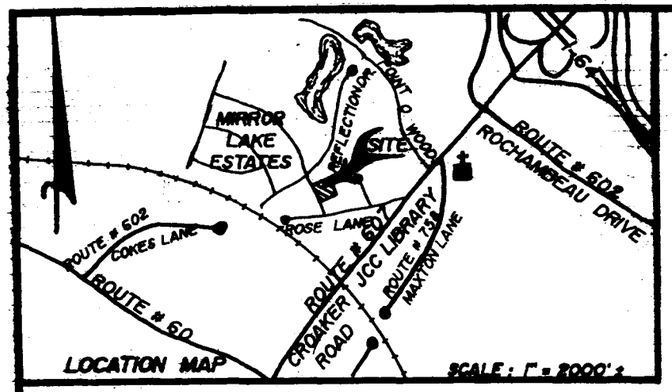
#030037855



CERTIFICATE OF SOURCE OF TITLE :

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY : BEECHWOOD COMPANY
TO : JEFFREY E. NELSON & JENNIFER L. NELSON
BY DEED DATED DEC. 13, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT # 020030432.

CERTIFICATE OF NOTARIZATION :

STATE OF VIRGINIA; CITY-COUNTY OF JAMES CITY
I, _____ 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 NAME THIS ___ DAY OF Dec. 2003

MY COMMISION EXPIRES : March 2006

OWNER'S CERTIFICATE :

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS NELSON EXTINGUISHMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

SIGNED : _____ DATE: 12/02/03
JEFFREY E. NELSON

SIGNED : _____ DATE: 12/02/2003
JENNIFER L. NELSON

CERTIFICATE OF APPROVAL :

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

VIRGINIA DEPARTMENT OF TRANSPORTATION:
SIGNED: _____ DATE: _____

VIRGINIA DEPARTMENT OF HEALTH:
SIGNED: _____ DATE: _____

SUBDIVISION AGENT OF JAMES CITY COUNTY:
SIGNED: _____ DATE: 12/3/03

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.

DATE: 12/01/03 _____

SPEARMAN & ASSOCIATES, P.C.
SURVEYING & PLANNING
5682-A Mooretown Road — Williamsburg, Virginia
(757) 253-8720

RECORD MERIDIAN
PB 43, P. 67

MIRROR LAKE ESTATES
SECTION 1
PB 38, P. 78

LOT 25 | LOT 26 | LOT 27

S 01° 44' 00" E 78.16'
S 20° 24' 18" E 168.84'
48.76' 120.08'

35' BSL

TOTAL AREA =
57,325 ± SQ.FT.
1.316 ± ACRES

PROPERTY LINE HEREBY EXTINGUISHED

TAX MAP # =
(13-4)(07-00-003)
ADDRESS:
94 MEADOWCREST TRAIL

LOT 5 | LOT 2

N 67° 30' 00" E 268.34'
S 67° 30' 00" W 230.09'
15' BSL
N 67° 30' 00" E 234.48'

LOT 4
29,451 ± SQ.FT.
0.676 ± ACRE

TAX MAP # =
(13-4)(07-00-004)
ADDRESS:
96 MEADOWCREST TRAIL

LOT 3
27,874 ± SQ.FT.
0.640 ± ACRE

15' BSL HEREBY EXTINGUISHED

35' BSL | 35' BSL

10' DRAINAGE AND UTILITY EASEMENT

120.00' | 120.00'
N 22° 30' 00" W 240.00'

239.6' ± TO R/W OF ROSE LANE

MEADOWCREST 50' R/W TRAIL

FLOOD CERTIFICATION :
PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD HAZARD ZONE "X", (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 510 201 0020 B , WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991.

LEGEND :
IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
IRF = IRON ROD FOUND
IRS = IRON ROD SET
BSL = BLDG. SETBACK LINE
TXMP = TAX MAP
● = SOIL TEST HOLE (IF APPLICABLE)
CMF = CONC.MON. FOUND
CMS = CONC.MON. SET

COMMONWEALTH OF VIRGINIA 12/01/03 ROGER D. SPEARMAN LS 001442 B

NOTE :
THIS PLAT WAS PREPARED USING RECORD AND COURTHOUSE INFORMATION ONLY.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 4 December 2003
at 9:32 AM/PM. PB — PG —
DOCUMENT # 030037855
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

PLAT TO ACCOMPANY A PROPERTY LINE EXTINGUISHMENT

ON PROPERTIES STANDING IN THE NAMES OF

JEFFREY E. NELSON
&
JENNIFER L. NELSON

BEING

LOTS 3 & 4, SECTION 4, MIRROR LAKE ESTATES

LOCATED

JAMES CITY COUNTY , VIRGINIA

SCALE : 1" = 40' DATE: DECEMBER 1, 2003

JO # 9364 — FB "F"