

100015117

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAT AND KNOWN AS LOT 7, SECTION 1, QUARTERPATH TRACE VILLAGE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Jerry D. Shephard 7/21/2010
JERRY D. SHEPHARD (OWNER) DATE
Dale Kirk Blandford 7/19/2010
DALE KIRK BLANDFORD (OWNER) DATE

CERTIFICATE OF NOTARIZATION (JERRY D. SHEPHARD)

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg I, Janice M. Thompson
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 COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 21st DAY OF July, 2010. MY COMMISSION EXPIRES 2-28-2011

Janice M. Thompson 183223
NOTARY PUBLIC REGISTRATION NO.

CERTIFICATE OF NOTARIZATION (DALE KIRK BLANDFORD)

STATE OF VIRGINIA
CITY/COUNTY OF Arlington I, Heidi M. Phelan
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 COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 19th DAY OF July, 2010. MY COMMISSION EXPIRES 04/30/2010

Heidi M. Phelan 7238384
NOTARY PUBLIC REGISTRATION NO.

OWNERS CERTIFICATE

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Busch Properties, Inc. Representative 7/16/2010
DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, Susan Ellen Childs
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 COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 19th DAY OF July, 2010. MY COMMISSION EXPIRES 7/31/2013

Susan Ellen Childs 357306
NOTARY PUBLIC REGISTRATION NO.

CERTIFICATE OF APPROVAL

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

Subdivision Agent of James City County 7/26/10
DATE

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 27th DAY OF July, 2010. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:32 A.M./P.M.

INSTRUMENT # 100015117

TESTE By Susan B. Woodbridge, Clerk
By Candice H. Smith, Esq., Notary Public

CERTIFICATE OF SOURCE OF TITLE (LOT 7, SECTION 1, QUARTERPATH TRACE VILLAGE)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COURTNEY S. FRANTZ, TO JERRY D. SHEPHARD AND DALE KIRK BLANDFORD BY DEED DATED MARCH 10, 2009 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #09009684.

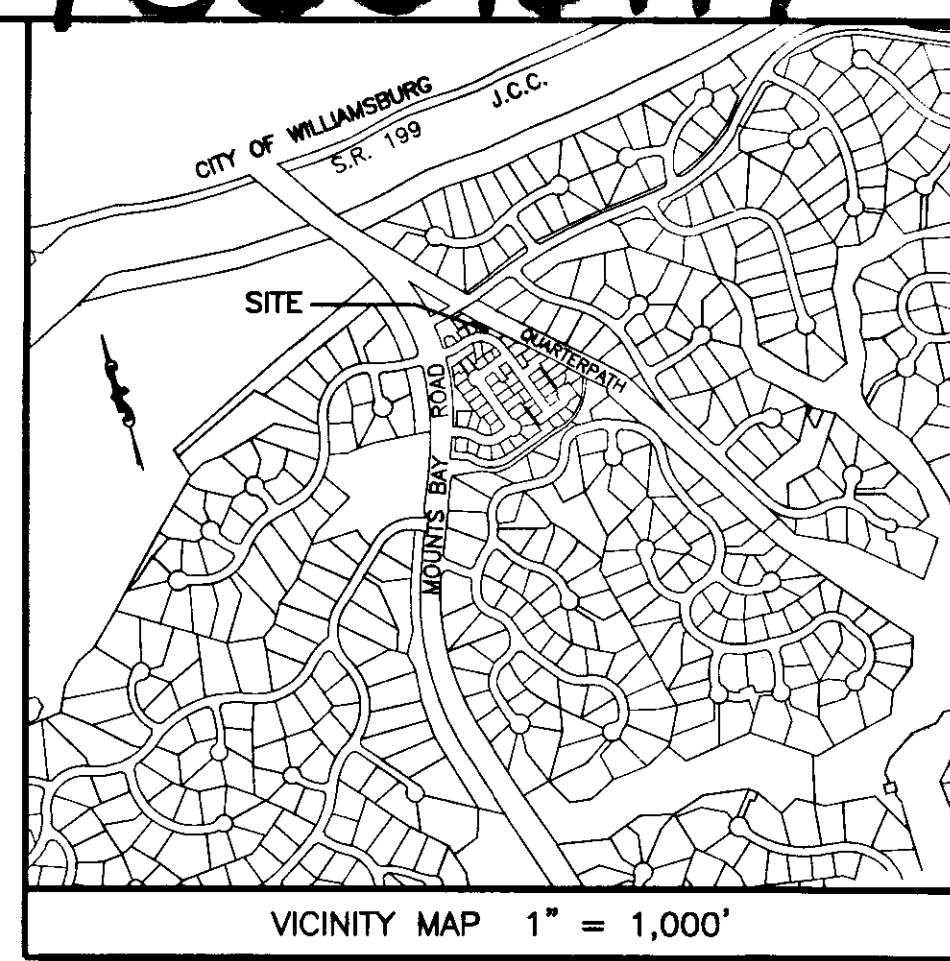
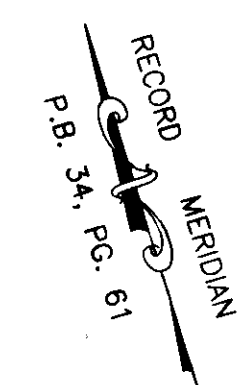
CERTIFICATE OF SOURCE OF TITLE (QUARTERPATH 100' R/W)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANHEUSER-BUSCH, INC. TO BUSCH PROPERTIES, INC. BY DEED DATED MARCH 22, 1976 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN D.B. 167, PG. 572.

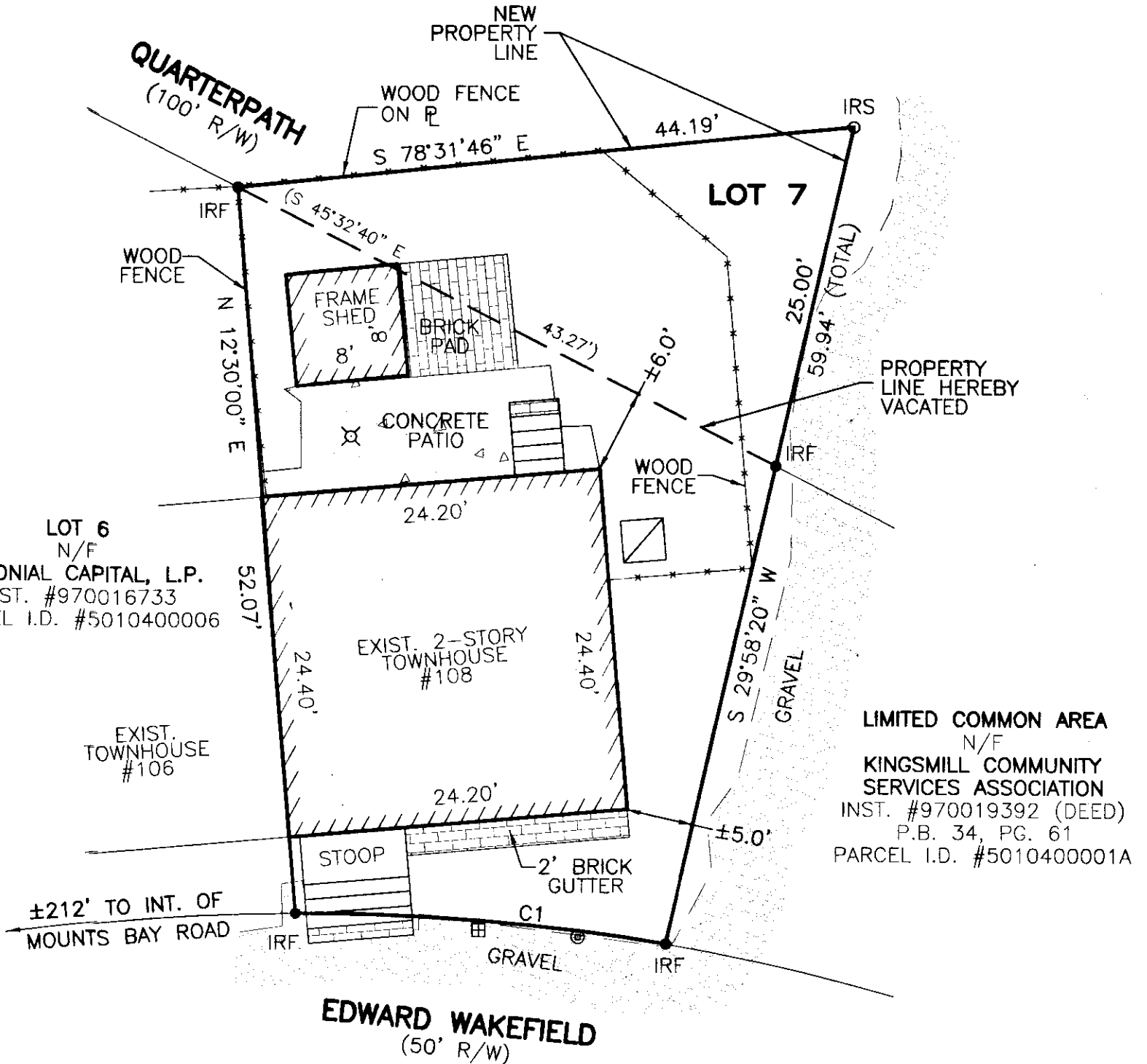
ENGINEERS OR SURVEYORS CERTIFICATE

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 7/15/2010
MATTHEW CONNOLLY, L.S. LIC. #2053 DATE



- LEGEND
Water Meter (circle with cross)
Sewer Clean Out (circle with dot)
Light Pole (circle with X)
HVAC Unit (square with X)
IRF = IRON ROD FOUND
IRS = IRON ROD SET

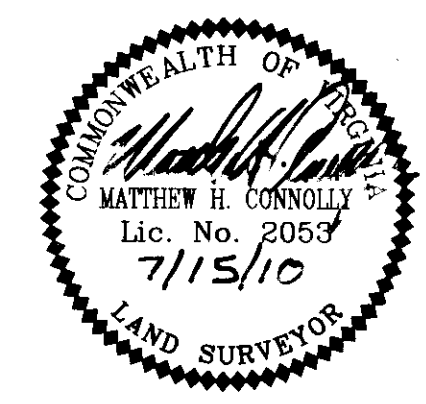


GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, ETC. AFFECTING PROPERTY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY, HOWEVER, ALL IMPROVEMENTS MAY NOT BE SHOWN.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
5. PARCELS SHOWN ARE SERVED BY PUBLIC WATER AND SEWER.
6. PARCELS LIE IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C210C, DATED SEPTEMBER 28TH, 2007.
7. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
8. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19.33 OF THE JAMES CITY COUNTY CODE.
10. ALL NEW MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.
11. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITH THIS EASEMENT, FROM ANY CAUSE.
12. EASEMENT BETWEEN LOT 7 OWNERS AND BUSCH PROPERTIES, INC. EXISTS PER INST. #09009685, BUT IS NOT SHOWN.
13. THE VACATION OF THE PRIVATE RIGHT-OF-WAY WITHIN QUARTERPATH WAS APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON JULY 13, 2010 AS ORDINANCE NO. 210.

BOUNDARY LINE ADJUSTMENT PLAT
LOT 7, SECTION 1
QUARTERPATH TRACE VILLAGE
JAMES CITY COUNTY, VIRGINIA

DATE: 07/15/10 SCALE: 1"=10' JOB #09-048
SHEET 1 OF 1



PROPERTY INFORMATION

PREVIOUS AREA - 1,407 S.F.
ADJUSTED AREA - 520 S.F.
TOTAL NEW AREA - 1,927 S.F.
PARCEL ID: LOT 7 - 5010400007
ADDRESS: LOT 7 - 108 EDWARD WAKEFIELD
JAMES CITY COUNTY, VIRGINIA
ZONING DISTRICT: R-4

Large Small Plat(s) Recorded
Instrument # 100015117



205-E Bulifants Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com