

# #040014389

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL (9-2)(1-56) IS IN THE NAMES OF JENNIFER M. HALLIGAN AND WILLIAM J. HALLIGAN AND WAS ACQUIRED FROM JENNIFER M. HALLIGAN BY DEED DATED AUGUST 8, 2002 AND RECORDED AS INSTRUMENT NO. 020018499 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL (9-2)(1-55) IS IN THE NAME OF ROGER D. WALL AND WAS ACQUIRED FROM ROGER D. WALL AND BARBARA A. WALL BY DEED DATED JANUARY 5, 1982 AND RECORDED IN DEED BOOK 220 AT PAGE 197 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL (9-2)(1-14) IS IN THE NAME OF ROGER D. WALL AND WAS ACQUIRED FROM EDWARD M. ALLEN, JR., ET ALS BY DEED DATED SEPTEMBER 24, 1996 AND RECORDED IN DEED BOOK 813 AT PAGE 534 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

**OWNER'S CERTIFICATE**

THE BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Jennifer M. Halligan 5/13/04  
 JENNIFER M. HALLIGAN DATE

William J. Halligan 5-13-04  
 WILLIAM J. HALLIGAN DATE

Roger D. Wall 5-13-04  
 ROGER D. WALL DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY, John F. Sluss  
 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 13<sup>th</sup> DAY OF MAY, 2004. MY COMMISSION EXPIRES 7/31/2005

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

Ronald W. Eads, L.S. 5-10-04  
 RONALD W. EADS, L.S. DATE

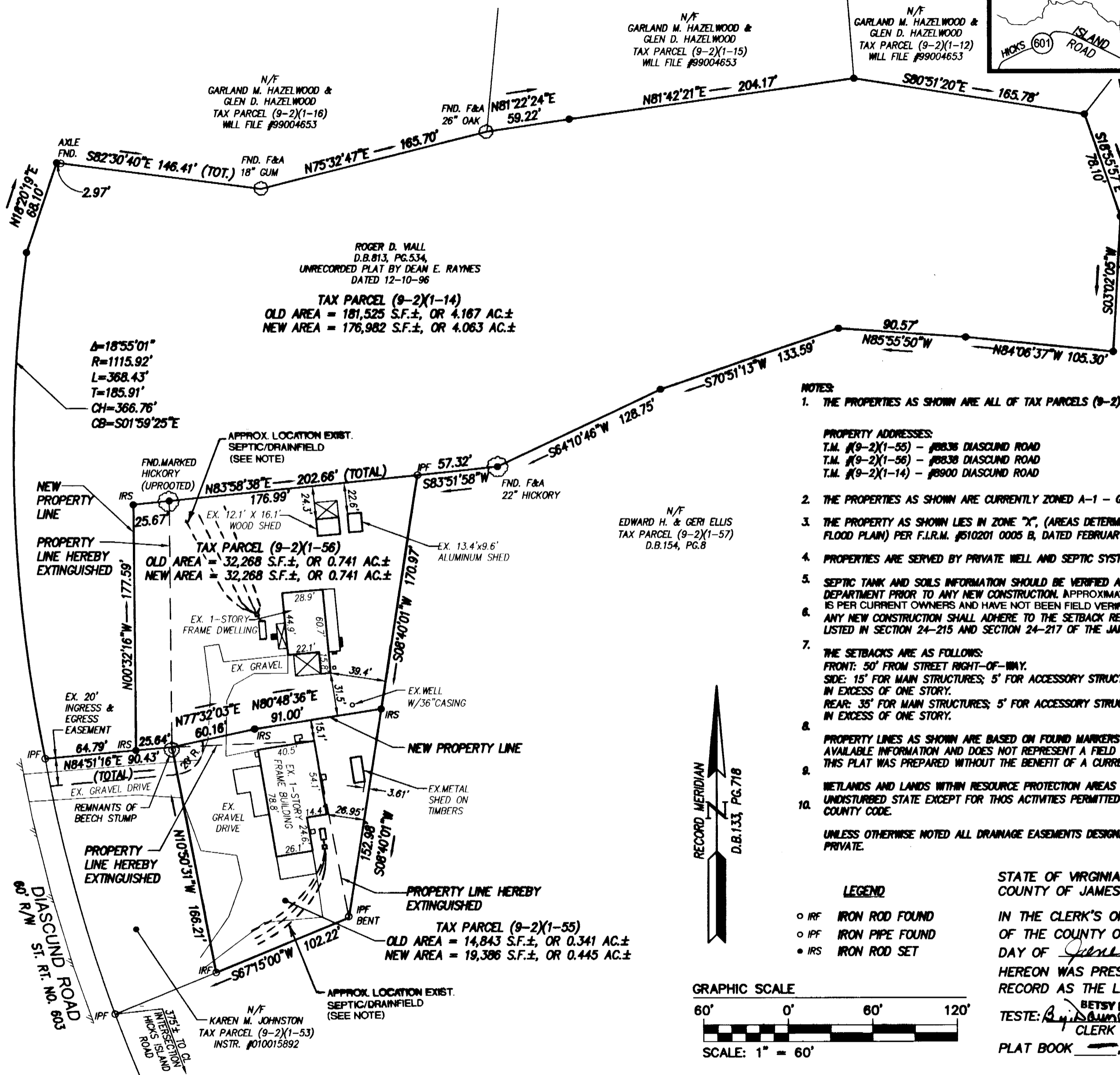
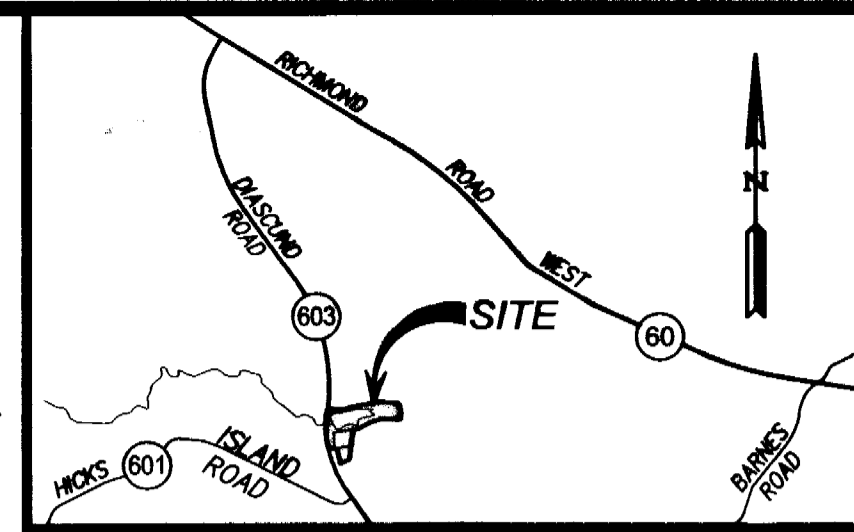
**CERTIFICATE OF APPROVAL**

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

David S. Ziller 5/17/04  
 VIRGINIA DEPARTMENT OF HEALTH DATE

Ann S. Holly 05/13/04  
 VIRGINIA DEPT. OF TRANSPORTATION DATE

Subdivision Agent 5/17/04  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



- NOTES:**
1. THE PROPERTIES AS SHOWN ARE ALL OF TAX PARCELS (9-2)(1-55), (9-2)(1-56), AND (9-2)(1-14).
  2. THE PROPERTIES AS SHOWN ARE CURRENTLY ZONED A-1 - GENERAL AGRICULTURAL.
  3. THE PROPERTY AS SHOWN LIES IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.L.R.M. #510201 0005 B, DATED FEBRUARY 6, 1991.
  4. PROPERTIES ARE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
  5. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION. APPROXIMATE LOCATION OF EXISTING SEPTIC/DRAINFIELDS IS PER CURRENT OWNERS AND HAVE NOT BEEN FIELD VERIFIED.
  6. ANY NEW CONSTRUCTION SHALL ADHERE TO THE SETBACK REQUIREMENTS AND YARD REGULATIONS LISTED IN SECTION 24-215 AND SECTION 24-217 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
  7. THE SETBACKS ARE AS FOLLOWS:  
 FRONT: 50' FROM STREET RIGHT-OF-WAY.  
 SIDE: 15' FOR MAIN STRUCTURES; 5' FOR ACCESSORY STRUCTURES; 15' FOR ACCESSORY STRUCTURES IN EXCESS OF ONE STORY.  
 REAR: 35' FOR MAIN STRUCTURES; 5' FOR ACCESSORY STRUCTURES; 15' FOR ACCESSORY STRUCTURES IN EXCESS OF ONE STORY.
  8. PROPERTY LINES AS SHOWN ARE BASED ON FOUND MARKERS AS NOTED, RECORD, AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF ALL PROPERTIES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
  9. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
  10. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

**LEGEND**

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET

**GRAPHIC SCALE**

60' 0' 60' 120'

SCALE: 1" = 60'

STATE OF VIRGINIA  
 COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 4 DAY OF June, 2004. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge, Clerk  
 Betsy B. Woolridge, CLERK  
 CLERK

PLAT BOOK       , PAGE       

**CONSULTING ENGINEERS**  
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 Fax (757) 220-8994

PLAT FOR  
 BOUNDARY LINE ADJUSTMENT AND  
 PROPERTY LINE EXTINGUISHMENT  
 BETWEEN THE PROPERTIES OF  
 JENNIFER M. HALLIGAN AND WILLIAM J. HALLIGAN  
 AND  
 ROGER D. WALL  
 JAMES CITY COUNTY  
 VIRGINIA

STONEHOUSE DISTRICT

No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on 4 June 2004  
 at 10:44 AM/PM. PB        PG         
 DOCUMENT # 040014389  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

Designed RWE	Drawn EAW
Scale 1"=60'	Date 5/10/04
Project No. 9430	
Drawing No. 1 OF 1	