

CERTIFICATION OF SOURCE OF TITLE (JCC PARCEL ID #1420200047):

THE PROPERTY SHOWN ON THIS PLAT AS LOT 47, SECTION 2, WOODLAND FARMS WAS CONVEYED BY DONALD J. DURS, SR. AND MARY ANN DURS TO NELSON L. ST. CLAIR, JR. AND PATRICIA R. ST. CLAIR BY DEED DATED MARCH 1, 1974 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 151, PAGE 259. ALSO AN ADDITION OF LAND TO LOT 47, SECTION 2, WOODLAND FARMS WAS CONVEYED BY CLYDE M. WEAVER, TRUSTEE OF WOODLAND LAND TRUST, GRANGER WEST, SOLE ACTING TRUSTEE AND FIRST CITY BANK OF NEWPORT NEWS, NOTEHOLDER TO NELSON L. ST. CLAIR, JR. AND PATRICIA R. ST. CLAIR BY DEED DATED MAY 10, 1977 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 181, PAGE 447.

** NOTE:

PER RECORD PLAT (INSTRUMENT #100013961); UPPER REACHES OF WETLANDS WERE DELINEATED BY THE WILLIAMSBURG ENVIRONMENTAL GROUP (REPORT DATED 12-11-08) AND FIELD LOCATED BY AES CONSULTING ENGINEERS. 100' RPA BUFFER WITHIN THIS AREA WAS ESTABLISHED FROM FIELD LOCATED WETLANDS. REMAINING PORTION OF RPA BUFFER WAS TAKEN FROM JAMES CITY COUNTY G.I.S. MAPPING AND ARE SHOWN FOR PLANNING PURPOSES ONLY.

REFERENCES:

- INSTRUMENT #100013961 (PLAT) DEED BOOK 745, PAGE 770 PLAT BOOK 62, PAGE 15 DEED BOOK 523, PAGE 63 PLAT BOOK 54, PAGE 62 DEED BOOK 231, PAGE 81 (PLAT) PLAT BOOK 38, PAGE 62 PLAT BOOK 32, PAGE 39 PLAT BOOK 30, PAGE 26 DEED BOOK 181, PAGE 451 (PLAT) DEED BOOK 155, PAGE 354 - V.E.P.CO. EASEMENT DEED BOOK 155, PAGE 353 - C&P EASEMENT DEED BOOK 143, PAGE 67 - V.E.P.CO. EASEMENT DEED BOOK 141, PAGE 36 - C&P EASEMENT

CERTIFICATION OF SOURCE OF TITLE (JCC PARCEL ID #1420200067A):

THE PROPERTY SHOWN ON THIS PLAT AS LOT 67, SECTION 3, WOODLAND FARMS WAS CONVEYED BY GENEVIEVE S. ST. CLAIR TO NELSON L. ST. CLAIR, JR. AND PATRICIA R. ST. CLAIR BY DEED DATED MAY 14, 1981 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 214, PAGE 402.

OWNER'S CONSENT AND DEDICATION:

THE BOUNDARY LINE EXTINGUISHMENT OF THE BOUNDARY LINE BETWEEN LOT 47, SECTION 2 AND LOT 67, SECTION 3, WOODLAND FARMS AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Handwritten signatures and dates for Nelson L. St. Clair, Jr. (9/12/12) and Patricia R. St. Clair (9/12/12).

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia, CITY/COUNTY OF Williamsburg

TO-WIT:

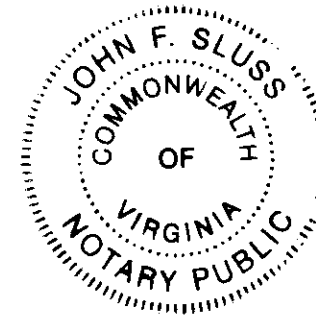
I, John F. Sluss, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 12th DAY OF September, 2012.

MY COMMISSION EXPIRES July 31, 2013

Handwritten signature of John F. Sluss, Notary Public.

NOTARY REGISTRATION NUMBER: 312410



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.

Handwritten signature of Thomas C. Sublett, L.S. #1886, dated 3-23-2012.

CERTIFICATE OF APPROVAL

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

Handwritten signature of Subdivision Agent, dated 10/8/12.

NEW PARCEL A, ST. CLAIR PROPERTY WOODLAND FARMS INSTRUMENT #100013961 N/F PATRICK L. ST. CLAIR INSTRUMENT #100013964 PARCEL ID #1420100039 ZONED R8

NEW PARCEL B, ST. CLAIR PROPERTY WOODLAND FARMS INSTRUMENT #1000013961 N/F MICHAEL SCOTT ST. CLAIR INSTRUMENT #100013965 PARCEL ID #1420100039A ZONED R8

LOT 1, SECTION 4 WOODLAND FARMS N/F MICHAEL SCOTT & KELLI ST. CLAIR INSTRUMENT #100013961 PARCEL ID #1420100037 ZONED R8

EX. TEMPORARY TURN AROUND EASEMENT D.B. 231, PG. 81

EX. VAR. WIDTH DRAINAGE EASEMENT P.B. 54, PG. 62

LOT 46, SECTION 2 WOODLAND FARMS N/F BRIAN E. & JENNIFER L.S. PATRINELY D.B. 719, PG. 198 P.B. 30, PG. 26 PARCEL ID #1420200046 ZONED R8

Delta=139'19" R=685.00' L=19.79' T=9.90' C=19.79' C.B.=N0'58'02"W

APPROXIMATE LOCATION OF EXISTING DRAINFIELD AREA & WELL SITE PER INFORMATION PROVIDED BY OWNER AND HAS NOT FIELD VERIFIED

Delta=94'20'41" R=25.00' L=41.17' T=26.97' C=36.67' C.B.=N48'58'01"W

LOT 66, SECTION 3 WOODLAND FARMS N/F DAFNEY LORANE LYNCH WILL 03519-29A D.B. 656, PG. 135 P.B. 32, PG. 39 PARCEL ID #1510200066 ZONED R8

GENERAL NOTES:

- 1. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
2. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
3. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
4. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.

Large/Small Plat(s) Recorded herewith as # 120022136

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 18th DAY OF October, 2012. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 10:28 AM/PM INSTRUMENT # 120022136

TESTE: Betsy B. Woolridge, Clerk By Claudia Hinkley, Dy Clerk

JAMES CITY COUNTY CASE NO. S-0011-2012

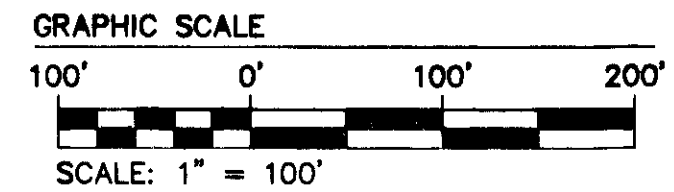
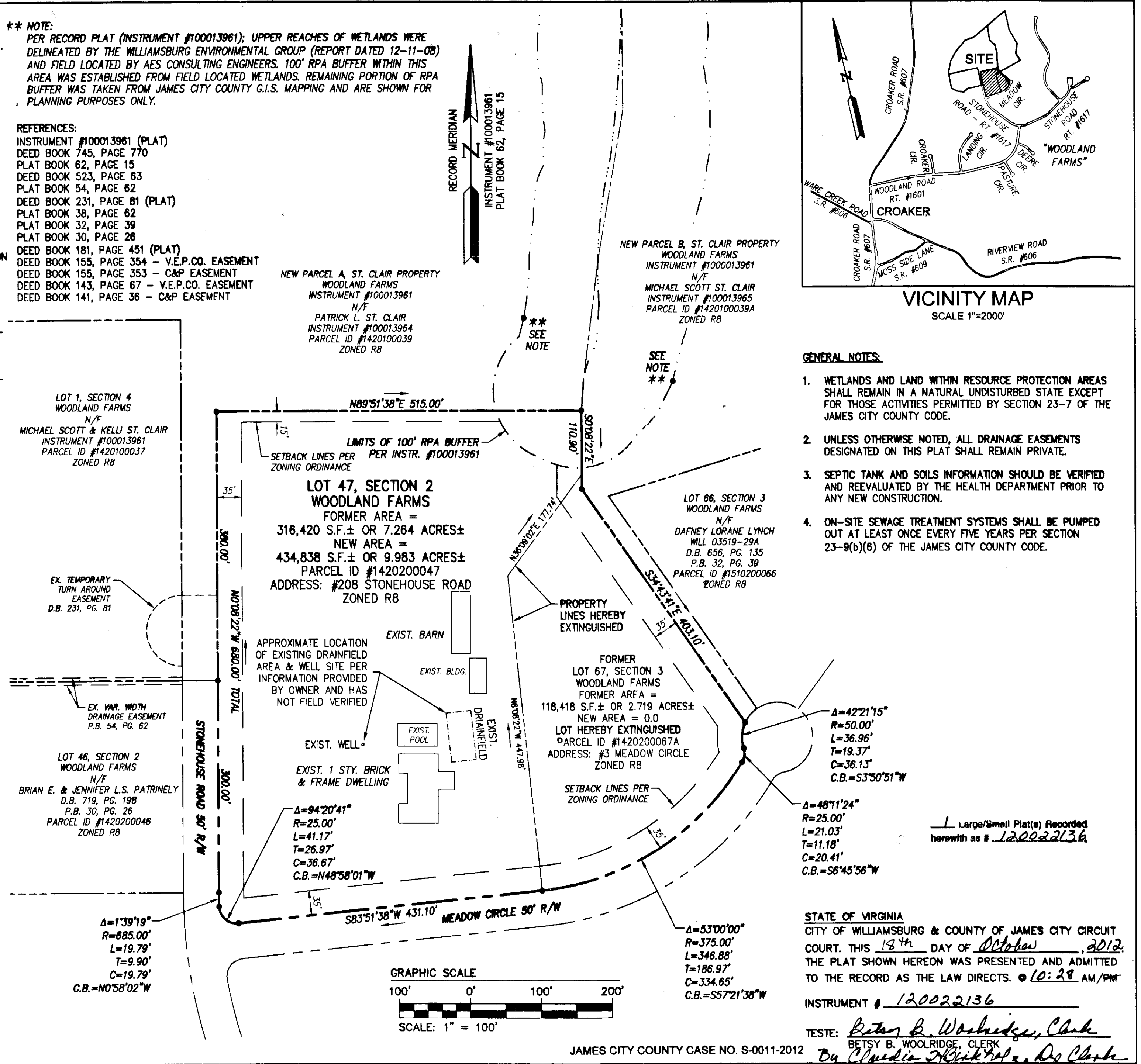
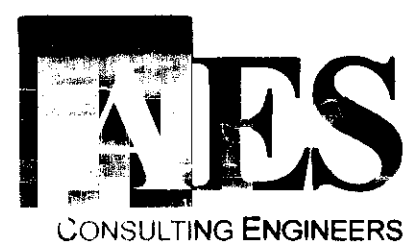


Table with 4 columns: Rev, Date, Description, Revised By. Row 1: 1, 8-29-2012, PER JCC PLANNING COMMENTS (4-18-12) AND JCC E.R.P. COMMENTS (3-29-12), GAM/TCS



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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY LINE EXTINGUISHMENT BETWEEN LOT 47, SECTION 2 AND LOT 67, SECTION 3, WOODLAND FARMS PREPARED FOR: NELSON L. ST. CLAIR, JR. AND PATRICIA R. ST. CLAIR STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS / CMA Project Number: W06954-02 Scale: 1"=100' Date: 03-23-2012 Sheet Number: 1 OF 1