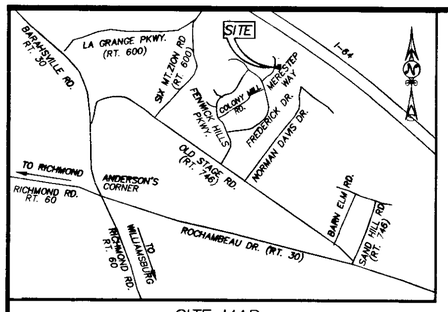
130007951



SITE MAP
SCALE: 1"= 2000'

AREA CALCULATIONS

ORIGINAL AREA:
LOT 37: --------- 0.281 AC.± = 12,234 SF.±
COMMON AREA S-1 – 32.63 AC.± **
TOTAL ORIGINAL AREA 32.91 AC.±

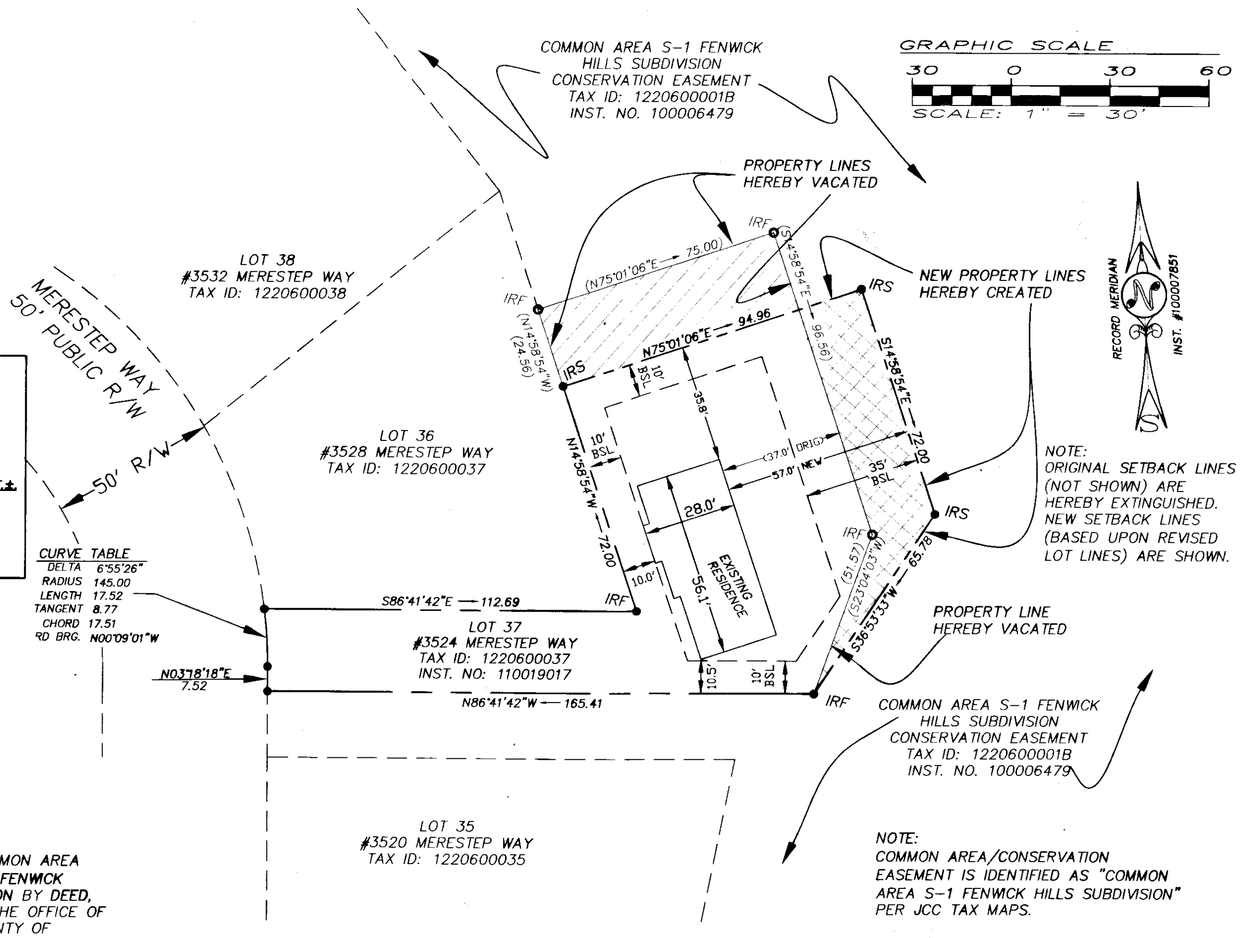
NATURAL OPEN SPACE EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY-AREA TO COMMON AREA S-1 FROM LOT 37 = 1,842 S.F.±
EXISTING NATURAL OPEN SPACE EASEMENT HEREBY VACATED-AREA TO LOT 37 FROM COMMON AREA S-1 = 1,842 S.F.±

NEW AREA
LOT 37: --------- 0.281 AC.± = 12,234 SF ±
COMMON AREA S-1 – 32.63 AC.± **
TOTAL NEW AREA 32.91 AC.±

** NOTE:
AREA OF COMMON AREA S-1, AS SHOWN, IS FOR COMPARISON ONLY AND DOES NOT REFLECT THE AREA IN IT'S ENTIRITY.

NATURAL OPEN SPACE EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY

EXISTING NATURAL OPEN SPACE EASEMENT HEREBY VACATED.



NOTE:
COMMON AREA/CONSERVATION EASEMENT IS IDENTIFIED AS "COMMON AREA S-1 FENWICK HILLS SUBDIVISION" PER JCC TAX MAPS.

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS "LOT 37" WAS CONVEYED BY NVP, INC., A VIRGINIA CORPORATION TO MATTHEW P. GERMAN BY DEED, DATED AUGUST 1, 2011 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT INSTRUMENT NO. 110019017.

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTIES SHOWN ON THIS PLAT AS "COMMON AREA S-1 FENWICK HILLS SUBDIVISION" CONVEYED BY FENWICK HILLS, LLC TO FENWICK HILLS HOMES ASSOCIATION BY DEED, DATED FEBRUARY 10, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT INSTRUMENT NO. 050002691.

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.

11/8/12 DATE
SIGNATURE
MATTHEW P. GERMAN

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF York
I Gina L. Klinedinst A 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 8th DAY OF November, 2012
MY COMMISSION EXPIRES Oct. 31, 2013
SIGNATURE:
GINA L. KLINEDINST Notary Public Commonwealth of Virginia My Commission Expires October 31, 2013 Commission #: 356772

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.

8 NOV 12 DATE
SIGNATURE
FOR: FENWICK HILLS HOMES ASSOC. RICHARD J KUNIEWICZ

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF York
I Gina L. Klinedinst A 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.
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GENERAL NOTES:
1. THE PROPERTY SHOWN HEREON AS #37 MERESTEP WAY IS TAX PARCEL 1220600037. THE PROPERTY SHOWN HEREON AS COMMON AREA S-1 IS TAX PARCEL 1220600001B.
2. LOT 37 IS SERVED BY PUBLIC WATER & SEWER.
3. THE PROPERTIES ARE CURRENTLY ZONED R2 (GENERAL RESIDENTIAL)..
4. THE PROPERTIES LIE IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. 5102010045C. DATED 09/28/2007.
5. MINIMUM BUILDING SETBACK LINES
   FRONT = 25'
   SIDE = 10'
   REAR = 35'
6. 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.
7. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
8. PROPERTY CORNERS SHOWN AS IRS (IRON ROD SET) WILL BE SET BEFORE DECEMBER 31, 2012.
9. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS, WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS, 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 WITHIN THIS EASEMENT, FROM ANY CAUSE.
10. ANY UNUSED WELL(S) SHLL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

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, L.S. — 09/05/2012 DATE

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

11-9-12 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 22, 2013
at 9:48 AM/PM, PB — PG —
Document # 130007951
BETSY B. WOOLRIDGE, CLERK
, Dep. Clerk

COMMONWEALTH OF VIRGINIA
09/05/2012
A.D. SEBERT
LIC. NO. 2221
LAND SURVEYOR

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

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 MATTHEW P. GERMAN & FENWICK HILLS HOMES ASSOCIATION

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

09/05/2012	DESIGNED BY: ADS
REVISIONS:	SCALE: 1" = 30'
01 JCC COMMENTS 10/11/2012	PROJECT NO. J122-5
	DRAWING NO. 1 OF 1