

070025714

BOUNDARY LINE AGREEMENT PLAT

SHOWING THE PROPERTIES OF
CAROLINE W. DOZIER
AND THE PROPERTY OF
CHARLES W. DOZIER

PROPERTIES LOCATED
IN THE
STONEHOUSE
MAGISTERIAL DISTRICT

PROPERTIES LOCATED
ON THE SOUTHSIDE OF
RTE. 610 (FORGE ROAD)
AND WEST OF RTE 631
LITTLE CREEK DAM ROAD

PROPERTY ADDRESS OF THE PROPERTY
STANDING IN THE NAME OF
CHARLES W. DOZIER
2001 FORGE ROAD
TOANO, 23168

PREPARED BY
ANGLE & DISTANCE
LAND SURVEYING INC.
156 OLD STAGE RD.
TOANO, VA. 23168
(757) 561-5334
DATE 6-6-07

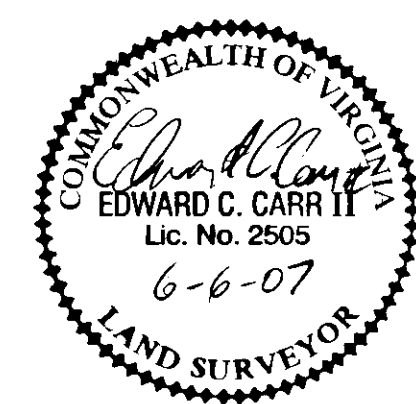
DRAWING SCALE
1" = 200'

AREA CALCULATIONS

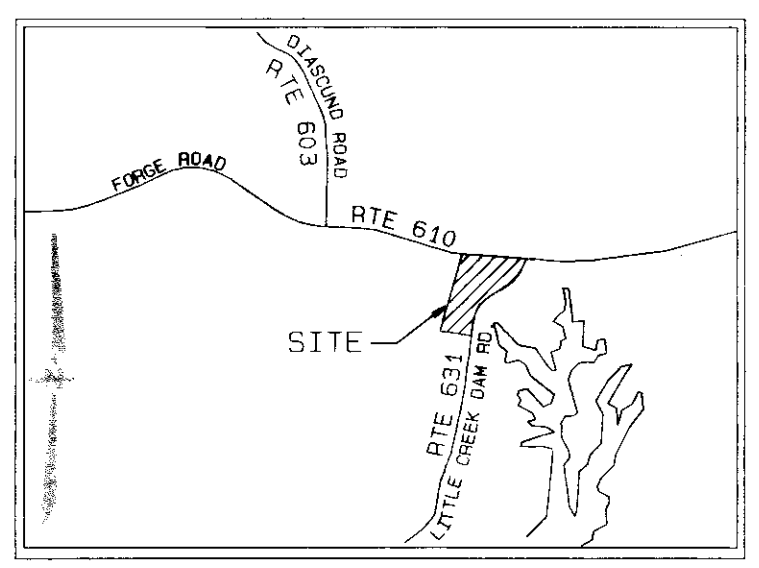
36.20 +/- ACRES TOTAL
36.67 ACRES
TO SURVEY LINES

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
14 September 2007
at 10:24 AM/PM, PG.
DOCUMENT # 070025714
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

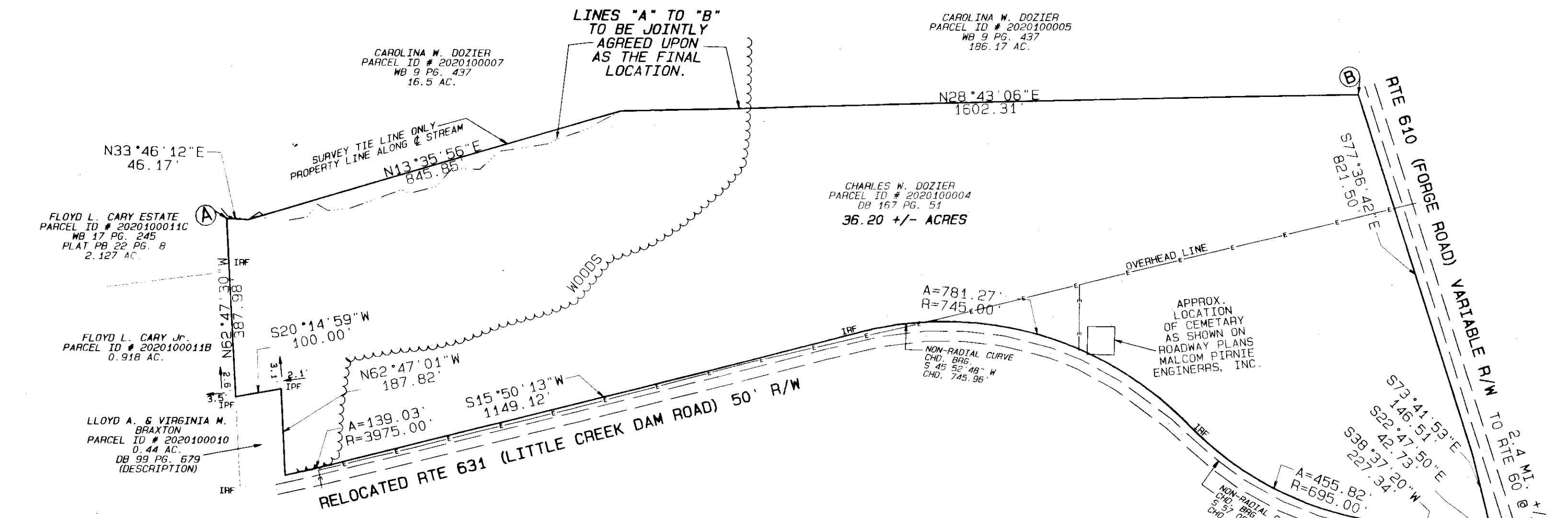
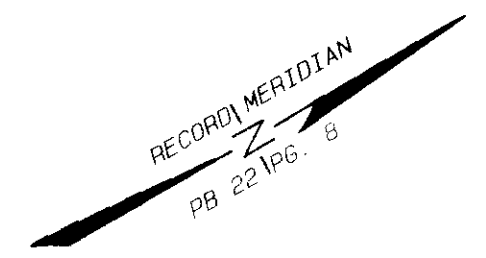
L Large/Small Plat(s) Recorded
herewith as # 070025714



GRAPHIC SCALE 1"=200'
0 200 400 600



VICINITY MAP
SCALE 1" = 1420'



GENERAL NOTES/SURVEYORS NOTES

THE PURPOSE OF THIS BOUNDARY LINE AGREEMENT PLAT IS TO DETERMINE THE LINE BETWEEN THE PROPERTIES OF CAROLINE W. DOZIER AND CHARLES W. DOZIER.

PROPERTY LINE AS SHOWN ON THIS PLAT IS THE MUTUALLY AGREED UPON LINE (A TO B ON PLAT) BETWEEN THE PROPERTIES OF CAROLINE W. DOZIER PARCEL ID # 2020100007 AND PARCEL ID # 2020100005 AND THE PROPERTY OF CHARLES W. DOZIER PARCEL ID # 2020100004. PROPERTY LINE DETERMINED BY PAROL EVIDENCE, UNABLE TO ACCURATLY DETERMINE THE LINE FROM PB 7 PG. 22, PLAT OF WARREN FARMS DATED 1929.

PROPERTY IS ZONED A1

PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN BY F.I.R.M. MAP # 510201-0015B EFFECTIVE DATE FEB. 6th, 1991.

THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITH-OUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SERVITUDES AND COVENANTS ON RECORD.

UNABLE TO ASSERTAIN THE EXACT LOCATION OF CEMETARY AS SHOWN. LOCATION AS SHOWN TAKEN FROM ROADWAY IMPROVEMENT PLANS MADE BY MALCOM & PIRNIE ENGINEERS INC.

CERTIFICATE OF NOTARIZATION

(CAROLINE W. DOZIER)
PARCEL ID # 2020100007
PARCEL ID # 2020100005

THE STATE OF Virginia
CITY/COUNTY OF James City
I, R.M. Hazelwood, Jr. 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 ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 20 DAY OF June YR. 2007.
MY COMMISSION EXPIRES 3-31-2010

CERTIFICATE OF NOTARIZATION

(CHARLES W. DOZIER)
PARCEL ID # 2020100004

THE STATE OF Virginia
CITY/COUNTY OF James City
I, R.M. Hazelwood, Jr. 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 ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 20 DAY OF June YR. 2007.
MY COMMISSION EXPIRES 3-31-2010 BY: Claudia H. Bishelz, Dp. Clerk

STATE OF VIRGINIA

COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 14th DAY OF SEPT., 2007
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE
AND OR INSTRUMENT NUMBER 070025714

TESTE: Betsy B. Woolridge, Clerk
Claudia H. Bishelz, Dp. Clerk

OWNERS CONSENT

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

5/6/20/07 Caroline W. Dozier
DATE CAROLINE W. DOZIER

6/20/07 Charles W. Dozier
DATE CHARLES W. DOZIER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

Edward C. Carr II
EDWARD C. CARR II L.S. # 2505