

100020478

**CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (47-1)(1-102))**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FRANK ARMISTEAD AND ROSA L. ARMISTEAD TO P. RAYMOND GRIESENAUER AND ANNIE CLARK GRIESENAUER (WITH RIGHT OF SURVIVORSHIP AT COMMON LAW UPON THE DEATH OF EITHER OF THEM) BY DEED DATED JULY 15, 1947 AND RECORDED IN DEED BOOK 39, PAGE 251 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

**CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (47-1)(1-106))**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R. T. ARMISTEAD, SARAH H. ARMISTEAD, THE ENDOWMENT ASSOCIATION OF THE COLLEGE OF WILLIAM AND MARY IN VIRGINIA, INC AND LETITIA HANSON TO PAUL R. GRIESENAUER AND ANNIE C. GRIESENAUER (WITH RIGHT OF SURVIVORSHIP AT COMMON LAW) BY DEED DATED MAY 11, 1984 AND RECORDED IN DEED BOOK 251, PAGE 29 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

**GENERAL NOTES**

PROPERTIES ARE ZONED R8 RURAL RESIDENTIAL

ALL LOTS ARE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS. PUBLIC WATER AND SEWER ARE AVAILABLE FOR THESE LOTS.

ALL UTILITIES SHALL BE PLACED UNDERGROUND.

THIS PLAT IS BASED UPON COMPILED RECORD INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. OTHER EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

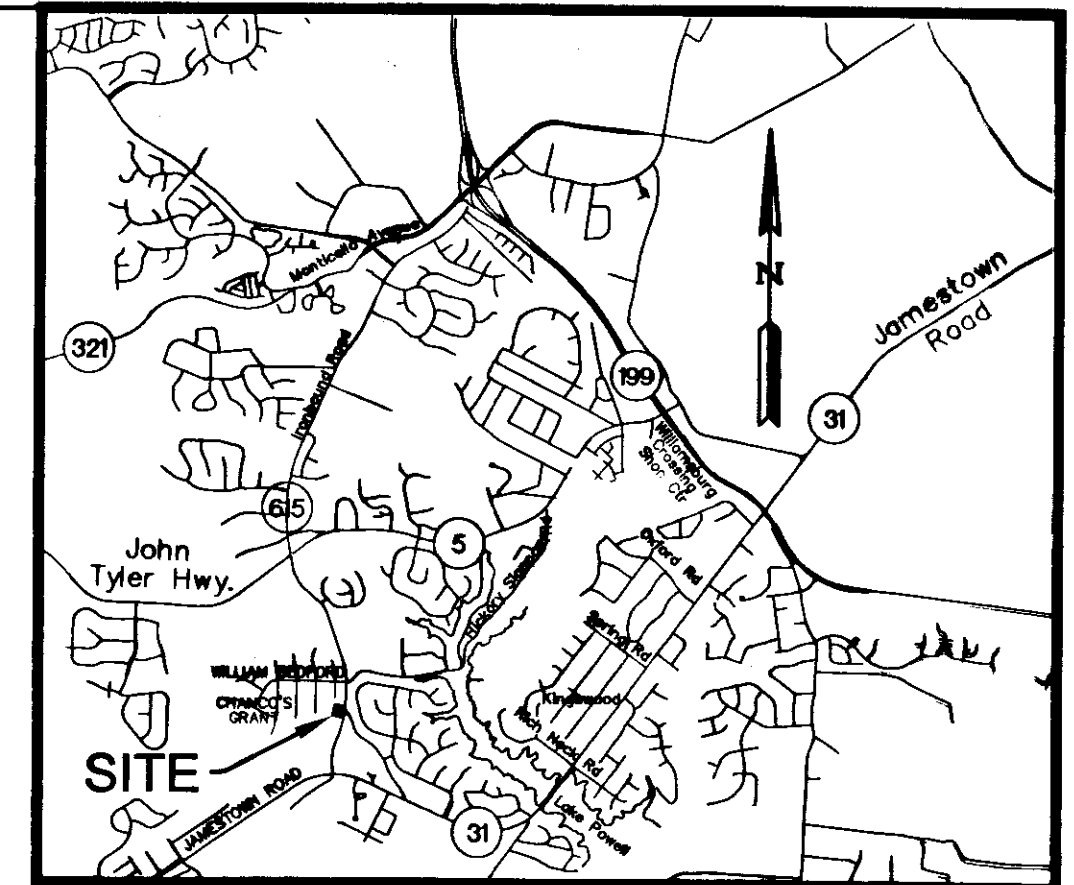
PROPERTIES SHOWN HEREON ARE ALL OF TAX MAP PARCELS (47-1) (1-102) AND (47-1) (1-106), LOCATED AT 2891 SANDY BAY ROAD AND 2899 SANDY BAY ROAD RESPECTIVELY.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

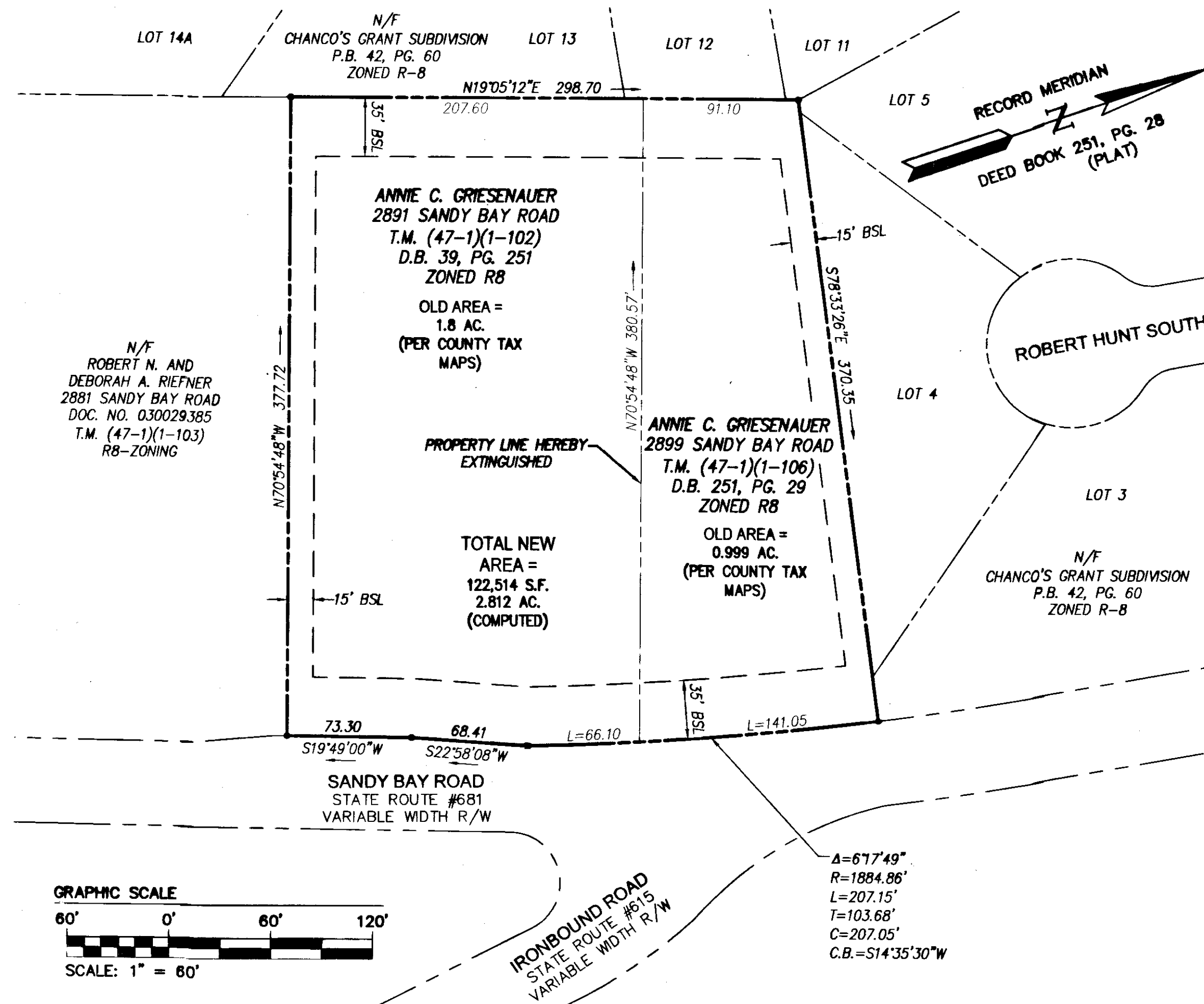
ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL #510201 0185 C, DATED 9/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.

THE RIGHT OF WAY AS SHOWN FOR SANDY BAY ROAD IS PER VIRGINIA DEPARTMENT OF HIGHWAYS PROJECT NUMBERS 0681-047-120, C-501 AND 0615-047-119, C-501



LOCATION MAP SCALE: 1"=2000



**OWNER'S CERTIFICATION**

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

9-22-2010 DATE Annie C. Griesenauer ANNIE C. GRIESENAUER

**CERTIFICATE OF NOTARIZATION:**

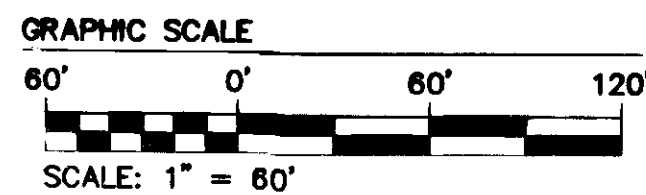
COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF James City County

I, Robert M. Hazelwood Jr. A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

ROBERT M. HAZELWOOD JR.  
 NOTARY PUBLIC  
 REGISTRATION # 183620  
 COMMONWEALTH OF VIRGINIA  
 MY COMMISSION EXPIRES MARCH 31, 2014

GIVEN UNTO MY HAND THIS 22 DAY OF September, 2010  
Robert M. Hazelwood Jr.  
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 3-31-2014  
 NOTARY REGISTRATION NUMBER: 183620



**SURVEYOR'S 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.

Thomas C. Sublett 9/16/10 DATE  
 THOMAS C. SUBLETT, L.S. #1886

**CERTIFICATE OF APPROVAL**

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

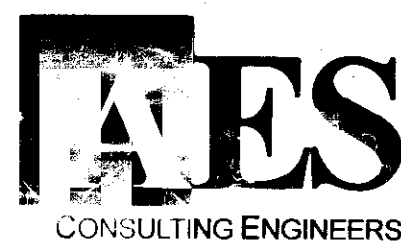
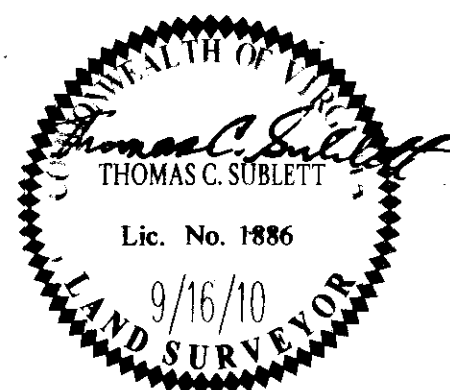
9/24/10 DATE [Signature]  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

Large/Small Plat(s) Recorded hereon as # 100020478.

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 22<sup>nd</sup> DAY OF September, 2010  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:36 AM/PM  
 INSTRUMENT # 100020478

TESTE: Betsy B. Woolridge  
 BETSY B. WOOLRIDGE, CLERK  
 By: Cludia H. Hinkley, Dp. Clerk

Rev.	Date	Description	Revised By



5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.asesva.com

PLAT OF LOT LINE EXTINGUISHMENT  
 BETWEEN TWO PARCELS OWNED BY:  
**ANNIE C. GRIESENAUER**  
 LOCATED AT 2891 AND 2899 SANDY BAY ROAD  
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFB	
Project Number: 26031	
Scale: 1"=60'	Date: 9/16/2010
Sheet Number	
1 OF 1	