

100004489

OWNERS CERTIFICATE

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

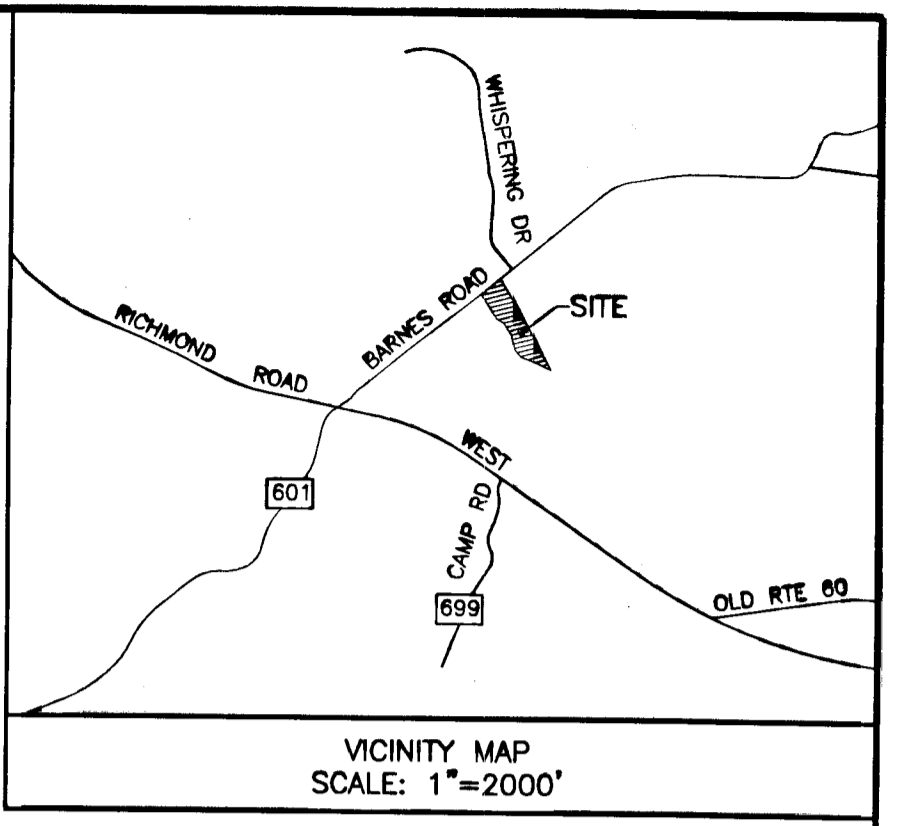
Richard Vossel 11/8/09 DATE
Laura Vossel 11/8/09 DATE
Michael Gross 11/8/09 DATE
Melina Gross 11/8/09 DATE

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 17th DAY OF November, 2009.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT TESTE
 City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 3-5-2010
 at 8:56 AM/PM, PB PG
 DOCUMENT # 100004489
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Carlton D. Jones 11/24/09 DATE
 SUBDIVISION AGENT OF JAMES CITY COUNTY
Johnnie Jordan 11/20/09 DATE
 VIRGINIA DEPARTMENT OF HEALTH



CERTIFICATE OF NOTARIZATION (RICHARD VOSSSEL--LOT 1B)

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Janice Faye Green, A NOTARY PUBLIC
 IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 8th DAY OF November, 2009.
 MY COMMISSION EXPIRES January 31, 2012
Janice Faye Green 7219745 REGISTRATION #
 NOTARY PUBLIC

CERTIFICATE OF NOTARIZATION (LAURA VOSSSEL--LOT 1B)

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Janice Faye Green, A NOTARY PUBLIC
 IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 8th DAY OF November, 2009.
 MY COMMISSION EXPIRES January 31, 2012
Janice Faye Green 7219745 REGISTRATION #
 NOTARY PUBLIC

CERTIFICATE OF NOTARIZATION (MICHAEL GROSS--LOT 1A)

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Janice Faye Green, A NOTARY PUBLIC
 IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 8th DAY OF November, 2009.
 MY COMMISSION EXPIRES January 31, 2012
Janice Faye Green 7219745 REGISTRATION #
 NOTARY PUBLIC

CERTIFICATE OF NOTARIZATION (MELINA GROSS--LOT 1A)

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Janice Faye Green, A NOTARY PUBLIC
 IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 8th DAY OF November, 2009.
 MY COMMISSION EXPIRES January 31, 2012
Janice Faye Green 7219745 REGISTRATION #
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE (TAX MAP #(10-2)(2-1A))

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF MICHAEL & MELINA GROSS AND WAS ACQUIRED FROM RICHARD & LAURA VOSSSEL BY DEED DATED AUGUST 17, 2005 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #050019715.

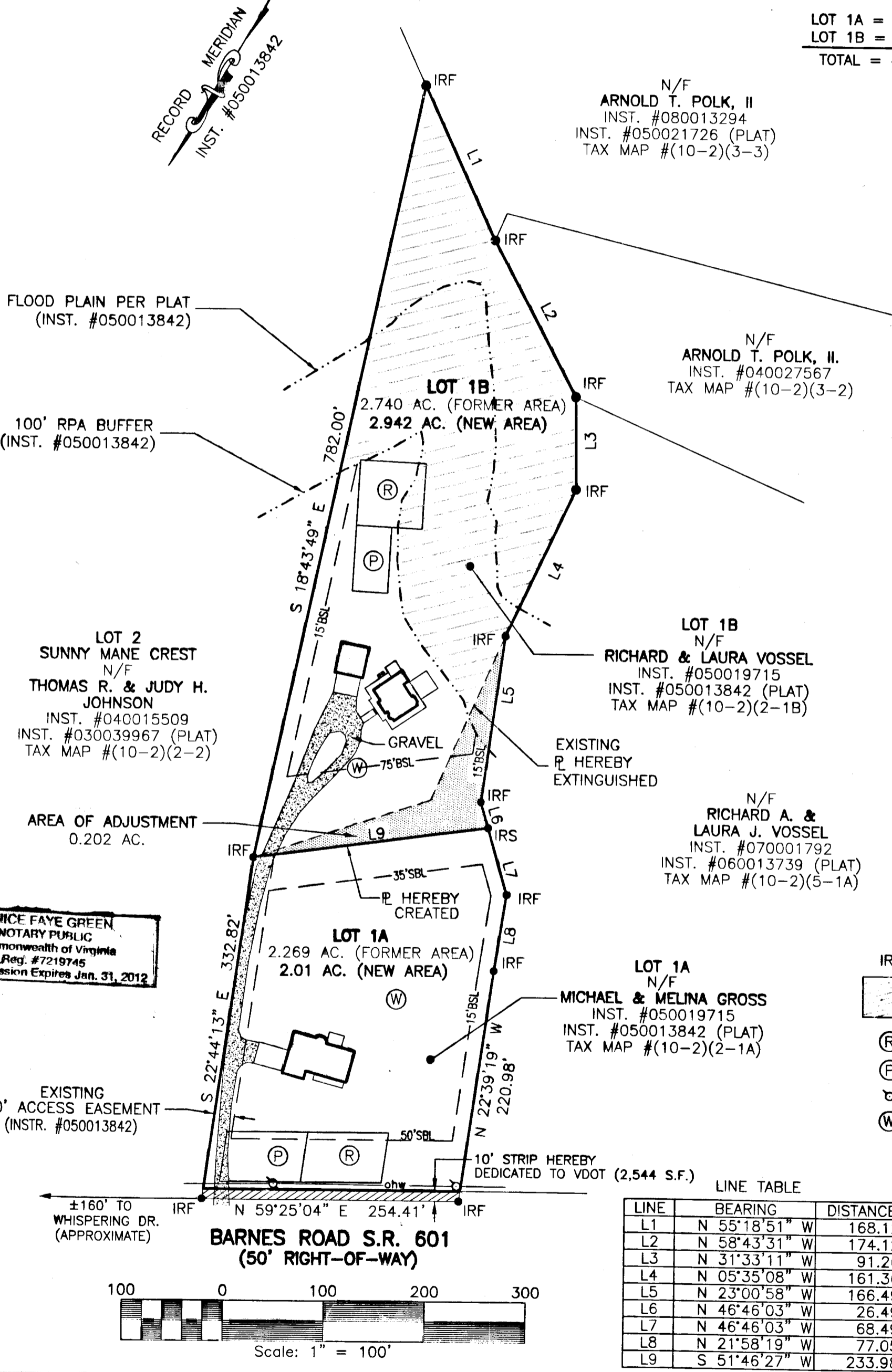
CERTIFICATE OF SOURCE OF TITLE (TAX MAP #(10-2)(2-1B))

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF RICHARD & LAURA VOSSSEL AND WAS ACQUIRED FROM MICHAEL & MELINA GROSS BY DEED DATED AUGUST 17, 2005 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #050019715.

ENGINEERS OR SURVEYORS 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.

Matthew H. Connolly 11/04/09 DATE
 MATTHEW H. CONNOLLY LIC. #002053



NEW AREA TABULATIONS

LOT 1A = 2.01 AC.
 LOT 1B = 2.94 AC.
 TOTAL = 4.95 AC.

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- LOTS SHOWN ARE CURRENTLY SERVED BY PRIVATE WELL AND SEPTIC.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- PARCELS LIE IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0040C DATED SEPTEMBER 28, 2007.
- UNDERGROUND AND UTILITIES WERE NOT LOCATED.
- PRIMARY AND RESERVED DRAIN FIELD SITES SHOWN HEREON ARE SHOWN PER RECORD SUBDIVISION PLAT RECORDED AT INSTRUMENT #050013842
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- PER SECTION 23-7(c) OF CHAPTER 23 OF THE CHESAPEAKE PRESERVATION ORDINANCE, THE DEVELOPER SHALL INSTALL RPA SIGNS IDENTIFYING THE LANDWARD LIMITS OF THE RPA.
- SUP-26-04 APPROVED ON DECEMBER 14TH, 2004 TO PERMIT A FAMILY SUBDIVISION OF LESS THAN THREE ACRES IN ACCORDANCE WITH SECTION 24-214(D) AND SECTION 19-17 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. (STATED ON RECORD SUBDIVISION PLAT RECORDED AT INSTRUMENT #050013842).
- SUP-0020-2009 APPROVED ON OCTOBER 27, 2009 TO PERMIT ADJUSTMENT OF PARCELS SHOWN HEREON.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

EXISTING PROPERTY INFORMATION

TAX MAP #(10-2)(2-1B) = 2.740 AC.
 #9050 BARNES ROAD
 JAMES CITY COUNTY, VA
 TAX MAP #(10-2)(2-1A) = 2.269 AC.
 #9040 BARNES ROAD
 JAMES CITY COUNTY, VA
 ZONING DISTRICT: A-1
 BUILDING SETBACKS (BSL) - PER SUBDIVISION PLAT
 FRONT = 50' FROM R/W LINE
 REAR = 35'
 SIDE = 15'

LEGEND

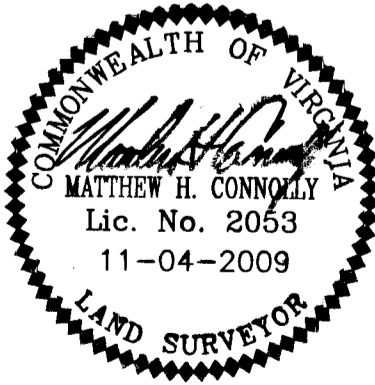
- IRF = Iron Rod Found
- [Hatched Area] = RPA AREA
- (R) RESERVE DRAIN FIELD
- (P) PRIMARY DRAIN FIELD
- ⊕ POWER POLE
- (W) EXISTING WELL

PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS 1A & 1B SUNNY MANE CREST LOCATED ON BARNES ROAD

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
 DATE: 11/04/09 SCALE: 1"=100' JOB #06-347
 SHEET 1 OF 1

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 55°18'51" W	168.12'
L2	N 58°43'31" W	174.12'
L3	N 31°33'11" W	91.26'
L4	N 05°35'08" W	161.36'
L5	N 23°00'58" W	166.49'
L6	N 46°46'03" W	26.49'
L7	N 46°46'03" W	68.49'
L8	N 21°58'19" W	77.05'
L9	S 51°46'27" W	233.98'



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