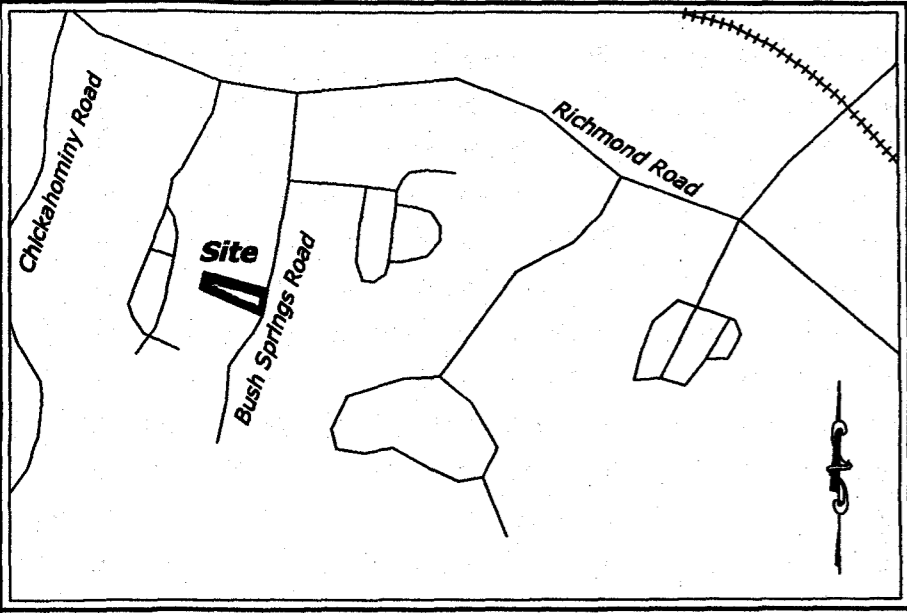


20002227



Vicinity Map
Scale: 1" = 2000'

Owners' Certificate

The subdivision of land shown on this plat and known as "Boundary Line Adjustment, Properties of P.W. Development, Inc." is with the free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

02/06/2020

Date

Paul White
Signature

PAUL WHITE

Name Printed

Certificate of Notarization:

Commonwealth of Virginia
City/County of JAMES CITY

I, GREGORY MORRIS, 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 have acknowledged the same before me in the City/County aforesaid. Given under my name this 6th day of FEB, 2020.

Notary Registration number: 7351304

My commission expires: 12/31/2022

(Signature)



Certificate of Approval:

This subdivision is approved by the undersigned in accordance with existing boundary line adjustment and subdivision regulations and may be admitted to record.

6 Feb 2020
Date

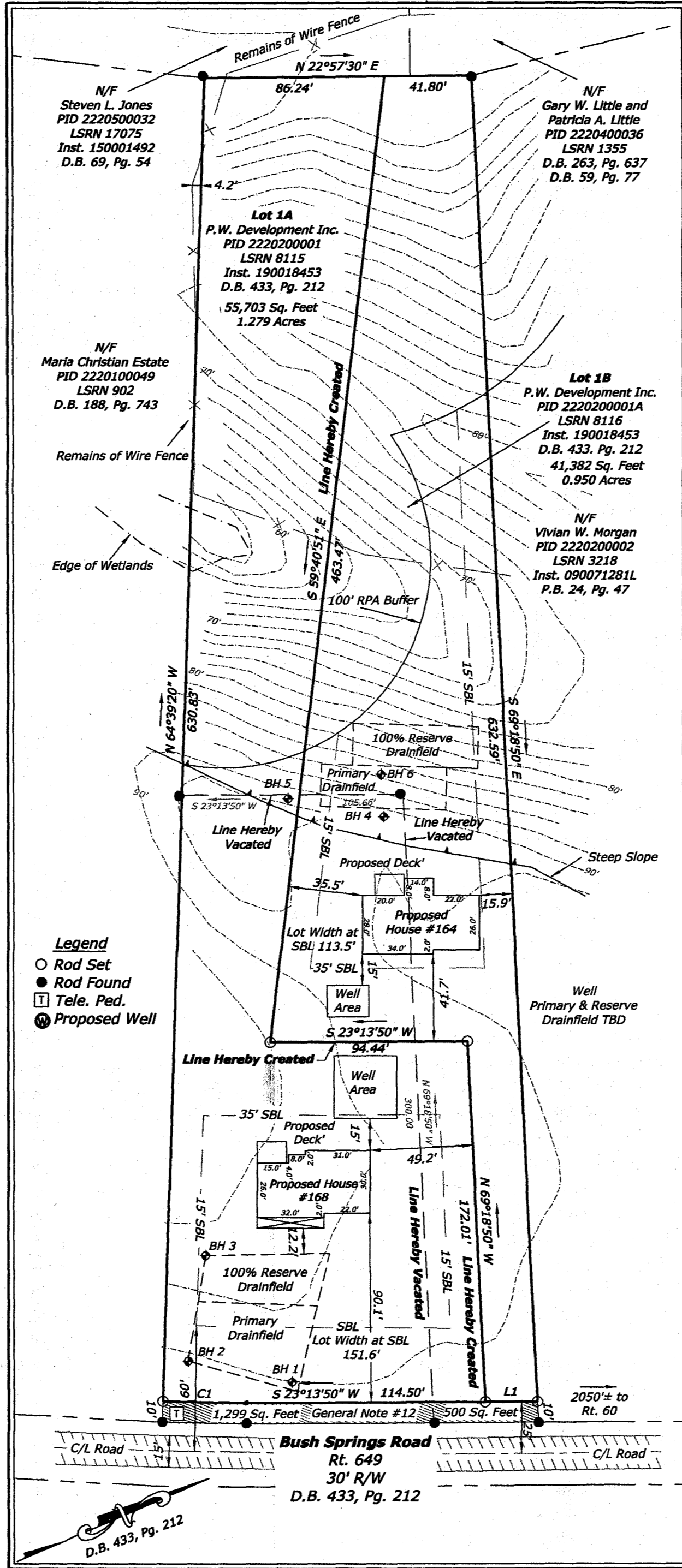
Alan Brubaker
Virginia Department of Transportation

6 Feb 2020
Date

Donna Brubaker
Virginia Department of Health

10 Feb 2020
Date

Ellen Cooke
Subdivision Agent of James City County



- Legend**
- Rod Set
 - Rod Found
 - Tele. Ped.
 - ⊕ Proposed Well

Line Table:

LINE	BEARING	DISTANCE
L1	S 23°13'50" W	25.00'

Curve Table:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CI	1527.79'	39.90'	39.90'	S 24°36'20" W	1°29'47"	19.95'

General Notes:

- 1) Owner: P.W. Development, Inc.; PID 2220200001; LRSN 8115 Inst. 190018453; and D.B. 433, Pg. 212. P.W. Development, Inc.; PID 2220200001A; LRSN 8116 Inst. 190018453; and D.B. 433, Pg. 212.
- 2) The subject properties are located in Zone "X" (area outside the 100 and 500-year floodplains) as indicated on the Federal Insurance Rate Map (F.I.R.M.), Map No. 51095C0106D with an effective date of December 16, 2015.
- 3) The properties are zoned R1.
- 4) No title commitment furnished. All easements may not be shown.
- 5) Information contained hereon is based on field-run surveys conducted during the month of November, 2019.
- 6) RPA/Wetlands features based on James City County GIS and field review in November, 2019, by Gardy and Associates, P.C.
- 7) No existing wells or drainfields will be affected by this boundary Line adjustment. Septic tank and soils information should be verified and reevaluated by the Health Department prior to any new construction.
- 8) This firm made no attempt to locate underground utilities. All new utilities shall be placed underground.
- 9) All new monuments shall be set in accordance with sections 19-34 and 19-36 of the James City County Code.
- 10) Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for those activities permitted by section 23-7(c)(1) of the James City County Code.
- 11) On-site sewage disposal systems shall be pumped out at least once every five years per Section 23-9(b)(6) of the James City County Code. On-site sewage disposal systems information and soils information should be verified and reevaluated by the Health Department prior to any new construction.
- 12) On-site sewage disposal systems information and soils information should be verified and reevaluated by the Health Department prior to any new construction.
- 13) 10' R/W hereby dedicated to James City County (half the required width necessary to result in a 50' R/W) per James City County Subdivision Ordinance Section 19-42(b). Area = 1,799 Sq. Ft. (Total).

Area Table:

Original Area	
Lot 1A	0.812 Acres
Lot 1B	1.458 Acres
Total	2.270 Acres
Area After Adjustment	
Lot 1A	1.279 Acres
Lot 1B	0.950 Acres
R/W Dedication	0.041 Acres
Total:	2.270 Acres

Surveyor's Certificate and Source of Title:

The existing boundaries for PID 2220200001, LRSN 8115 and PID 2220200001A, LRSN 8116 are as described in deed dated December 1, 2019, from Cedric L. Nelson, Grantor, to P.W. Development, Inc., Grantee, as recorded in Instrument No. 190018453, and shown on "Plat of Subdivision of Lot 1, Bush Springs Subd." dated September 22, 1987, as recorded in D.B. 433, Pg. 212, all of which are recorded with the Clerk of the Circuit Court, James City County, VA.

I, David R. Gardy, LS, do hereby certify to the best of my professional knowledge and belief, that this plat complies with all the requirements of the Board of Supervisors and Ordinances of the County of James City, Virginia, regarding the platting of boundary line adjustments within the County, and represents the findings of a field-run survey conducted during the month of November, 2019.

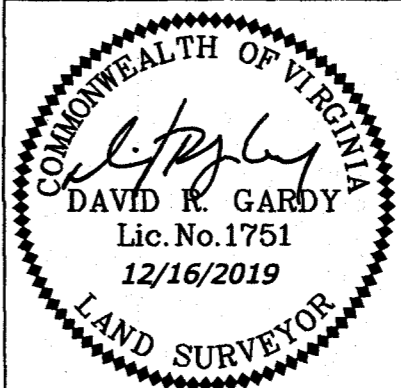
David R. Gardy
David R. Gardy, L.S.
Virginia Registration No. 1751
12/16/2019
Date



(804) 370-2551 ■ Fax: (804) 966-2820
www.gardysurveying.com
P.O. Box 15 ■ New Kent, VA 23124



Boundary Line Adjustment
Properties of P.W. Development, Inc.
LRSN 8116; Inst. 190018453; D.B. 433, Pg. 212
LRSN 8115; Inst. 190018453; D.B. 433, Pg. 212
Stonehouse District; James City County, Virginia



MAG. DISTRICT: Stonehouse	COUNTY: James City
DATE: December 16, 2019	SCALE: 1"=50'
SHEET: 1 OF 1	J.N.: 19-0325
DRAWN BY: RJL	CHECKED BY: DRG
Rev.:	DATE:
Per County Comments	DATE: 1-15-2020

Large/Small Plat(s) Recorded herewith as # 20002227
Clerk
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on February 12, 2020 at 2:45 PM, PG Document # 20002227 MONA A. FOLEY CLERK