS: 114 NINA LANE - PARCEL ID. #2320100036A - PARCEL B-1
116 NINA LANE - PARCEL ID. #2320600030A - WELL LOT
- IMPROVEMENTS NOT SHOWN
- THIS PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- REFERENCE: M.B. 31, PG. 2; M.B. 70, PG. 30; D.B. 194, PG. 54; DOC #200018475
- THESE PROPERTIES ARE LOCATED IN FLOOD ZONE X, AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA, MAP NUMBER 51095C0107D, DATED DECEMBER 16, 2015.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE AS NEEDED.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER, ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SEC. 19-33 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.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTIES SHOWN ON THIS PLAT WERE CONVEYED BY TWO SEPERATE DEEDS. PARCEL ID. #2320600030A WAS CONVEYED TO JAMES CITY SERVICE AUTHORITY BY DEED, DATED SEPTEMBER 15, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 453, PAGE 598. PARCEL ID. #2320100036A WAS CONVEYED TO JAMES CITY SERVICE AUTHORITY BY INSTRUMENT, DATED OCTOBER 30, 2020 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #200018475.

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.

Paul W. Michael, Jr.
PAUL W. MICHAEL, JR.
DATE 3/17/2021

OWNER'S CERTIFICATE

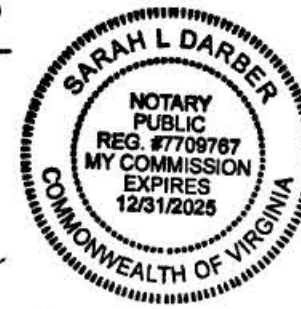
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL B-1 AND WELL LOT ARE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

BY: *M. Douglas Powell* 5/20/21
REPRESENTATIVE FOR DATE
JAMES CITY SERVICE AUTHORITY
M. Douglas Powell General Manager
PRINT NAME TITLE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF *James City County*
Sarah 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 HAVE
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID,
GIVEN UNDER MY HAND THIS *20th* DAY OF *May*, *2021*

NOTARY PUBLIC: *Sarah Darber 7709767*
REGISTRATION NO.
MY COMMISSION EXPIRES: *December 31, 2025*



PLAT OF BOUNDARY LINE
EXTINGUISHMENT SHOWING

WELL LOT

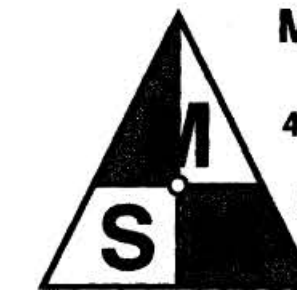
KRISTIANSAND
SECTION 1

PARCEL B-1

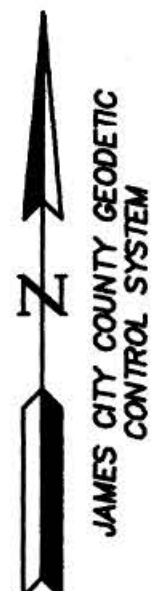
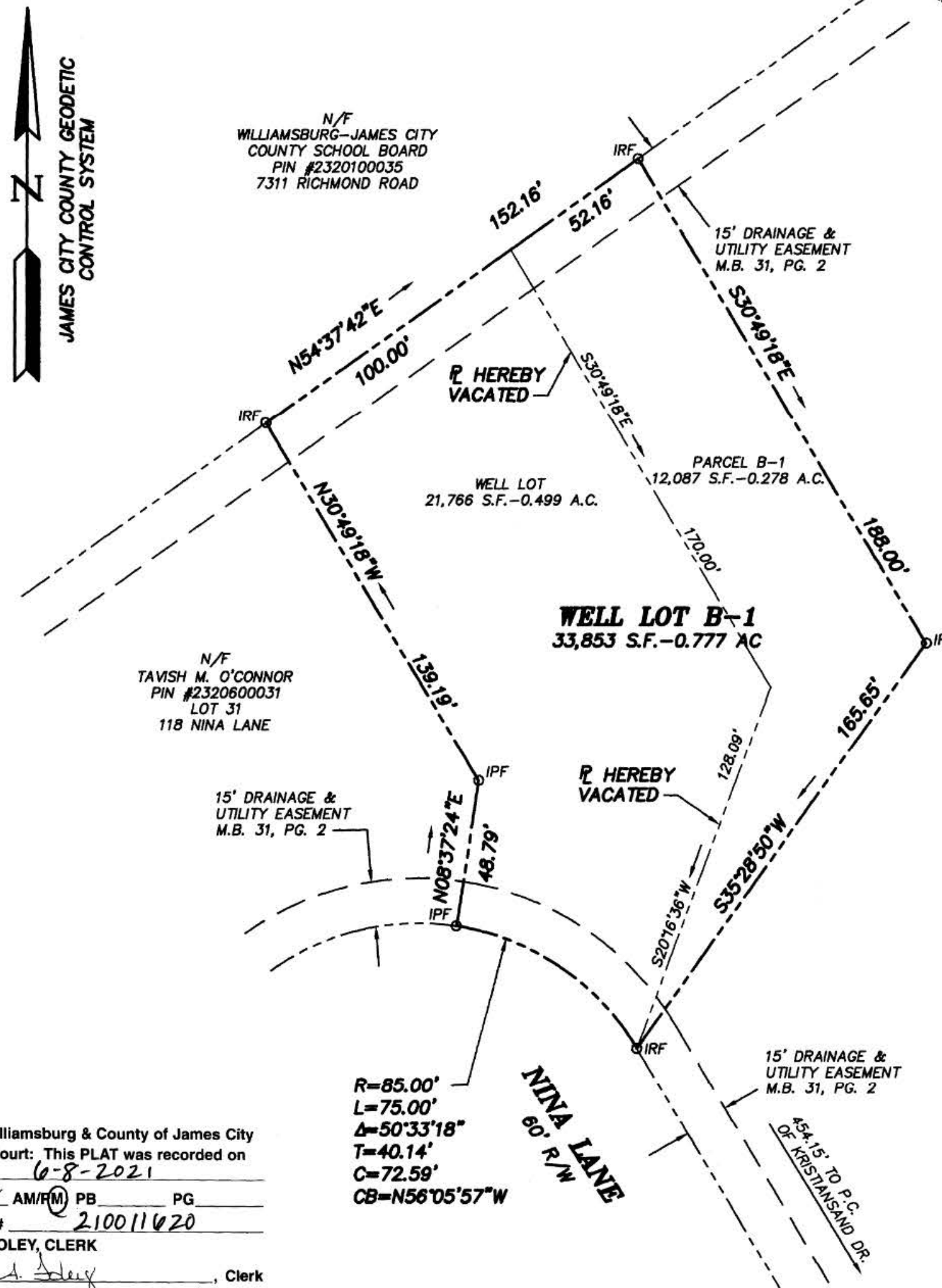
PLAT SHOWING TWO PARCELS OWNED BY SHARON C.
MORRISON TRUST CONTAINING 5.883± ACRES

POWATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: MARCH 17, 2021
SCALE: 1"=40' PROJECT NUMBER: 19-013



MICHAEL SURVEYING
& MAPPING, P.C.
41 OLD OYSTER POINT ROAD
SUITE B
NEWPORT NEWS, VA. 23602
TEL 757.873.1762
FAX 757.873.1772



ZONING NOTE

WELL LOT IS CURRENTLY ZONED "R-2" GENERAL RESIDENTIAL, AND PARCEL B-1 IS ZONED "LB" LIMITED BUSINESS.

ALL SETBACKS FOR PUBLIC UTILITIES SHALL BE 15 FEET FROM THE PROPERTY LINE IN ACCORDANCE WITH SECTION 24-39 OF THE ZONING ORDINANCE UNLESS THE SETBACK REQUIREMENTS OF THE ZONING DISTRICT CAN BE MET.

- R-2: FRONT-25 FEET
SIDE-10 FEET
REAR-35 FEET
- LB: FRONT-50 FEET
SIDE-20 FEET
REAR-20 FEET

Large/Small Plat(s) Recorded
herewith as # 210011620

CERTIFICATE OF APPROVAL

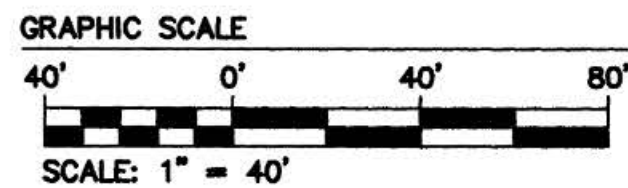
THIS BOUNDARY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Theresa... 27 May 2021
SUBDIVISION AGENT OF DATE
THE COUNTY OF JAMES CITY

Sharon Morrison 13 May 2021
THE VIRGINIA DEPARTMENT OF DATE
OF TRANSPORTATION

LEGEND

- DENOTES IRON ROD SET
- CMF (CONC MON FOUND)
- IRF (IRON ROD FOUND)
- IPF (IRON PIPE FOUND)
- IPS (IRON PIPE SET)



MAP CHECKED: BAM - 4/3/21

JCC PROJECT #S-21-0030