

**BOUNDARY LINE ADJUSTMENT**

BETWEEN  
**LOT 2, SECTION 2A, WINDSOR FOREST**

AND  
**LOT 8, SECTION 2, WINDSOR FOREST**

JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA

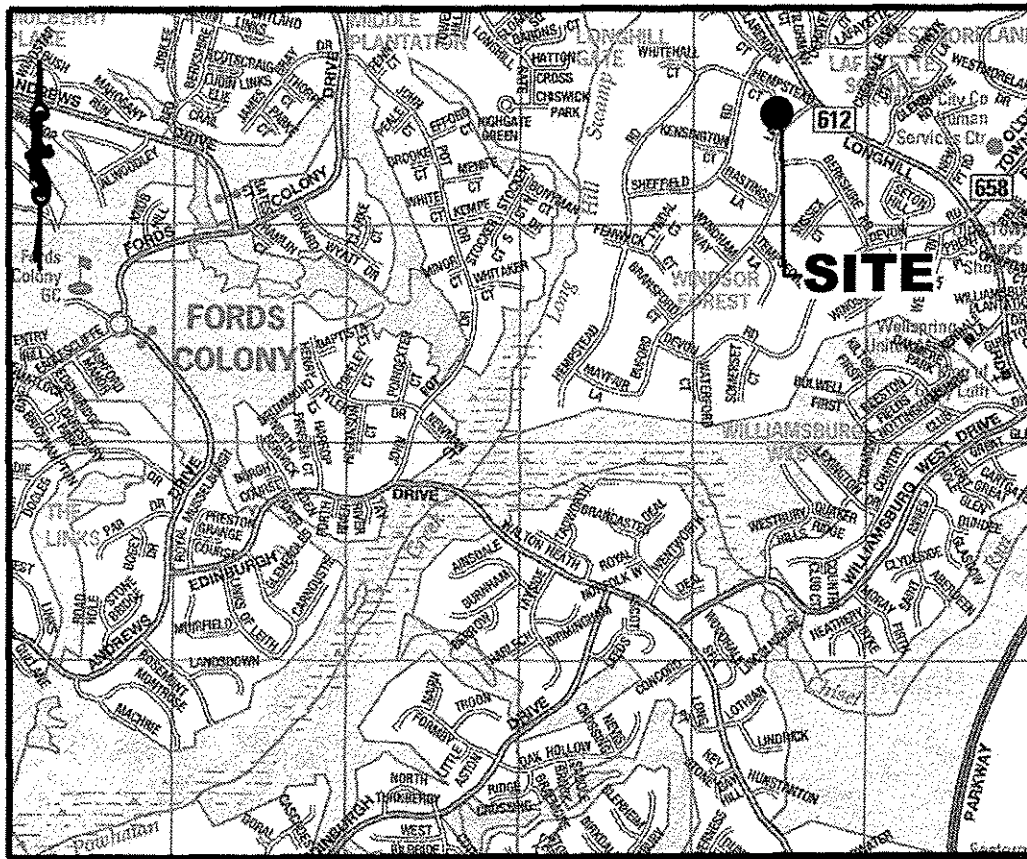
DATE: 08/30/2018 LRI JOB #18-250

SHEET 1 OF 2



3925 Midlands Road Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

**JCC S-18-0034**



VICINITY MAP SCALE: 1"=2000'

**GENERAL NOTES**

- PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- THE PROPERTY SHOWN HEREON LIES IN FEMA FLOOD ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS #51095C0117D DATED DECEMBER 16, 2015.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
- THIS PROPERTY DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA (RPA) NOR A RESOURCE MANAGEMENT AREA (RMA).
- THIS PLAT WAS PREPARED BASED ON RECORD INFORMATION AND MONUMENTS FOUND DURING FIELD SURVEYS.

**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.

08/30/2018 DATE  
*Peter Farrell*  
PETER FARRELL, L.S., LIC. NO 2036



**CERTIFICATE OF APPROVAL**

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

9/11/18 DATE  
*Ellen Cook*  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**PROPERTY INFORMATION**

LOT 2, SECTION 2A, WINDSOR FOREST  
PIN: 3230400002A  
4 BUFORD ROAD  
WILLIAMSBURG, VA 23188  
ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)

**PROPERTY INFORMATION**

LOT 8, SECTION 2, WINDSOR FOREST  
PIN: #3230400008  
6 BUFORD ROAD  
WILLIAMSBURG, VA 23188  
ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)

**BUILDING SETBACKS (BSL)**

FRONT = 25'  
REAR = 35'  
SIDE = 10'

**CERTIFICATE OF SOURCE OF TITLE (LOT 2, SECTION 2A)**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF RICHARD D. HIBBARD & KAREN M. HIBBARD AND WAS ACQUIRED FROM BARBARA A. HARMON BY THAT CERTAIN DEED DATED NOVEMBER 11, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 160020960.

**OWNER'S CERTIFICATE**

THE BOUNDARY LINE ADJUSTMENT 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.

*Richard D. Hibbard* 9-4-18 DATE  
RICHARD D. HIBBARD  
*Karen M. Hibbard* 9/4/18 DATE  
KAREN M. HIBBARD

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF Williamsburg  
I, Dorinda Mater, 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 4 DAY OF September, 2018. MY COMMISSION EXPIRES 7/31/2022  
*Dorinda Mater*  
NOTARY PUBLIC

REGISTRATION NO. 4010752



**CERTIFICATE OF SOURCE OF TITLE (LOT 8, SECTION 2)**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF PABLO YANEZ & SILVIA R. TANDECIARZ AND WAS ACQUIRED FROM M. KEITH WHITESCARVER & JACQUELINE M. COSSENTINO BY THAT CERTAIN DEED DATED JUNE 20, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 080016495.

**OWNER'S CERTIFICATE**

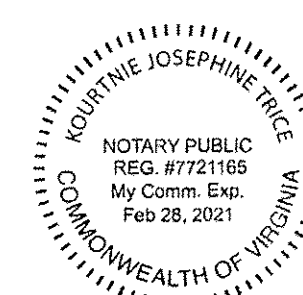
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*Pablo Yanez* 9/7/18 DATE  
PABLO YANEZ  
*Silvia R. Tandeciarz* 9.7.18 DATE  
SILVIA R. TANDECIARZ

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City County  
I, Kourtine Trice, 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 07 DAY OF September, 2018. MY COMMISSION EXPIRES 02/28/2021  
*Kourtine Trice*  
NOTARY PUBLIC

REGISTRATION NO. 7721165



2 Large/Small Plat(s) Recorded  
herewith as # 180014584

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 13 DAY OF September, 2018. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:02 pm INSTRUMENT # 180014584

TESTE MONA A. FOLEY, CLERK *Elizabeth O'Connor DC*