JAMES CITY COUNTY

DATE: 04/11/2013

DATE: 7/05/2013(Revised)

BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF

IRENE LEE

PARCEL ID: 5140100002

EDGAR ROBERT LEE & REBECCA LINDSEY LEE

PARCEL ID: 5140100003

Resources, Inc.

Surveying Engineering • GP8

205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

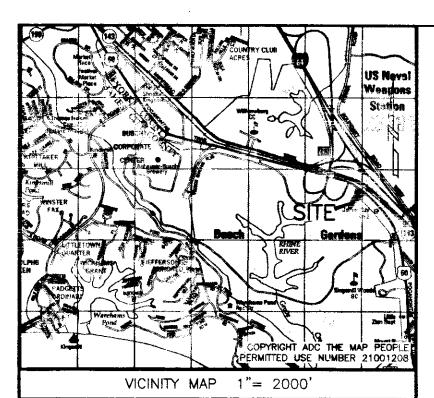
SHEET 1 OF 2

JCC-S-0024-2013

ROBERTS DISTRICT

VIRGINIA

JOB #12-377



**REFERENCES:** P.B. 81, PG. 85 P.B. 3, PG. 8 P.B. 60, PG. 40 D.B. 65, PG. 452 D.B. 32, PG. 46

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT. RPA SHOWN HEREON IS BASED ON JAMES CITY COUNTY GIS DATA.
- 4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE
- 7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS
- 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH
- 9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
- 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET. ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DERSIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PRPOERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

WNERS CERTIFICATE PARCEL ID: 5140100002	
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THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

lane	Lee		9/16/13
IRENE LEE		,	DATE

### CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY I, WILLIAM S. FELTS , A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID. DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS \_ 9 DAY OF \_ SEPT. MY COMMISSION EXPIRES (-31-15

WILL ST. OF	<u> </u>	*
	PUBLIC	

REGISTRATION NO. 7389139

# CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF HARRIS LEE, SR. (DECEASED) & IRENE LEE, AND WAS ACQUIRED FROM SARAH CARTER ALLEN & HENRY L. ALLEN BY THAT CERTAIN DEED DATED JUNE 27, 1958 AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 65, PAGE 452.

## CERTIFICATE OF APPROVAL

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

9/25/13 DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

## ENGINEERS OR SURVEYORS 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.

07/05/2013 DATE

MATTHEW H. CONNOLLY C.S. #2053

MATTHEW H. CONNOLL Lic. No. 2053 07/05/2013

GENERAL NOTES
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- 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- MAP #51095C0210C. DATED SEPTEMBER 28, 2007.
- PLAT SHALL REMAIN PRIVATE.
- STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
- 10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH
- 11. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE

## OWNERS CERTIFICATE PARCEL ID: 5140100003

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS PROPRIETORS AND OR TRUSTEES

Edear Labort JER	9/18/13
EDCAR ROBERT LEE	DĂTE
Thereof Luding La	9/18/13
REBECCA LINDSEY LEE	DATE

## CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF \_\_\_\_\_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 9 DAY OF SEPT.

/	COMMISSION EXPIRES	1-31-15	•
	Wills	Felt	
	NOTARY		

REGISTRATION NO. 7389139



## CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF EDGAR ROBERT LEE & REBECCA LINDSEY LEE., AND WAS ACQUIRED FROM IRENE LEE BY THAT CERTAIN DEED DATED OCTOBER 16, 2008 AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 080028850.

> \_\_\_\_Large/<del>Small</del> Plat(s) Recorded herewith as # 130023816

## STATE OF VIRGINIA. JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 21 DAY OF OCTOBER, 2013. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:50 AM BETSY B. WOOLGOOD BETSY B. WOOLRIDGE, CLERK INSTRUMENT # \_ 130023816

TESTE Shalles delderty &

NOTARY

PUBLIC

REG. #7389139

MY COMMISSION

EXPIRES 01 - 31 - 15

