

#050024917

CERTIFICATION OF SOURCE OF TITLE

LOTS 1 AS SHOWN ON THIS BOUNDARY LINE ADJUSTMENT PLAT WAS CONVEYED BY J. A. BOZARTH & MARY H. BOZARTH & R. W. MAHONE & MARGARET D. MAHONE TO WILLIAM E. RIPLEY, JR. & BETTY JO RIPLEY BY DEED DATED FEBRUARY 26, 1951 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS D.B. 44, PG. 464.

LOTS 2 AS SHOWN ON THIS BOUNDARY LINE ADJUSTMENT PLAT WAS CONVEYED BY D. A. POWERS & MARIA POWERS, J. A. BOZARTH & MARY H. BOZARTH & R. W. MAHONE & MARGARET D. MAHONE TO WILLIAM E. RIPLEY, JR. & BETTY JO RIPLEY BY DEED DATED NOVEMBER 21, 1950 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS D.B. 44, PG. 463.

LOTS 1A, & 2A AS SHOWN ON THIS BOUNDARY LINE ADJUSTMENT PLAT WAS CONVEYED BY CEDRIC M. BOZARTH & GRACE F. BOZARTH & T. BRANTLEY HENDERSON, JR. & LINDA C. HENDERSON TO WILLIAM E. RIPLEY, JR. & BETTY JO RIPLEY BY DEED DATED JUNE 15, 1956 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS D.B. 58, PG. 260.

LOT 3A AS SHOWN ON THIS BOUNDARY LINE ADJUSTMENT PLAT WAS CONVEYED BY CEDRIC M. BOZARTH & GRACE F. BOZARTH & T. BRANTLEY HENDERSON, JR. & LINDA C. HENDERSON TO CHARLES A. HENRY & POLLYANNA HENRY BY DEED DATED JUNE 15, 1956 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS D.B. 58, PG. 263.

LOT 3 AS SHOWN ON THIS BOUNDARY LINE ADJUSTMENT PLAT WAS CONVEYED BY J. A. BOZARTH & MARY H. BOZARTH & R. W. MAHONE & MARGARET D. MAHONE TO CHARLES A. HENRY & POLLYANNA HENRY BY DEED DATED MARCH 12, 1951 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS D.B. 44, PG. 415.

OWNER'S CERTIFICATE

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

William E Ripley 8/18/05
WILLIAM E. RIPLEY DATE

Betty Jo Ripley 8/18/05
BETTY JO RIPLEY DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Linda S. Newton
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 18th DAY OF August, 2005. MY COMMISSION EXPIRES 12/1/07.

Linda S. Newton
SIGNATURE

OWNER'S CERTIFICATE

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

Charles A Henry 8/18/05
CHARLES A. HENRY DATE

Pollyanna Henry 8/18/05
POLLYANNA HENRY DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Linda S. Newton
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 18th DAY OF August, 2005. MY COMMISSION EXPIRES 12/1/07.

Linda S. Newton
SIGNATURE

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.

staby 4/6/05
G. T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL

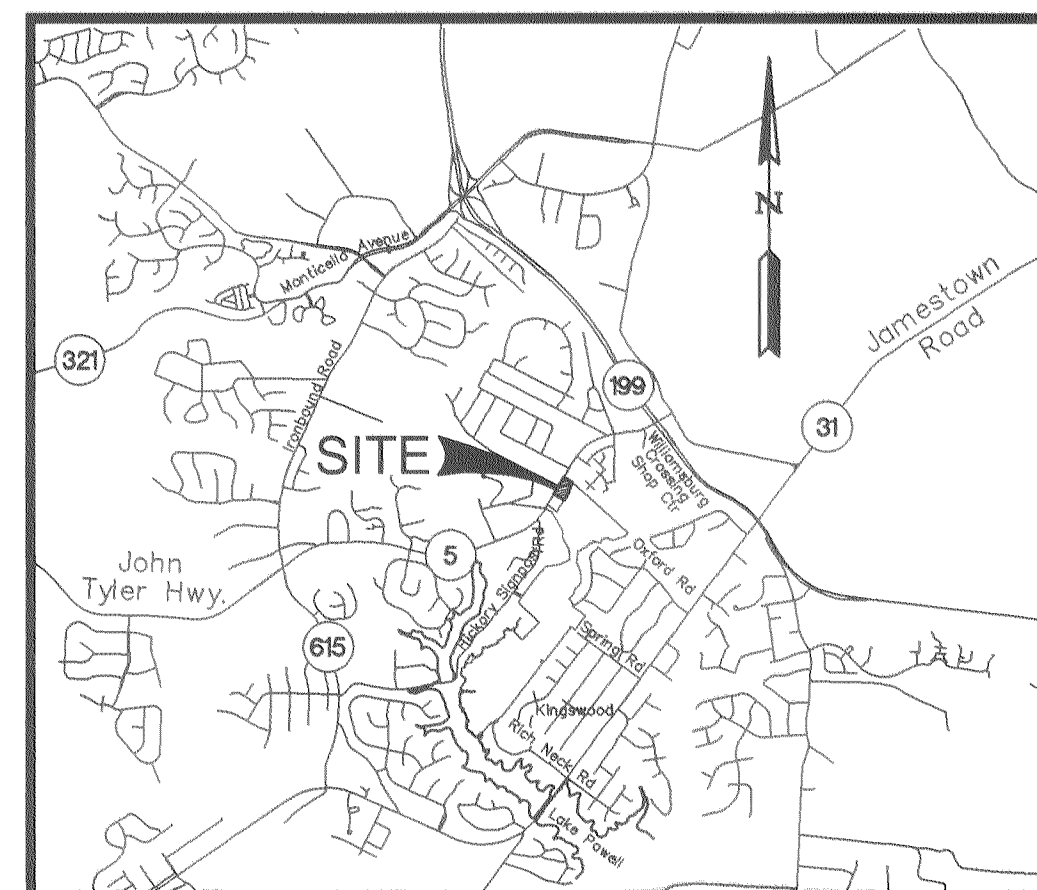
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Buyer 8/12/05
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

W. Wilson 9/8/05
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES

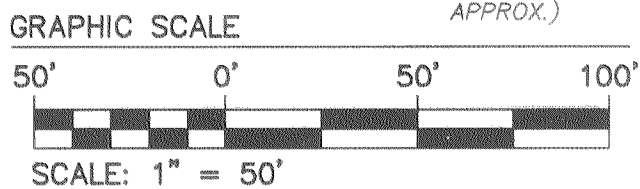
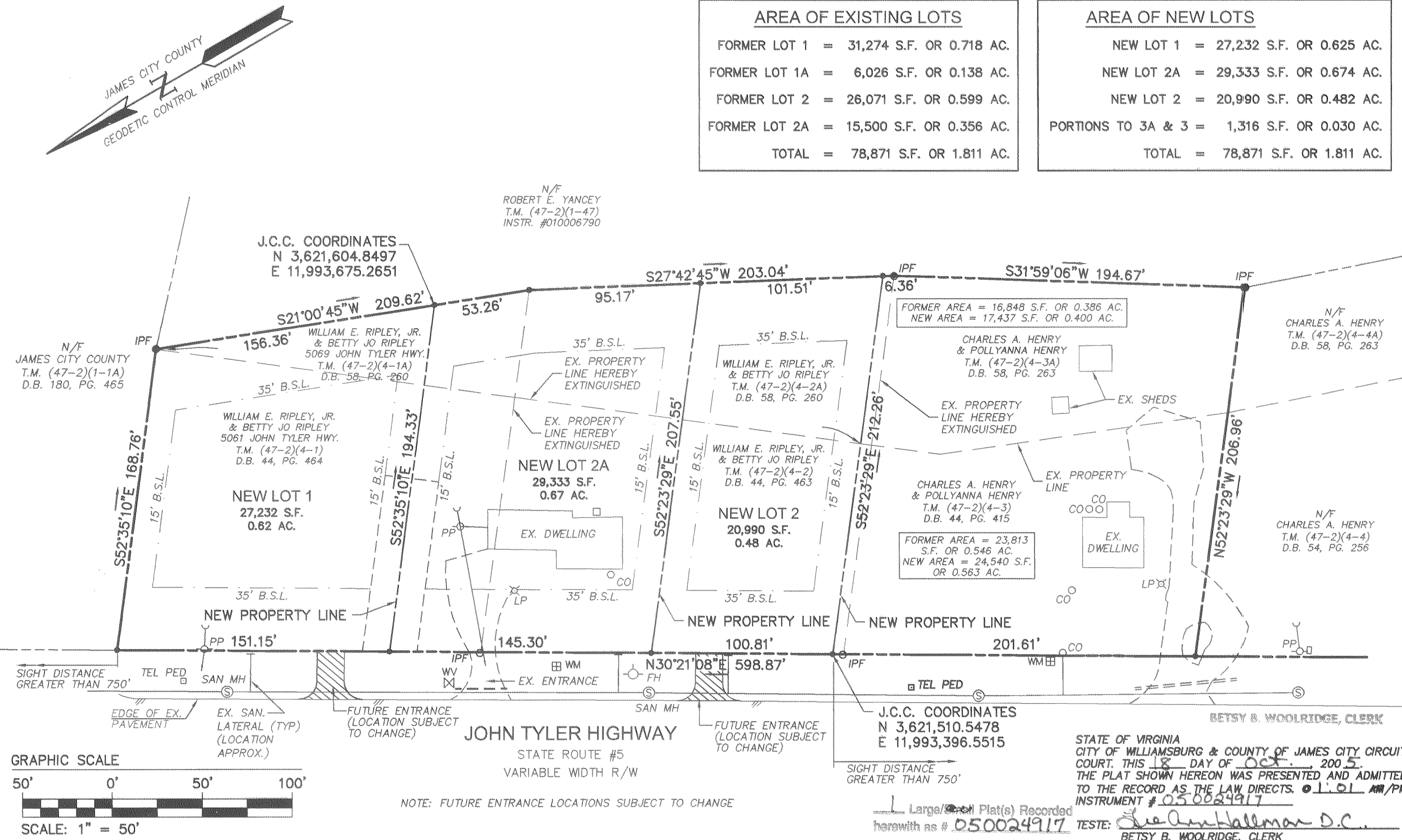
- PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
- SETBACKS:
FRONT = 35'
SIDE = 15'
REAR = 35'
IF LOT IS LESS THAN 1 ACRE, MINIMUM WIDTH AT SETBACK LINE IS 100 FT.
- LOTS SHALL BE SERVED BY PUBLIC SEWER AND WATER.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510201-0020B, DATED 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
- LOCATIONS OF SANITARY SEWER LATERALS SHOWN ARE AS FIELD MARKED BY JCSA AND ARE APPROXIMATE.



LOCATION MAP SCALE: 1"=2000'

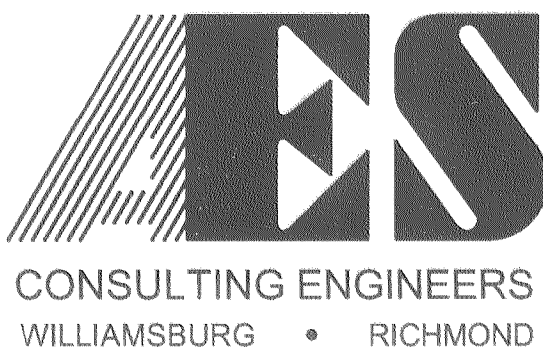
AREA OF EXISTING LOTS	
FORMER LOT 1	= 31,274 S.F. OR 0.718 AC.
FORMER LOT 1A	= 6,026 S.F. OR 0.138 AC.
FORMER LOT 2	= 26,071 S.F. OR 0.599 AC.
FORMER LOT 2A	= 15,500 S.F. OR 0.356 AC.
TOTAL	= 78,871 S.F. OR 1.811 AC.

AREA OF NEW LOTS	
NEW LOT 1	= 27,232 S.F. OR 0.625 AC.
NEW LOT 2A	= 29,333 S.F. OR 0.674 AC.
NEW LOT 2	= 20,990 S.F. OR 0.482 AC.
PORTIONS TO 3A & 3	= 1,316 S.F. OR 0.030 AC.
TOTAL	= 78,871 S.F. OR 1.811 AC.



NOTE: FUTURE ENTRANCE LOCATIONS SUBJECT TO CHANGE

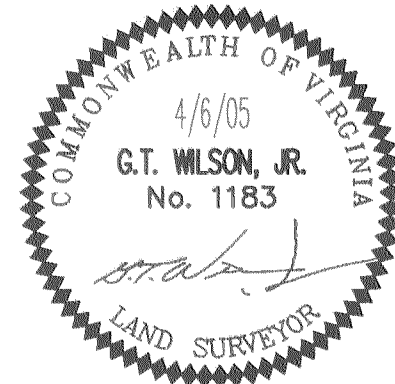
Large/Small Plat(s) Recorded herewith as # 050024917 TESTE: Betsy B. Woolridge, D.C.
BETSY B. WOOLRIDGE, CLERK



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF RESUBDIVISION & LOT LINE EXTINGUISHMENT BETWEEN THE PROPERTIES OWNED BY:
WILLIAM E. & BETTY JO RIPLEY & CHARLES A. & POLLYANNA HENRY

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
4	8/01/05	REV. TO ADD JCSA FIELD LOCATED SAN. LATERALS	RED
3	7/26/05	REV. TO SHOW SIGHT DISTANCE, UTILITIES & ENTRANCES	RED
2	7/1/05	REV. PER J.C.C. COMMENT LETTER	RED
1	5/16/05	REV. PER VDOT TO SHOW SHARED ACCESS EASEMENT	RED

Designed	Drawn
AES	AWT
Scale	Date
1"=50'	4/6/05
Project No.	
9568	
Drawing No.	
1 of 1	