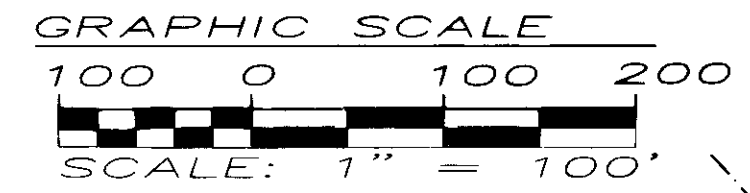


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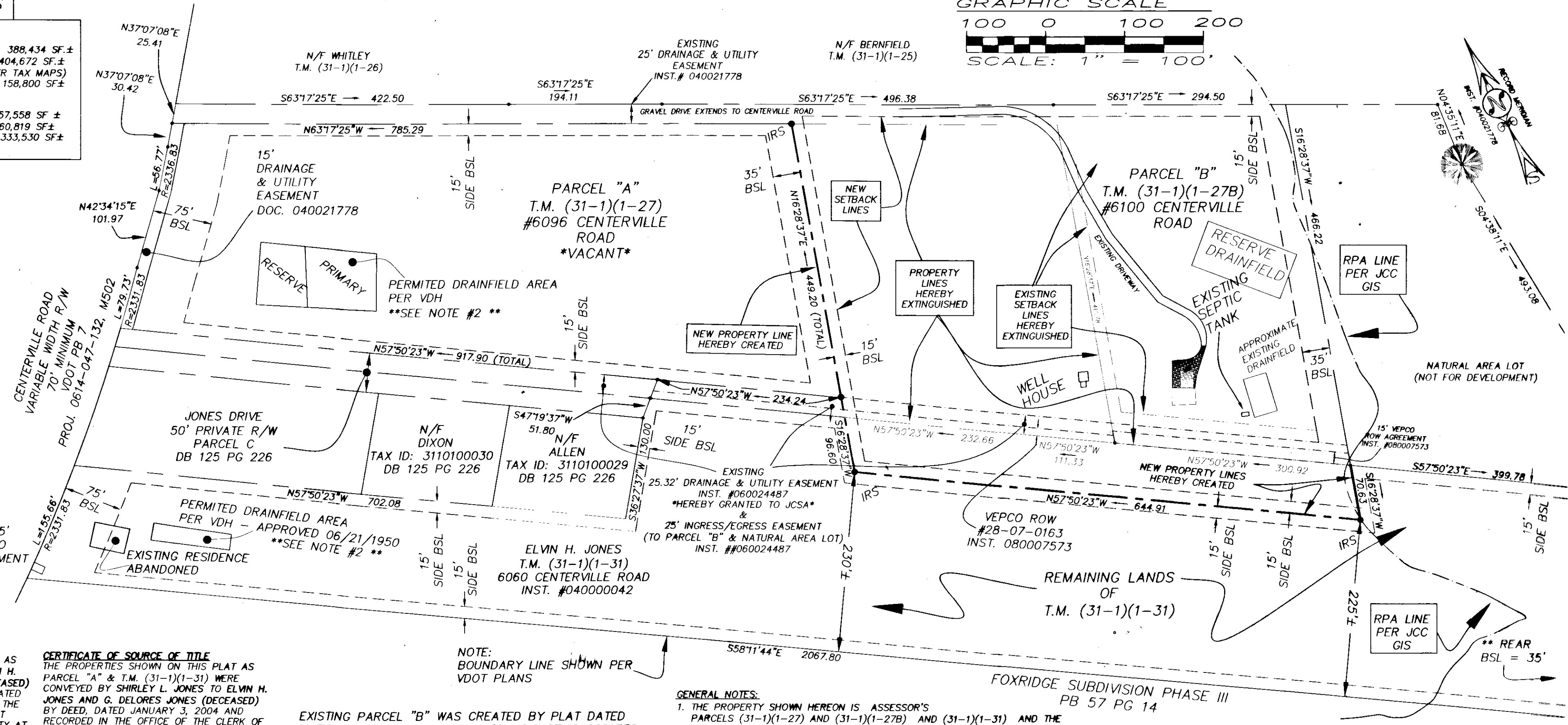
AREA CALCULATIONS

ORIGINAL AREA:	
PARCEL A: -----	8.9172 AC.± = 388,434 SF.±
TM (31-1)(1-31) -	9.29 AC.± = 404,672 SF.±
(TM (31-1)(1-31) AREA SHOWN PER TAX MAPS)	
PARCEL B: -----	3.6456 AC.± = 158,800 SF.±
TOTAL	21.85 AC.±
NEW AREA:	
PARCEL A: -----	5.9127 AC.± = 257,558 SF.±
TM (31-1)(1-31) -	8.28 AC.± = 360,819 SF.±
PARCEL B: -----	7.6568 AC.± = 333,530 SF.±
TOTAL	21.85



DRAINFIELDS ARE SHOWN PER VDH PERMIT INFORMATION. THERE IS NO EVIDENCE OF EXISTING DRAINFIELDS OR WELL AT #6096.

RESIDENCE AT #6060 IS IN DISREPAIR AND APPARENTLY ABANDONED. THERE IS NO VISUAL EVIDENCE OF DRAINFIELDS OR WELL.



CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS PARCEL "B" WAS CONVEYED BY ELVIN H. JONES AND G. DELORES JONES (DECEASED) TO BERNARD BISHOP, JR. BY DEED, DATED AUGUST 18, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT INSTRUMENT NO. 040021778.

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTIES SHOWN ON THIS PLAT AS PARCEL "A" & T.M. (31-1)(1-31) WERE CONVEYED BY SHIRLEY L. JONES TO ELVIN H. JONES AND G. DELORES JONES (DECEASED) BY DEED, DATED JANUARY 3, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT INSTRUMENT NO. 040000042.

NOTE: BOUNDARY LINE SHOWN PER VDOT PLANS
EXISTING PARCEL "B" WAS CREATED BY PLAT DATED MARCH 30, 2004 AND RECORDED AS INST.#040021778.

- GENERAL NOTES:**
1. THE PROPERTY SHOWN HEREON IS ASSESSOR'S PARCELS (31-1)(1-27) AND (31-1)(1-27B) AND (31-1)(1-31) AND THE CURRENT ADDRESSES ARE #6096, #6100 & 6060 CENTERVILLE ROAD RESPECTIVELY.
 2. PARCEL B IS SERVED BY EXISTING PRIVATE WELL AND SEPTIC DRAINFIELD PARCELS "A" AND (31-1)(1-31) ARE TO BE SERVED BY PUBLIC WATER
 3. THE PROPERTIES ARE ALL CURRENTLY ZONED A1.
 4. THE PROPERTIES LIES IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. 51095C0110C. DATED 09/28/2007.
 5. MINIMUM BUILDING SETBACK LINES (PER COUNTY CODE):
FRONT = 75'
SIDE = 15'
REAR = 35'
 6. ALL FUTURE UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
 8. ONSITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b) OF THE JAMES CITY COUNTY CODE.
 9. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS ARE SHOWN PER AVAILABLE INFORMATION. OTHER EASEMENTS MAY EXIST. THIS IS NOT A BOUNDARY SURVEY.
 10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
 11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 12. PROPERTY CORNERS SHOWN AS IRS (IRON ROD SET) WILL BE SET BEFORE DECEMBER 31, 2011.
 13. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.

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.

A.D. Sebert
A.D. SEBERT, L.S. 07/10/2011 DATE

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

10/17/11 DATE
10/24/11 DATE

Valerie Jordan
VALERIE JORDAN
VIRGINIA DEPARTMENT OF HEALTH
SUBDIVISION AGENT OF JAMES CITY COUNTY

OWNERS CERTIFICATE
THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

10-17-11 DATE
Bernard Bishop Jr SIGNATURE
BERNARD BISHOP, JR.

OWNERS CERTIFICATE
THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

10/17/11 DATE
Elvin H. Jones SIGNATURE
ELVIN H. JONES

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA CITY/COUNTY OF JAMES CITY

I BHSHEVE W BYRON NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 17th DAY OF OCT, 2011.
MY COMMISSION EXPIRES Dec 31, 2011.

SIGNATURE: *[Signature]* Reg # 176353

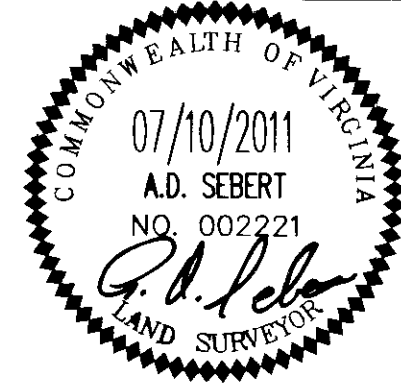
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SEBERT SURVEYING & LAYOUT, LLC
173 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
CELL: (757) 784-2413
sebertsurveying@cox.net

PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF BERNARD BISHOP, JR. & ELVIN H. JONES
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



LEGEND:

N/F	NOW OR FORMERLY
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
BSL	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
IRS	IRON ROD SET
CO	SANITARY CLEANOUT
WM	WATER METER
WV	WATER VALVE
X 98.2	EXISTING SPOT ELEVATION
• 98.2	PROPOSED SPOT ELEVATION

07/10/2011

REVISIONS:

10/3/2011	JCC COMMENTS
10/13/2011	JCSA COMMENTS

SCALE: 1" = 200'

PROJECT NO.	J311-4
DRAWING NO.	1 OF 1

Large/Small Plat(s) Recorded herewith as # 110022991

V:\311-4SP.DWG 10/16/2011 10:49:22 AM EDT