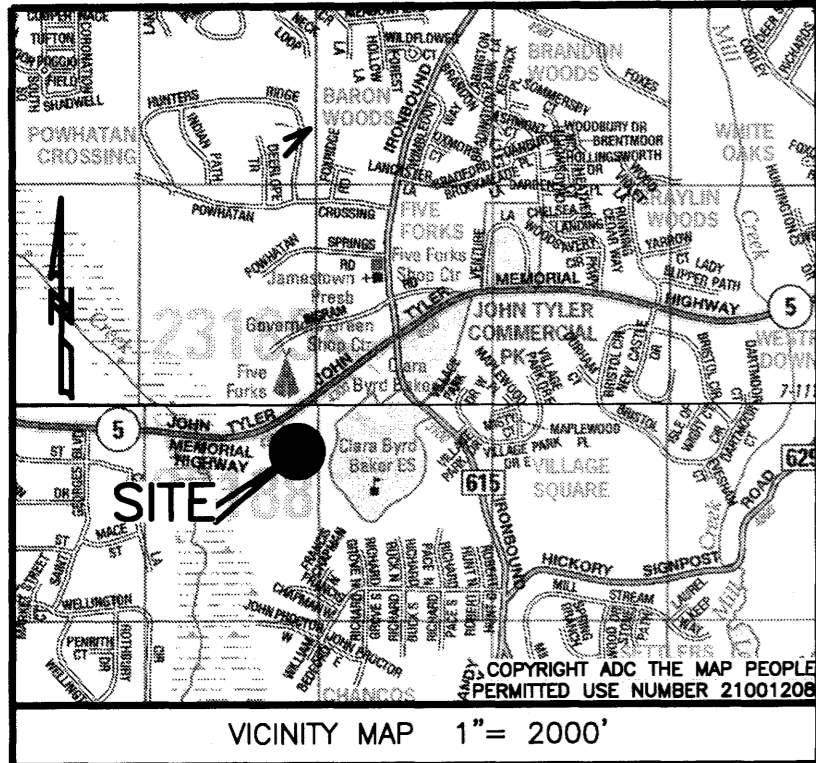


210016621



PROPERTY INFORMATION

PARCEL 2
OWNER:
JAMES CITY SERVICE AUTHORITY
INST. #010010061
ADDRESS:
3123 IRONBOUND ROAD
WILLIAMSBURG, VIRGINIA 23185
PARCEL ID: 4620100034
ZONING DISTRICT: R8 (RURAL RESIDENTIAL)

"PARCEL 2"
OWNER:
JAMES CITY SERVICE AUTHORITY
INST. #000012984
ADDRESS:
4321 JOHN TYLER HIGHWAY
WILLIAMSBURG, VIRGINIA 23185
PARCEL ID: 4620100038
ZONING DISTRICT: R8 (RURAL RESIDENTIAL)

BOUNDARY LINE EXTINGUISHMENT
BETWEEN
PARCEL 2 (P.B. 47, PG. 68) &
"PARCEL 2" (P.B. 76, PG. 59)
PROPERTY OF JAMES CITY SERVICE AUTHORITY

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 07/20/2021 JOB # 21-281



Engineering & Surveying Consultants
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2
JCC-S-21-0056

OWNERS CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE EXTINGUISHMENT BETWEEN PARCEL 2 (P.B. 47, PG. 68) & "PARCEL 2" (P.B. 76, PG. 59), PROPERTY OF JAMES CITY SERVICE AUTHORITY IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
THE JAMES CITY SERVICE AUTHORITY

BY: M. Douglas Powell 8/5/2021
SIGNATURE DATE
M. Douglas Powell General Manager
NAME PRINTED TITLE

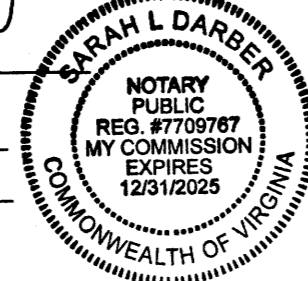
AREA TABULATION

LOT	OLD AREA	NEW AREA
PARCEL 2	812,159 S.F. / 18.645 AC.	
"PARCEL 2"	88,036 S.F. / 2.021 AC.	900,195 S.F. / 20.666 AC.
TOTAL AREA = 900,195 S.F. / 20.666 AC.		

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James, I, 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 5th DAY OF August, 2021.

Sarah L. Darber
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/31/25
NOTARY REGISTRATION NO. 7709767



CERTIFICATE OF SOURCE OF TITLE

PARCEL 2 (PARCEL ID: 4620100034)
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF THE JAMES CITY SERVICE AUTHORITY AND WAS ACQUIRED FROM JOHN F. & MARY H. SAWIN BY THAT CERTAIN DEED DATED MAY 18, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #000012984.

"PARCEL 2" (PARCEL ID: 4620100038)
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF THE JAMES CITY SERVICE AUTHORITY AND WAS ACQUIRED FROM THE COUNTY OF JAMES CITY BY THAT CERTAIN DEED DATED APRIL 30, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #010010061.

CERTIFICATE OF APPROVAL

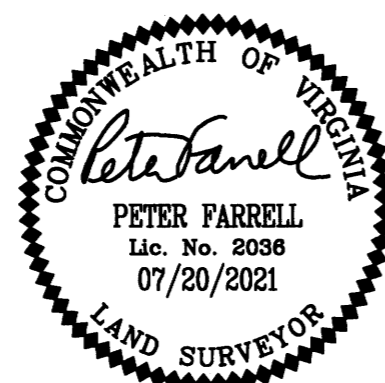
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10 Aug 2021 [Signature]
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.

Peter Farrell 07/20/2021
PETER FARRELL, L.S. DATE



GENERAL NOTES

1. THIS PLAT IS BASED ON PLATS RECORDED IN PLAT BOOK 76 AT PAGE 59 AND PLAT BOOK 47 AT PAGE 68 AND DOES NOT REPRESENT A FIELD SURVEY OF THE PROPERTY SHOWN HEREON.
2. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN P.B. 47, PG. 68 & P.B. 76, PG. 59.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0182D DATED 12/16/2015.
7. 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
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE
12. PHYSICAL IMPROVEMENTS EXISTING ON THESE PROPERTIES WERE NOT LOCATED AS PART OF THIS PLAT.
13. BUILDING SETBACKS FOR R8 ZONING:
FRONT - 35'
SIDE - 15'
REAR - 35'

2 (Land/Well Plat(s) Recorded
herein as # 210016621

STATE OF VIRGINIA, JAMES CITY COUNTY

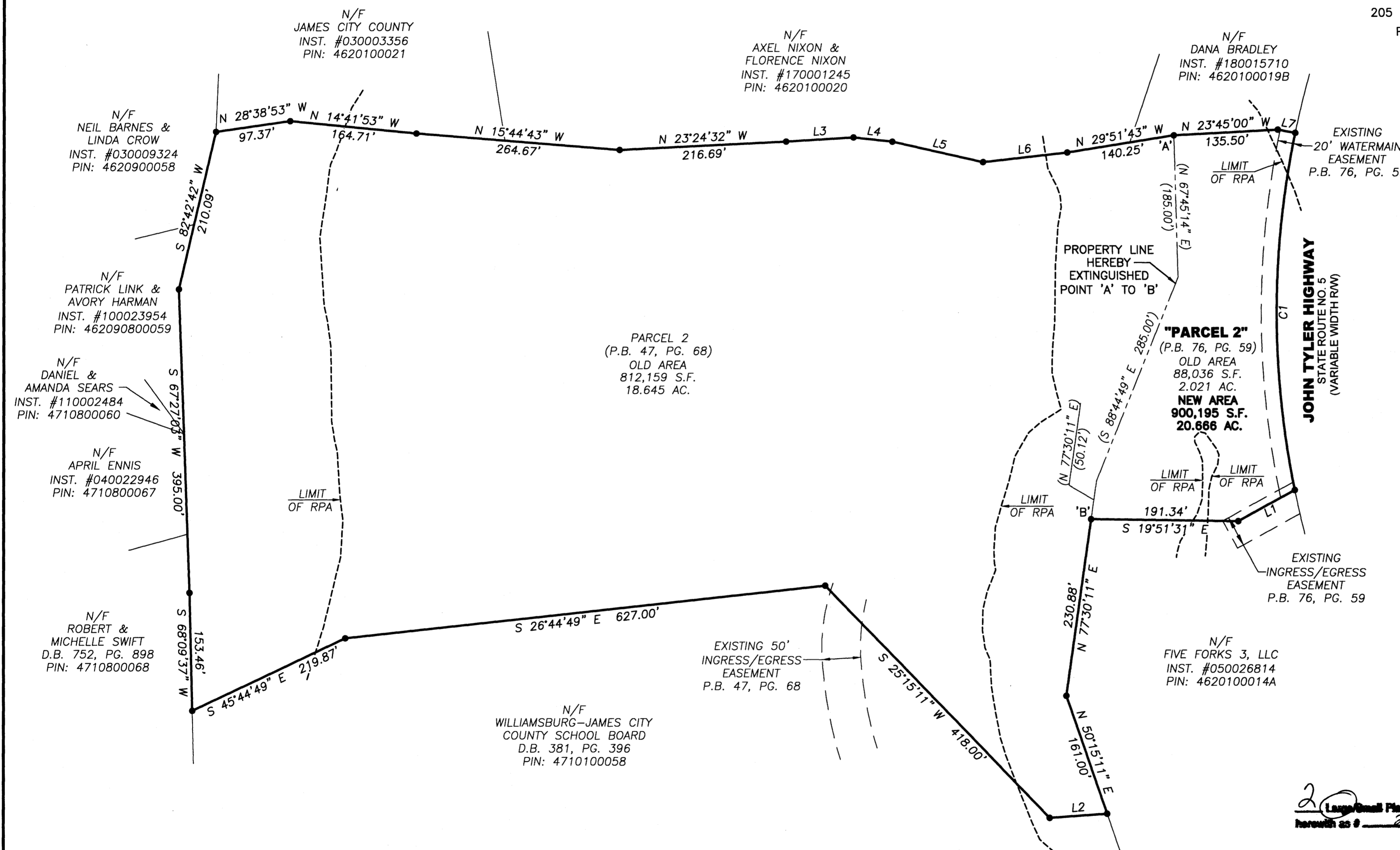
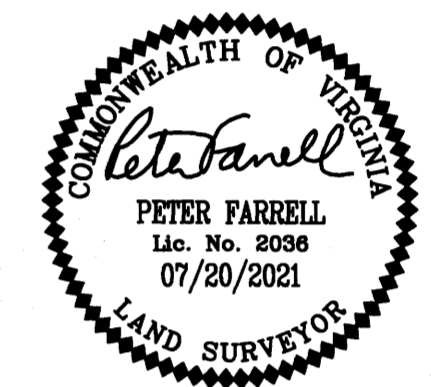
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 13th DAY OF August, 2021.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:35 pm
INSTRUMENT # 210016621
TESTE MONA A. FOLEY, CLERK

210016621

BOUNDARY LINE EXTINGUISHMENT
 BETWEEN
**PARCEL 2 (P.B. 47, PG. 68) &
 "PARCEL 2" (P.B. 76, PG. 59)**
 PROPERTY OF JAMES CITY SERVICE AUTHORITY
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 07/20/2021 JOB # 21-281

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SHEET 2 OF 2
JCC-S-21-0056



LINE	BEARING	DISTANCE
L1	S 49°23'18" E	83.80'
L2	S 24°44'49" E	75.00'
L3	N 24°06'28" W	87.87'
L4	N 14°18'43" W	50.69'
L5	N 07°49'43" W	120.90'
L6	N 27°08'43" W	110.22'
L7	N 10°15'00" W	23.00'

NOTES:
 A) LIMIT OF RPA (RESOURCE PROTECTION AREA) BASED ON JCC GIS MAPPING
 B) PHYSICAL IMPROVEMENTS ARE NOT SHOWN

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1145.92'	467.75'	237.18'	464.51'	N 69°31'22" E	23°23'14"

20 (Large/Small Plate(s) Recorded)
 hereon as # 210016621

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
 JAMES CITY THIS 13th DAY OF August, 2021.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
 DIRECTS AT 1:35 pm
 INSTRUMENT # 210016621
 TESTE MONA A. FOLEY, CLERK