

100007738

**CERTIFICATION OF SOURCE OF TITLE**

**LOT 3**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GORDON M. WILKERSON & ARLENE W. WILKERSON (GRANTOR) TO GORDON M. WILKERSON & ARLENE W. WILKERSON, TRUSTEES OF THE WILKERSON TRUST (GRANTEES) BY DEED DATED JULY 20, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. 050016400.

**CERTIFICATION OF SOURCE OF TITLE**

**LOT 4**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GORDON M. WILKERSON & ARLENE W. WILKERSON (GRANTOR) TO GORDON M. WILKERSON & ARLENE W. WILKERSON, TRUSTEES OF THE WILKERSON TRUST (GRANTEES) BY DEED DATED JULY 20, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. 050016401.

**OWNER'S CONSENT AND DEDICATION**

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOT 3 AND LOT 4 ARLENE'S VIEW SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

BY: Gordon M. Wilkerson DATE 4/1/10  
GORDON M. WILKERSON TRUSTEE OF THE WILKERSON TRUST

BY: Arlene W. Wilkerson DATE 4/1/10  
ARLENE W. WILKERSON TRUSTEE OF THE WILKERSON TRUST

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY  
TO-WIT:

I, GWEN C. SCHATZMAN A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 1ST DAY OF APRIL, 2010.

MY COMMISSION EXPIRES 11/30/2013

Gwen C. Schatzman  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER: 361448

Gwen C. Schatzman  
Commonwealth of Virginia  
Notary Public  
Commission No. 361448  
My Commission Expires 11/30/2013

THE STREETS IN THIS DEVELOPMENT DO NOT MEET THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS FOR ACCEPTANCE AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. THE STREETS WILL HAVE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE DEPARTMENT REQUIREMENTS IN EFFECT AT THE TIME OF THE REQUEST BY THE PROPERTY OWNERS PRIOR TO REQUESTING ADDITION OF THE ROAD.

Gwen C. Schatzman  
Commonwealth of Virginia  
Notary Public  
Commission No. 361448  
My Commission Expires 11/30/2013

**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 DATE 3/2/2010  
RONALD W. EADS, L.S. #001948

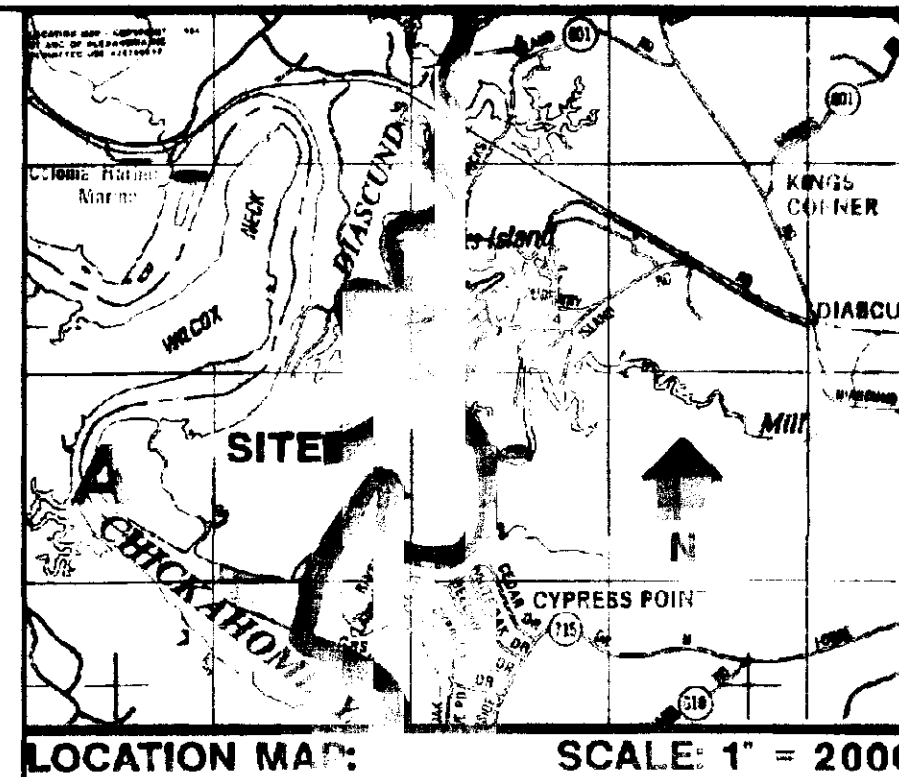
**CERTIFICATE OF APPROVAL**

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

Johanne Jordan DATE 4/1/10  
VIRGINIA DEPARTMENT OF HEALTH  
Christina Johnson DATE 4/1/10  
SUBDIVISION AGENT OF JAMES CITY COUNTY

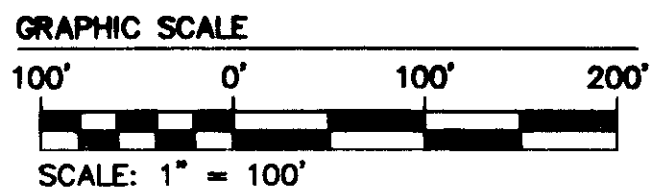
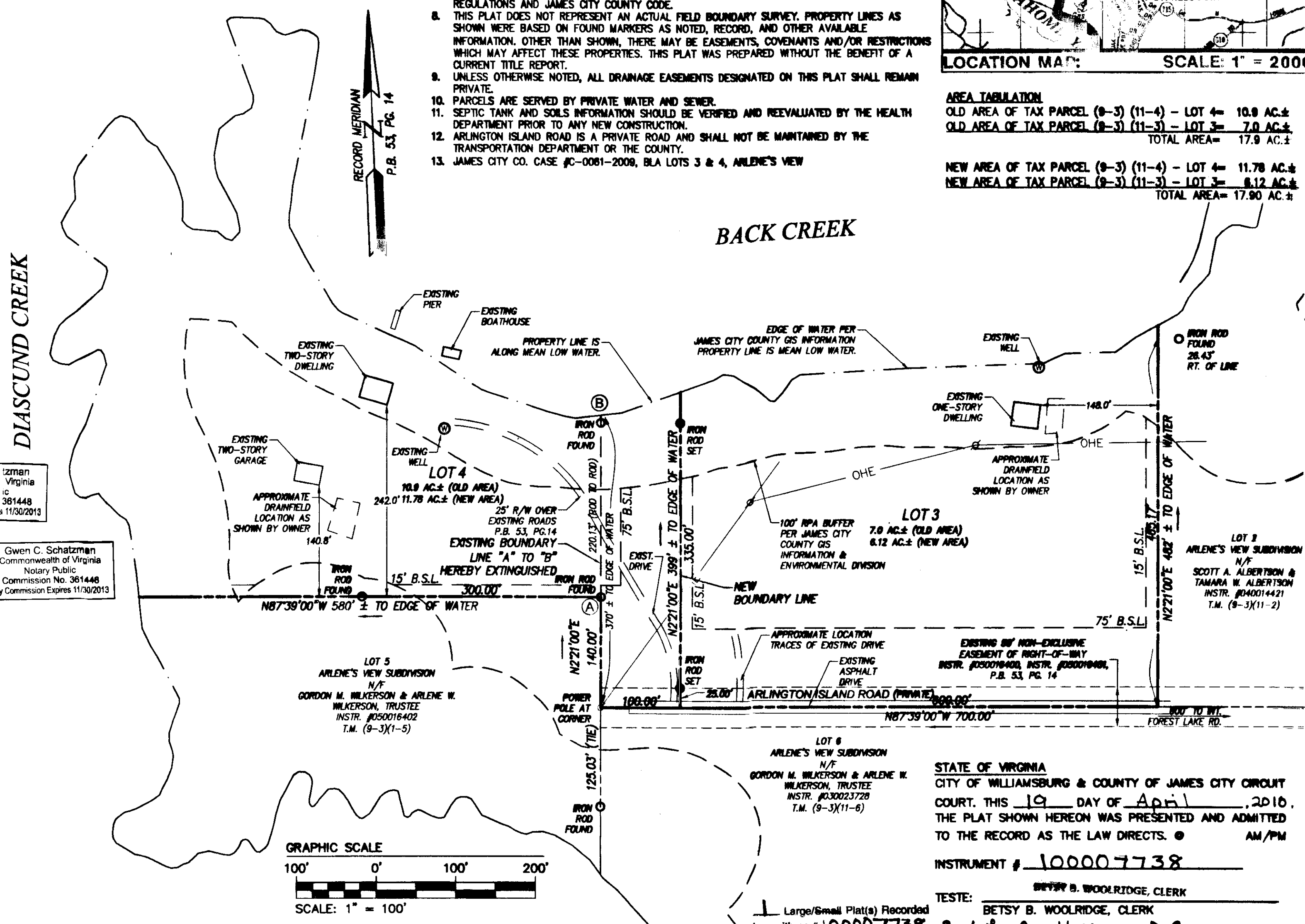
**GENERAL NOTES**

- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY ADDRESSES ARE 716 ARLINGTON ISLAND ROAD LANEXA, VA. (TAX MAP PARCEL (9-3)(11-3) AND 712 ARLINGTON ISLAND ROAD LANEXA, VA. (TAX MAP PARCEL (9-3)(11-4).
- THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE AE (BASE FLOOD ELEVATIONS 7.5) PER F.I.R.M. # 51095C0120C DATED 09/28/07.
- PROPERTIES SHOWN ARE ALL OF TAX MAP PARCEL (9-3)(11-3) AND (9-3)(11-4).
- TAX MAP PARCELS (9-3)(11-3) AND (9-3)(11-4) ARE CURRENTLY ZONED A1 (GENERAL AGRICULTURAL DISTRICT).
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (C) (1) OF THE JAMES CITY COUNTY CODE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THIS PLAT DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. PROPERTY LINES AS SHOWN WERE BASED ON FOUND MARKERS AS NOTED, RECORD, AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN, THERE MAY BE EASEMENTS, COVENANTS AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- PARCELS ARE SERVED BY PRIVATE WATER AND SEWER.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- ARLINGTON ISLAND ROAD IS A PRIVATE ROAD AND SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPARTMENT OR THE COUNTY.
- JAMES CITY CO. CASE #C-0061-2009, BLA LOTS 3 & 4, ARLENE'S VIEW

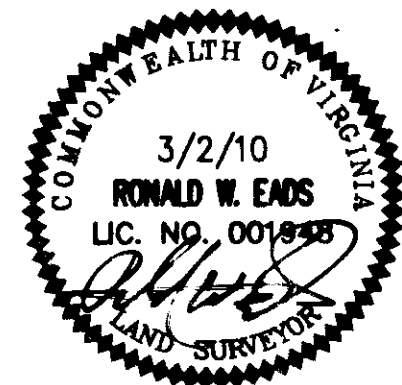


**AREA TABULATION**

OLD AREA OF TAX PARCEL (9-3) (11-4) - LOT 4=	10.9 AC.±
OLD AREA OF TAX PARCEL (9-3) (11-3) - LOT 3=	7.0 AC.±
TOTAL AREA=	17.9 AC.±
NEW AREA OF TAX PARCEL (9-3) (11-4) - LOT 4=	11.78 AC.±
NEW AREA OF TAX PARCEL (9-3) (11-3) - LOT 3=	6.12 AC.±
TOTAL AREA=	17.90 AC.±



Rev.	Date	Description	Reviewed By



**ENES**  
CONSULTING ENGINEERS  
5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23166  
Phone: (757) 253-0940  
Fax: (757) 220-8994  
www.enesva.com

**BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT**  
LOT 3 & LOT 4  
ARLENE'S VIEW SUBDIVISION  
OWNED BY:  
**THE WILKERSON TRUST**  
JAMES CITY COUNTY VIRGINIA

Project Contacts: AEB  
Project Number: 7328-01  
Scale: 1"=100' Date: 3/2/10  
Sheet Number  
**1 OF 1**

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19 DAY OF April, 2010, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. © AM/PM  
INSTRUMENT # 100007738  
TESTE: Betsy B. Woolridge, Clerk  
By: See Opp Hallman D.C.