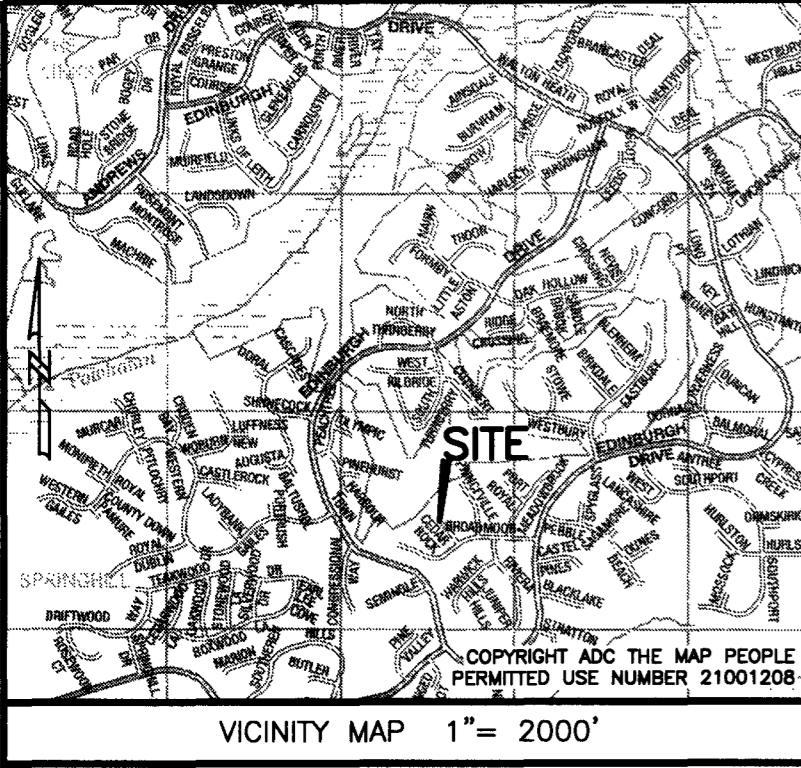


210019482



**PROPERTY INFORMATION**

LOT 43  
OWNER:  
PETER R. & DEBORAH J. TRAINOR  
INST. #10005238  
ADDRESS:  
#100 CEDAR ROCK  
WILLIAMSBURG, VIRGINIA 23188  
PARCEL ID: 3720700043  
ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)

LOT 44  
OWNER:  
DAVID P. & MARILYN E. ROSS  
PETER R. & DEBORAH J. TRAINOR  
INST. #210014475  
ADDRESS:  
#104 CEDAR ROCK  
WILLIAMSBURG, VIRGINIA 23188  
PARCEL ID: 3720700044  
ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)

LOT 45  
OWNER:  
DAVID P. & MARILYN E. ROSS  
INST. #050021904  
ADDRESS:  
#108 CEDAR ROCK  
WILLIAMSBURG, VIRGINIA 23188  
PARCEL ID: 3720700045  
ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)

BOUNDARY LINE ADJUSTMENT  
BETWEEN  
LOT 43, LOT 44 AND LOT 45, SECTION IX-B  
**FORD'S COLONY**  
JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA  
DATE: 08/11/2021 JOB # 21-195



SHEET 1 OF 2

**JCC-S-21-0039**

**OWNERS CERTIFICATE: (LOT 43 & 1/2 LOT 44)**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN LOT 43, LOT 44 AND LOT 45, SECTION IX-B, FORD'S COLONY IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*[Signature]* 8/19/21  
PETER R. TRAINOR DATE  
*[Signature]* 8/19/21  
DEBORAH J. TRAINOR DATE

**OWNERS CERTIFICATE: (LOT 45 & 1/2 LOT 44)**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN LOT 43, LOT 44 AND LOT 45, SECTION IX-B, FORD'S COLONY IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*[Signature]* 8/19/2021  
DAVID P. ROSS DATE  
*[Signature]* 8/19/2021  
MARILYN E. ROSS DATE

**GENERAL NOTES**

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON P.B. 55, PG. 54-55.
- 2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 4. ALL 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 #51095C0117D DATED 12/16/2015.
- 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 COUNTY CODE.
- 10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 11. 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.
- 12. JCSA REQUIRES THAT THE SEWER LATERAL SERVICING LOT 44 BE ABANDONED. SEWER LATERAL ABANDONMENT IS TO BE DONE BY EITHER CUTTING THE LATERAL 2' FROM THE FACTORY WYE AND APPLYING A CAP ON THE LATERAL STUB OR APPLYING A 2 LF LINER INSIDE THE MAIN TO COVER THE LATERAL OPENING. A MINIMUM OF ONE FOOT SECTION OF LATERAL IS TO BE REMOVED. THE LOW END OF THE ABANDONED LATERAL SHALL HAVE A GROUT PLUG OR THE SEWER MAY BE LINED TO COVER THE HOLE. THE STANDPIPE END OF THE ABANDONED LATERAL SHALL BE CUT DOWN TO 3' BELOW GRADE AND CAPPED. THE ABANDONED SECTION SHALL BE FILLED WITH FLOWABLE FILL. A JCSA INSPECTOR IS TO INSPECT. CONTRACTOR SHOULD VERIFY THE LOCATION OF THE SEWER LATERAL SERVICING LOT 44, WITH JCSA, PRIOR TO COMMENCING WORK.
- 13. JCSA REQUIRES THAT THE WATER METER SERVICING LOT 44 BE ABANDONED. THE WATER METER BOX AND WATER SERVICE LINE SHALL BE DISCONNECTED FROM THE WATER MAIN WHICH SHALL INVOLVE REMOVAL OF THE SERVICE SADDLE AND INSTALLING A FULL CIRCLE REPAIR BAND ON THE EXISTING WATER MAIN. THE FULL CIRCLE REPAIR BAND SHALL BE A HYMAX VERSA, AS MANUFACTURED BY KRAUSZ INDUSTRIES, LTD., OR APPROVED EQUAL AND SHALL BE RATED FOR A HIGH WORKING PRESSURE OF 232 PSI AND RATED PRESSURE OF 350 PSI; BODY TYPE SHALL BE TYPE 304 OR 316 STAINLESS STEEL. BOLTS AND NUTS SHALL BE TYPE 304 STAINLESS STEEL, AND THE REPAIR BAND ASSEMBLY SHALL MEET OR EXCEED AWWA C-219, AWWA C-227 AND NSF 61. A JCSA INSPECTOR IS TO INSPECT. CONTRACTOR SHOULD VERIFY THE LOCATION OF THE WATER METER SERVICING LOT 44, WITH JCSA, PRIOR TO COMMENCING WORK.
- 14. ANY PROPERTY OR PROPERTY IMPROVEMENTS DISTURBED BY UTILITY CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE PROPERTY OWNER WITHIN A REASONABLE AMOUNT OF TIME.
- 15. BUILDING SETBACKS PER FORD'S COLONY HOMEOWNERS ASSOCIATION:  
FRONT=30'  
SIDE=10'  
REAR=25' OR 25% OF LOT DEPTH WHICHEVER IS GREATER,  
MEASURED FROM THE REAR LOT LINE

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City, Linda F. Vergakis, 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 19th DAY OF AUGUST, 2021.

*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES AUGUST 31, 2022  
NOTARY REGISTRATION NO. 7623437  
Linda Fay Vergakis  
NOTARY PUBLIC  
Registration # 7623437  
Commonwealth of Virginia  
My Commission Expires 08/31/22

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
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NOTARY PUBLIC  
MY COMMISSION EXPIRES AUGUST 31, 2022  
NOTARY REGISTRATION NO. 7623437  
Linda Fay Vergakis  
NOTARY PUBLIC  
Registration # 7623437  
Commonwealth of Virginia  
My Commission Expires 08/31/22

**CERTIFICATE OF SOURCE OF TITLE (LOT 43)**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY PETER R. TRAINOR AND DEBORAH J. TRAINOR TO PETER R. TRAINOR AND DEBORAH J. TRAINOR, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE TRAINOR LIVING TRUST DATED FEBRUARY 16, 2010 BY DEED DATED FEBRUARY 16, 2010 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #100005238.

**CERTIFICATE OF SOURCE OF TITLE (LOT 45)**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ELWOOD L. CRAWFORD AND CAROL T. CRAWFORD TO DAVID P. ROSS AND MARILYN E. ROSS BY DEED DATED AUGUST 31, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #050021904.

**CERTIFICATE OF SOURCE OF TITLE (LOT 44)**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RICHARD A. & JUDITH K. FEJFAR TO DAVID P. ROSS & MARILYN E. ROSS AND PETER R. TRAINOR & DEBORAH J. TRAINOR BY DEED DATED JULY 2, 2021 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #210014475.

**CERTIFICATE OF APPROVAL**

THIS BOUNDARY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED REPRESENTATIVE OF THE FORD'S COLONY AT WILLIAMSBURG H.O.A.

*[Signature]* GENERAL MANAGER  
NAME PRINTED TITLE  
*[Signature]* 8/19/2021  
SIGNATURE DATE

**CERTIFICATE OF APPROVAL**

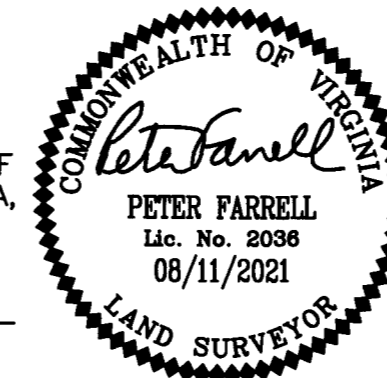
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

23 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.

08/11/2021  
DATE  
*[Signature]*  
PETER FARRELL, L.S. 2036



**STATE OF VIRGINIA, JAMES CITY COUNTY**

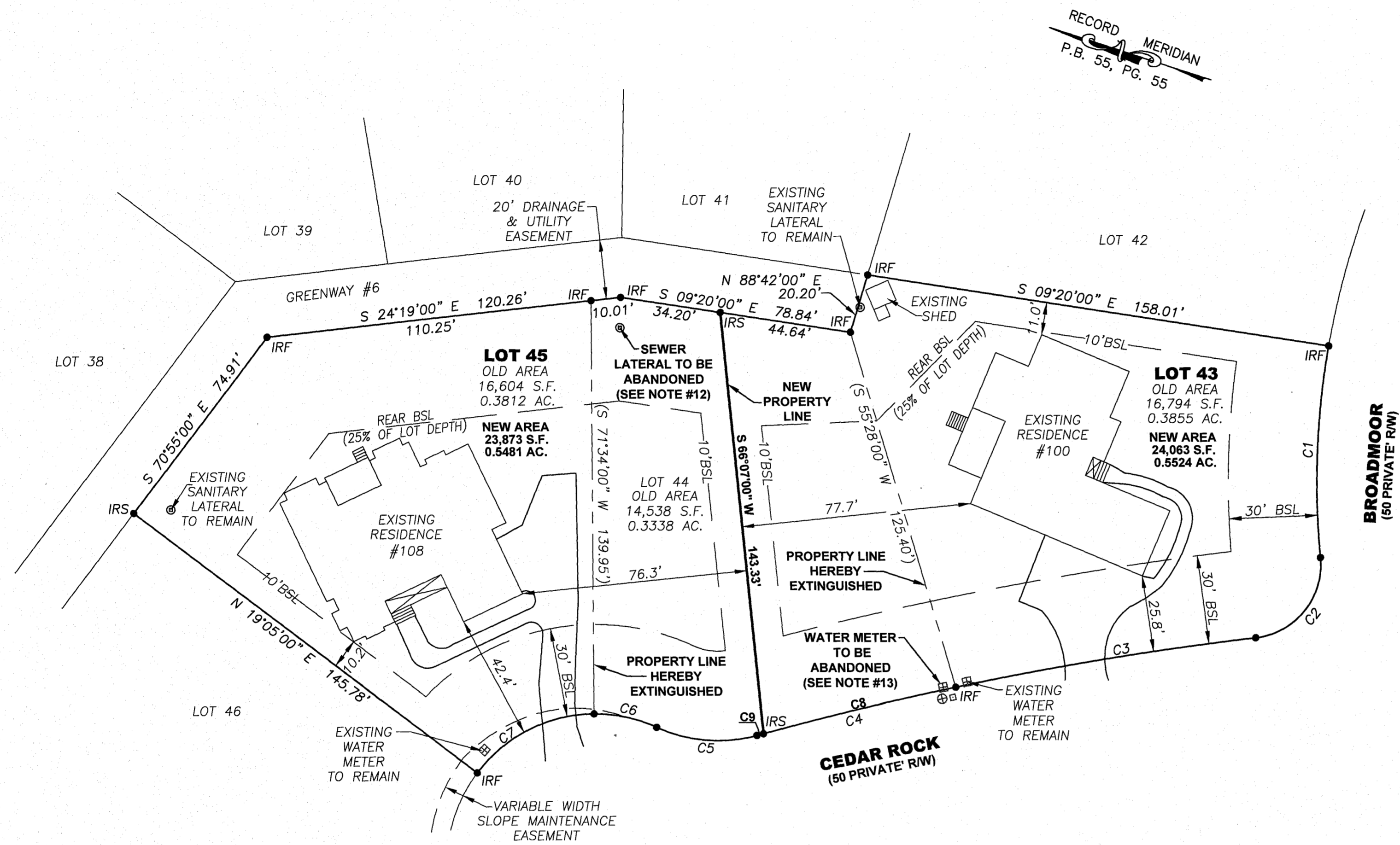
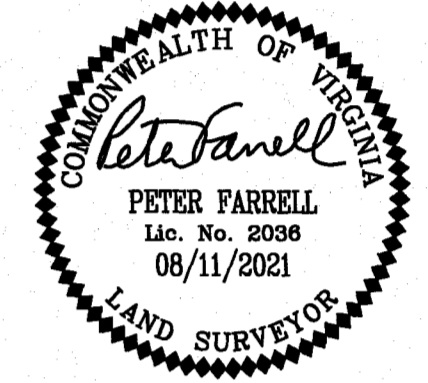
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 29th DAY OF September, 2021. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:48 PM INSTRUMENT # 210019482 TESTE MONA A. FOLEY, CLERK

210019482

BOUNDARY LINE ADJUSTMENT  
 BETWEEN  
 LOT 43, LOT 44 AND LOT 45, SECTION IX-B  
**FORD'S COLONY**  
 JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA  
 DATE: 08/11/2021 SCALE: 1"=30" JOB # 21-195

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

SHEET 2 OF 2  
**JCC-S-21-0039**



**AREA TABULATION**

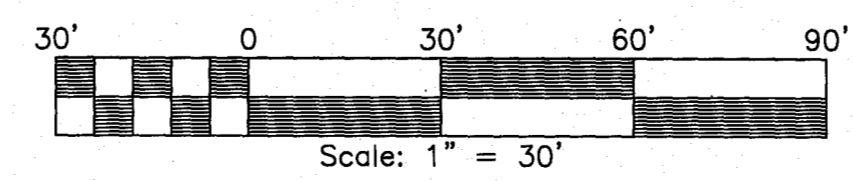
LOT	OLD AREA	NEW AREA
LOT 43	16,794 S.F. / 0.3855 AC.	24,063 S.F. / 0.5524 AC.
LOT 44	14,538 S.F. / 0.3338 AC.	
LOT 45	16,604 S.F. / 0.3812 AC.	23,873 S.F. / 0.5481 AC.

TOTAL AREA = 47,936 / 1.1005

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	268.87'	72.13'	36.28'	71.91'	S 74°12'20" W	15°22'12"
C2	25.00'	38.70'	24.44'	34.95'	S 69°08'14" E	88°41'37"
C3	1167.55'	103.02'	51.54'	102.99'	N 27°19'20" W	5°03'20"
C4	1167.55'	69.33'	34.68'	69.32'	N 31°33'05" W	3°24'09"
C5	50.00'	34.76'	18.11'	34.06'	S 13°20'18" E	39°49'42"
C6	50.00'	21.82'	11.09'	21.65'	N 05°55'44" W	25°00'33"
C7	50.00'	45.81'	24.65'	44.22'	N 44°40'30" W	52°29'19"

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C8	1167.55'	66.99'	33.50'	66.98'	N 31°29'37" W
C9	1167.55'	2.35'	1.17'	2.35'	N 33°11'42" W

**LEGEND**  
 IRF=IRON ROD FOUND  
 IRS=IRON ROD TO BE SET  
 BSL=BUILDING SETBACK LINE



2 Large/Small Plat(s) Recorded  
 herewith as # 210019482

**STATE OF VIRGINIA, JAMES CITY COUNTY**  
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 29th DAY OF September, 2021.  
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:48 PM  
 INSTRUMENT # 210019482  
 TESTE **MONA A. FOLEY, CLERK**