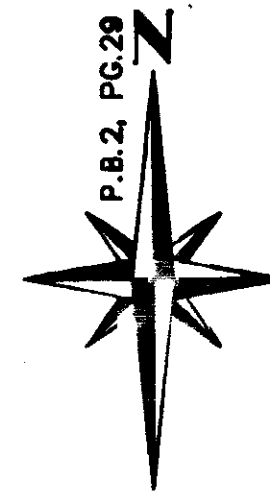


VICINITY MAP 1" = 1000'

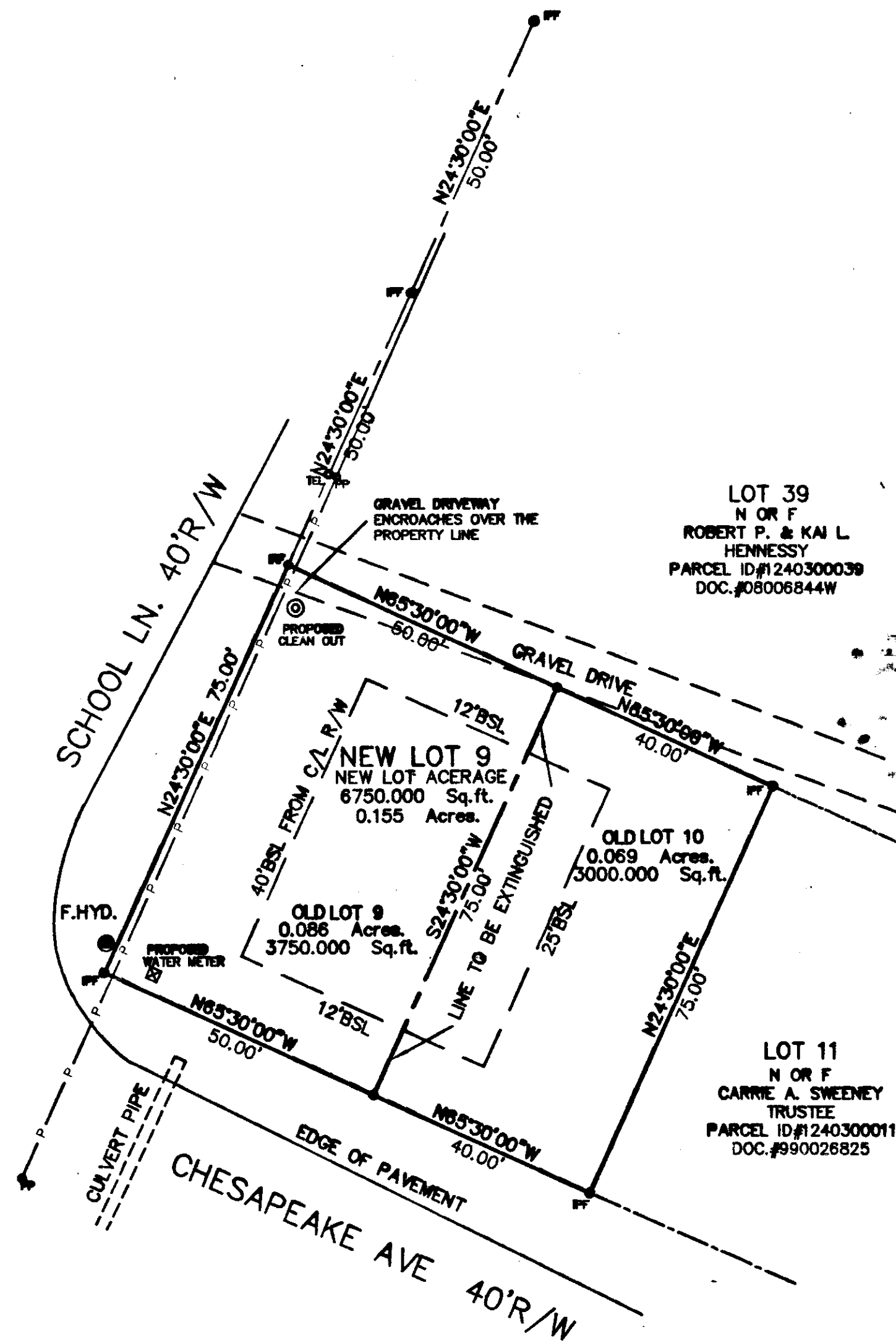


110020158
BOUNDARY LINE
EXTINGUISHMENT
&
LOT CONSOLIDATION
 OF TWO PROPERTYS BEING
LOTS 9 & 10 TOANO TERRACE
JAMES CITY COUNTY, VA.
 SCALE: 1" = 20' DATE: 04/14/2010
 J.N. 355.2



Revised 9/15/2011

- NOTE:**
1. THIS SURVEY DONE WITHOUT BENEFIT OF A TITLE REPORT.
 2. REFERENCE P.B.2, PG. 29
 3. BUILDING SET BACK LINES AS ADOPTED BY THE JAMES CITY BOARD OF ZONING APPEALS (CASE # ZA-0001-2010-108&110) ON APRIL 1ST, 2010, AND DOCUMENTED BY LETTER DATED APRIL 5, 2010, ADDRESSED TO MR. ROBERT WILTSHIRE.
 4. THIS LOT CONSOLIDATION DOES NOT ADVERSELY IMPACT THE IMPROVEMENTS SHOWN HEREON.
 5. THIS SURVEY REPRESENTS AN IN THE FIELD BOUNDARY SURVEY.
 6. THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE AND THERE IS NOT WETLANDS OR RPA ON THE PROPERTY.
 7. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 8. THIS PROPERTY IS ZONED R-2
 9. ANY EXISTING OR UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 10. LOTS IS SERVED BY PUBLIC WATER AND SEWER.
 11. ALL NEW OR RELOCATED UTILITIES SHALL BE UNDERGROUND.
 12. BUILDINGS MAY BE ERECTED UP TO TWO STORIES AND SHALL NOT EXCEED 35 FEET IN HEIGHT FROM GRADE.
 13. OUTDOOR SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE ZONING ORDINANCE.
 14. PROPERTY OWNER: MM&W PROPERTIES LLC
 8864 RICHMOND RD SUITE 102
 TOANO, VA 23168
 15. PROPERTY ADDRESS: 108 CHESAPEAKE AVENUE
 16. PARCEL ID#1240300010

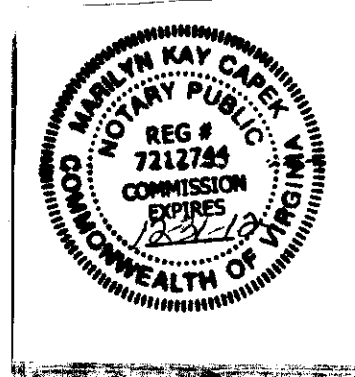


LOT 39
 N OR F
 ROBERT P. & KAI L.
 HENNESSY
 PARCEL ID#1240300039
 DOC.#08006844W

LOT 11
 N OR F
 CARRIE A. SWEENEY
 TRUSTEE
 PARCEL ID#1240300011
 DOC.#990026825

OWNERS CONSENT:
 THIS BOUNDARY LINE EXTINGUISHMENT AND LOT CONSOLIDATION OF PARCELS SHOWN ON THIS PLAT AS LOTS 9&10 TOANO TERRACE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

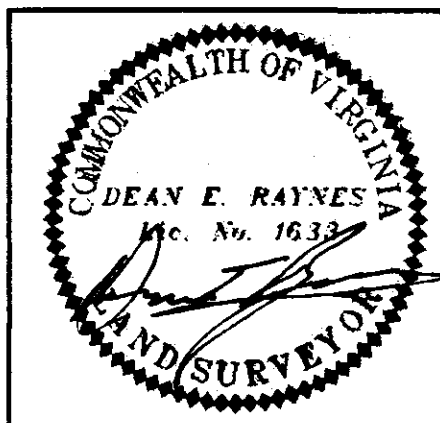
9/26/11
 DATE
 Signature
 NAME PRINTED



CERTIFICATE OF NOTARIZATION:
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF JAMES CITY
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY NAME THIS 24th DAY OF Sept 2011
 SIGNATURE
 MY COMMISSION EXPIRES 12-31-12

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 September 27, 2011
 at 12:35 AM/PM, PB NA PG NA
 DOCUMENT # 110020158
 BETSY B. WOOLRIDGE, CLERK
 Clerk

Large/Small Plat(s) Recorded herewith as # 110020158



HIS Land Surveying, Inc.
 P.O. Box 100
 Providence Forge, Virginia 23140
 Phone: 804-966-7017

SURVEYOR'S CERTIFICATION:
 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.
 Signature
 DEAN E. RAYNES CLS #1633
 DATE 9/15/2011

CERTIFICATE OF SOURCE OF TITLE:
 THE PROPERTY SHOWN HEREON WAS CONVEYED BY FRANCIS H. WHEELER LIFE ESTATE TO MM & W PROPERTIES LLC BY DOCUMENT DATED APRIL 8, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT# 10008798.

CERTIFICATE OF APPROVAL:

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

9-26-11
 DATE
 Signature
 SUBDIVISION AGENT OF JAMES CITY COUNTY