

CERTIFICATION OF SOURCE OF TITLE

TAX PARCEL ID NO.: 502010003

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL ID #502010003 IS IN THE NAME OF DONALD NEWSOM AND WAS ACQUIRED FROM WILBUR E. BANKSTON ET AL BY DEED DATED JANUARY 11, 1993 AND RECORDED AS DEED BOOK 599, PAGE 848 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

TAX PARCEL ID NO.: 502020002B, 502020003, 502020004A

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL ID #502020004A, 502020003, AND 502020002B IS IN THE NAME OF HOWARD AMES, SR. AND WAS ACQUIRED FROM HOWARD HARROD & DELTON V. HARROD BY DEED DATED DECEMBER 8, 2006 AND RECORDED AS INSTRUMENT NO. 060030461 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATE

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

TAX PARCEL ID NO.: 502010003

OWNER:

[Signature] 2/3/07
 NAME: DATE
 TITLE:

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY
 I, GWENC. SCHATZMAN 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 30th DAY OF AUGUST, 2007.

MY COMMISSION EXPIRES 11/30/09
[Signature] 361448
 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.

[Signature] 8/10/07
 ROBERT D. MANN, L.S. #2509 DATE

TAX PARCEL ID NO.: 502020002B, 502020003, & 502020004A

OWNER:

[Signature] 8-30-07
 NAME: DATE
 TITLE:

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY
 I, GWENC. SCHATZMAN 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 30th DAY OF AUGUST, 2007.

MY COMMISSION EXPIRES 11/30/09
[Signature] 361448
 SIGNATURE

TRUSTEE:

DEED OF TRUST DATED DECEMBER 14, 2006 RECORDED AS INSTRUMENT #060030462 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY.
 PAUL C. KINCHELOE, JR. AND BARRY A. SCHNEIDERMAN, TRUSTEES

[Signature] 8/29/07
 NAME: PAUL C. KINCHELOE, JR. DATE
 TITLE: Trustee Sole Acting

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY
 I, STEVE W. MILLER 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 29th DAY OF AUGUST, 2007.

MY COMMISSION EXPIRES 11-30-07
[Signature]
 SIGNATURE

AREA TABLE

PARCEL	OLD AREA	NEW AREA
PARCEL A	1.941 AC.± 84,550 S.F.±	2.249 AC.± 97,945 S.F.±
PARCEL B	0.587 AC.± 25,570 S.F.±	0.279 AC.± 12,173 S.F.±
TOTAL AREA	2.528 AC.± 110,120 S.F.±	2.528 AC.± 110,120 S.F.±

NOTES:

- THE PROPERTIES AS SHOWN ARE ALL OF TAX PARCELS (50-2)(1-03), (50-2)(2-02B), (50-2)(2-03), (50-2)(2-04A)
- PROPERTY ADDRESSES:
 T.M. #50-2(1-03) #7242 MERRIMAC TRAIL
 T.M. #50-2(2-02B) #7252-B MERRIMAC TRAIL
 T.M. #50-2(2-03) #7250 MERRIMAC TRAIL
 T.M. #50-2(2-04A) #7248 MERRIMAC TRAIL
- THE PROPERTIES AS SHOWN ARE CURRENTLY ZONED AS FOLLOWS:
 T.M. #50-2(1-03)- ZONE-LB: LIMITED BUSINESS
 T.M. #50-2(2-02B)- ZONE-R-2: GENERAL RESIDENTIAL
 T.M. #50-2(2-03)- ZONE-R-2: GENERAL RESIDENTIAL
 T.M. #50-2(2-04A)- ZONE-R-2: GENERAL RESIDENTIAL
- THE PROPERTY AS SHOWN LIES IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201 0050 B, DATED FEBRUARY 6, 1991.
- PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER.
- ANY NEW CONSTRUCTION SHALL ADHERE TO THE SETBACK REQUIREMENTS AND YARD REGULATIONS LISTED IN SECTION 24-256 AND SECTION 24-257 OF THE JAMES CITY COUNTY ZONING ORDINANCE.

BUILDING SETBACKS

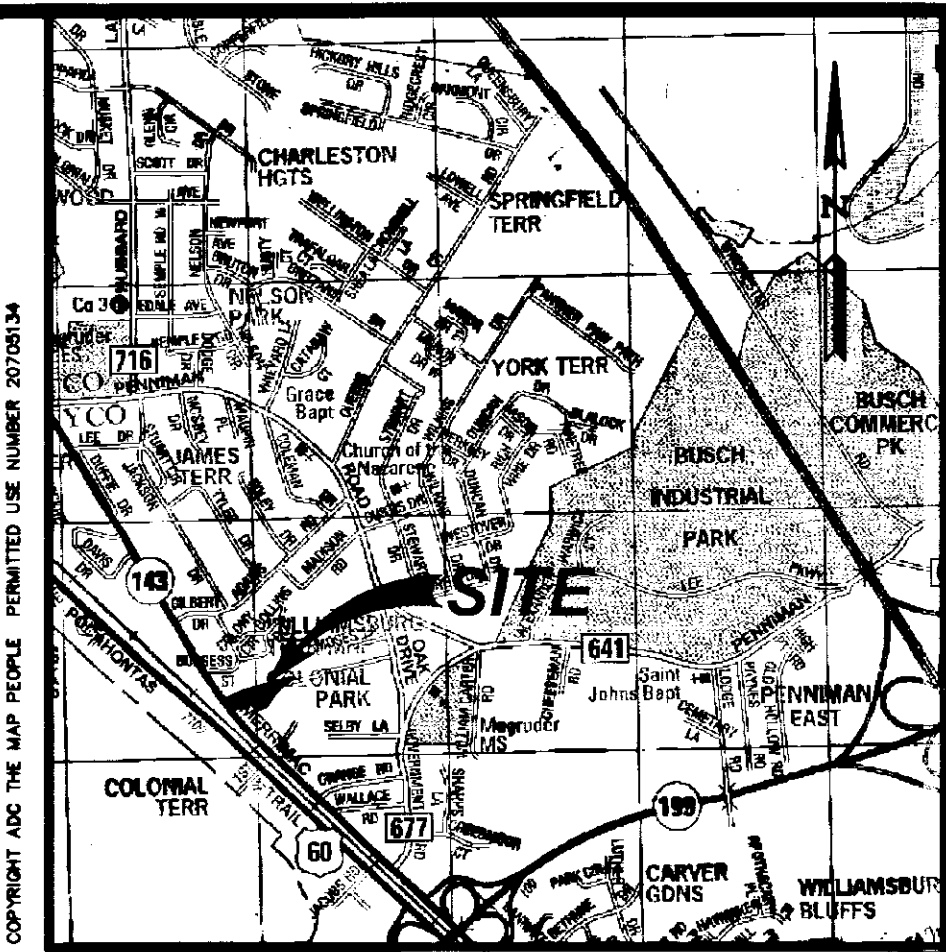
ZONE R2

FRONT: 25'
 SIDE: 10'
 REAR: 35'

ZONE LB:

FRONT: 50'
 SIDE: 20'
 REAR: 20'

- PROPERTY LINES AS SHOWN ARE BASED ON FOUND MARKERS AS NOTED, RECORDED, AND OTHER AVAILABLE INFORMATION AND REPRESENTS A ACTUAL FIELD BOUNDARY SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



VICINITY MAP
 SCALE: 1"=2000'

LEGEND

- AXF AXLE FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET
- B.S.L. BUILDING SETBACK LINE

CERTIFICATE OF APPROVAL

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

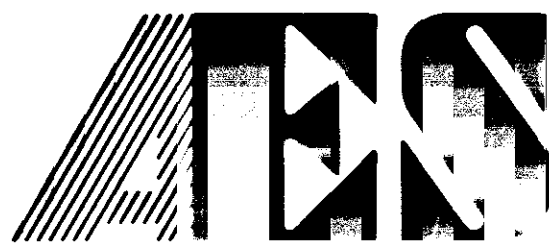
[Signature] 9/2/07
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE
[Signature] 9/5/07
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA
 COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 28th DAY OF September, 2007, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

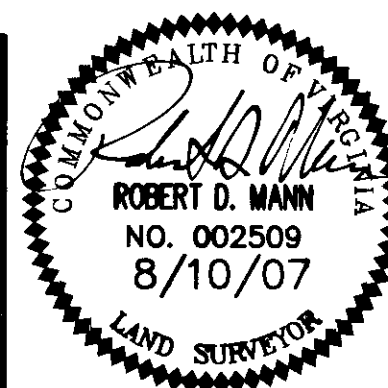
BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT
 TESTE: *[Signature]* D.C.

PLAT BOOK _____, PAGE _____, Large/Small Plat(s) Recorded herewith as # 070027287



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

PLAT OF
 BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OF
 DONALD E. NEWSOM AND
 HOWARD AMES, SR.



No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWED BY
1	8/10/07	REVISED PER COUNTY COMMENTS	RDM	

Designed AES	Drawn MLH
Scale 1"=50'	Date 5/7/07
Project No. 9852-00	
Drawing No. 1 OF 2	

070027287