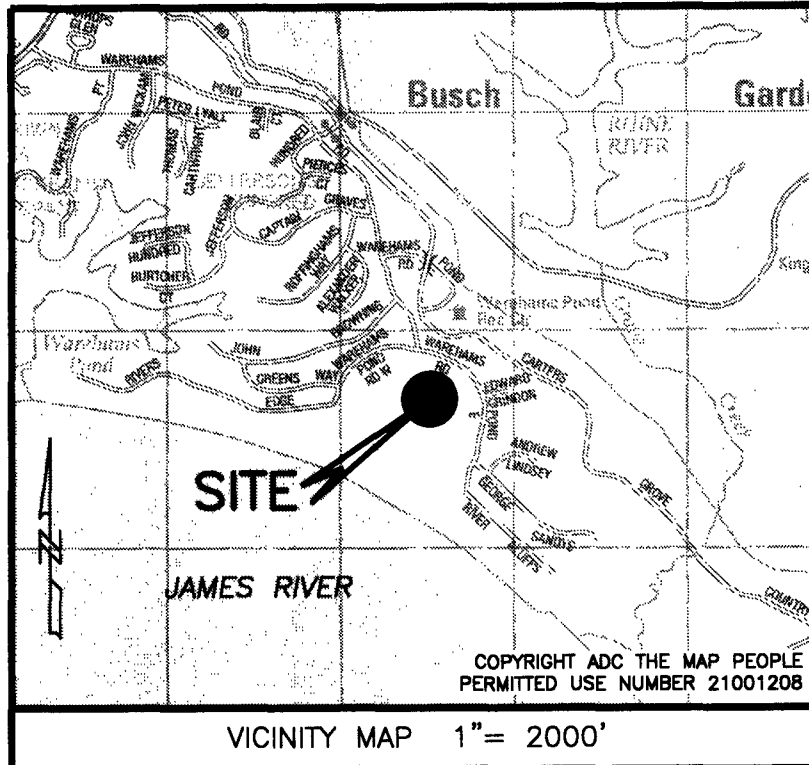


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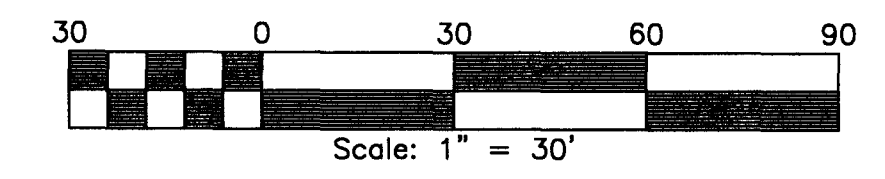
GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
- 2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 4. PROPERTY IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS AND SEWER PROVIDED BY JCSA.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0207D DATED DECEMBER 16, 2015.
- 7. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
- 8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
- 10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 11. WHEN A NEW RESIDENCE IS TO BE CONSTRUCTED ON LOT 6 PROPERTY OWNER WILL BE RESPONSIBLE FOR THE JCSA SEWER TAP FEES AND CONSTRUCTION OF THE NEW CLEAN OUT AND LATERAL. CONTRACTOR IS TO COORDINATE INSTALLATION OF SANITARY SEWER LATERAL WITH JAMES CITY COUNTY SERVICE AUTHORITY (JCSA).
- 12. CONTRACTOR IS TO COORDINATE INSTALLATION OF WATER SERVICE LINE AND WATER METER WITH THE CITY OF NEWPORT NEWS WATERWORKS DEPARTMENT.

SUBDIVISION OF
LOT 5
SPENCER'S GRANT
KINGSMILL ON THE JAMES
CREATING LOT 5 & LOT 6
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 08/24/2021 SCALE: 1"=30' JOB # 20-147

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

SHEET 1 OF 1
JCC-S-21-0055



OWNERS CERTIFICATE

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

Kim Maloney
KIMBERLY MALONEY POA DATE Aug 27, 2021
BY PETER J. KAO, HER ATTORNEY IN FACT
(INST. #200010387)

RECORD MERIDIAN
INSTRUMENT # 100014684

CONSERVATION EASEMENT #1
PROPERTY OF
KINGSMILL COMMUNITY
SERVICES ASSOCIATION
INST. #160007877

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City, HYANG MURPHY 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 HAS
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 27 DAY OF August, 2021.
MY COMMISSION EXPIRES OCT 31, 2022.

NOTARY PUBLIC
REGISTRATION NO. 7374654
HYANG MURPHY
NOTARY PUBLIC
REGISTRATION # 7374654
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
OCT 31, 2022

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BUSCH PROPERTIES TO KIMBERLY MALONEY BY:
(ORIGINAL LOT 5) DEED, DATED DECEMBER 6, 2007 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 070034676.
(ORIGINAL LOT 6) DEED, DATED DECEMBER 6, 2007 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 070034677.

CERTIFICATE OF APPROVAL

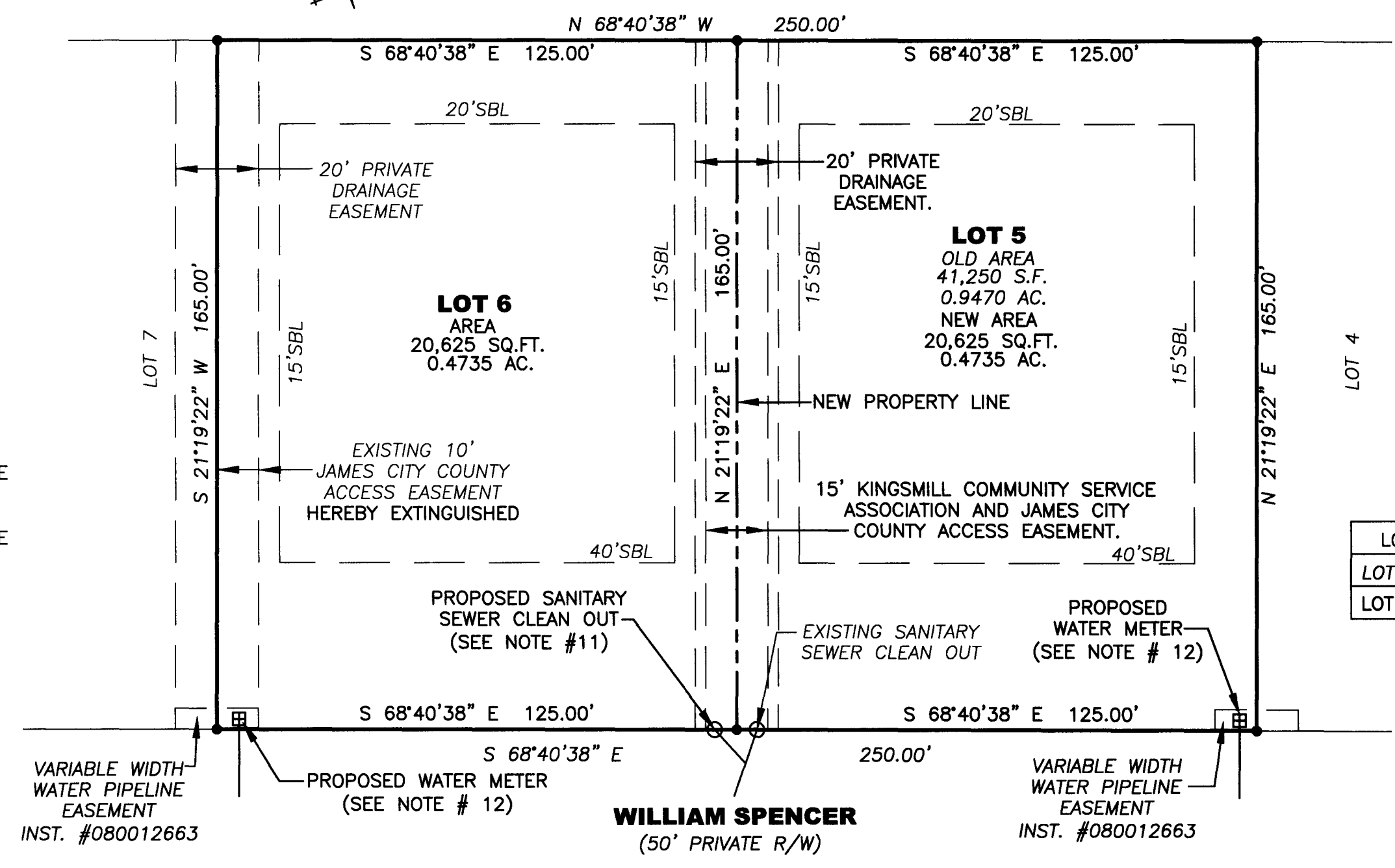
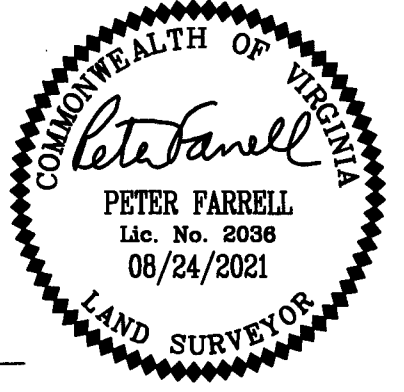
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

7 Sept 2021
DATE
[Signature]
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.

08/24/2021
DATE
Peter Farrell
PETER FARRELL, L.S. 2036



PROPERTY INFORMATION

LOT 5
PARCEL ID #5131000005
204 WILLIAM SPENCER
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: R4
BUILDING SETBACKS:
(RECORD PLAT, INSTRUMENT #100014684)
FRONT = 40'
REAR = 20'
SIDE = 15'

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 5	41,250 S.F. / 0.9470 AC.	20,625 S.F. / 0.4735 AC.
LOT 6		20,625 S.F. / 0.4735 AC.
TOTAL AREA = 41,250 S.F. / 0.9470 AC.		

Large/Small Plat(s) Recorded
herewith as # 210018674

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 15th DAY OF September, 2021.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:48 PM
INSTRUMENT # 210018674
TESTE MONA A. FOLEY, CLERK