

Area Table:

Table with 4 columns: PID, Area Before Adjustment, Area of Adjustment, Area After Adjustment. Includes data for PID 1120100007 and PID 1120400001.

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 8/07/2020 at 1:47 AM/PM, PG PG. Document # 200012244. MONA A. FOLEY, CLERK.

Curve Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, TANGENT. Includes data for curves C1 and C2.

Line Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L7 with their respective bearings and distances.

Owners' Certificate:

The boundary line adjustment of land shown on this plat is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Benny Lee Lacks, Jr. Co-Owner of PID 1120400001 and Sole Owner of PID 1120100007:

Signature of Benny Lee Lacks, Jr. dated July 17, 2020. Name Printed: BENNY LEE LACKS, JR.

Certificate of Notarization:

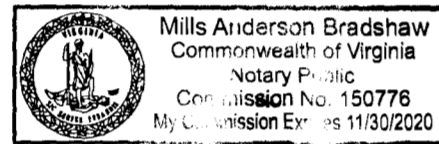
Commonwealth of Virginia City/County of James City

I, M. Anderson Bradshaw, 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 hand this 17 day of July, 2020.

Notary Registration number: 150776

My commission expires: 03/30/2020

Signature of Notary M. Anderson Bradshaw.



Owners' Certificate:

The boundary line adjustment of land shown on this plat is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Karylene Elizabeth Ollenberger Co-Owner of PID 1120400001:

Signature of Karylene Ollenberger dated 07-17-2020. Name Printed: KARYLENE OLLENBERGER.

Certificate of Notarization:

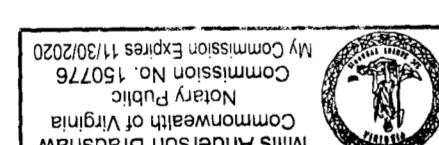
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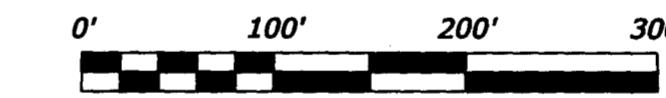
Certificate of Approval:

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

Signatures and dates from Virginia Department of Transportation (7-22-2020), Virginia Department of Health (7/27/20), and Subdivision Agent of James City County (Ellen Cook).

General Notes:

- 1. Owners: Benny Lee Lacks, Jr. Inst. 17009285W; Inst. 970004808; P.B. 66, Pg. 31 PID 1120400001 Benny Lee Lacks, Jr. and Karylene Elizabeth Ollenberger Inst. 17009285W; P.B. 60, Pg. 46; D.B. 785, Pg. 744
2. Zoning A-1.
3. No title commitment provided. All easements may not be shown.
4. Information contained hereon is based on field run surveys conducted during the month of November, 2019.
5. Based on James City County GIS, wetlands and other environmentally sensitive areas such as RPA buffers do not exist on the subject parcels. Jurisdictional environmental impacts, if any, are not determined by this survey.
6. The subject property is located in Zone "X" (areas determined to be outside the 100-year and 500-year floodplains) as indicated on Flood Insurance Rate Map (FIRM), Map No. 51095C0037D, with an effective date of December 16, 2015.
7. All new utilities are to be placed underground.
8. Unless otherwise noted, all drainage easements designated on this plat shall remain private.
9. Any unused well(s) shall be abandoned in accordance with State Private Well Regulations and James City County.
10. Monuments shall be set in accordance with sections 19-34 and 19-36 of the county code.
11. This firm made no attempt to locate underground utilities.
12. Existing site topography based on James City County GIS.
13. All lots are to have private water and sewer systems.
14. On-site sewage disposal systems information and soils information should be verified and reevaluated by the Health Department prior to any new construction. 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.
15. 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.



Certificate of Source of Title:

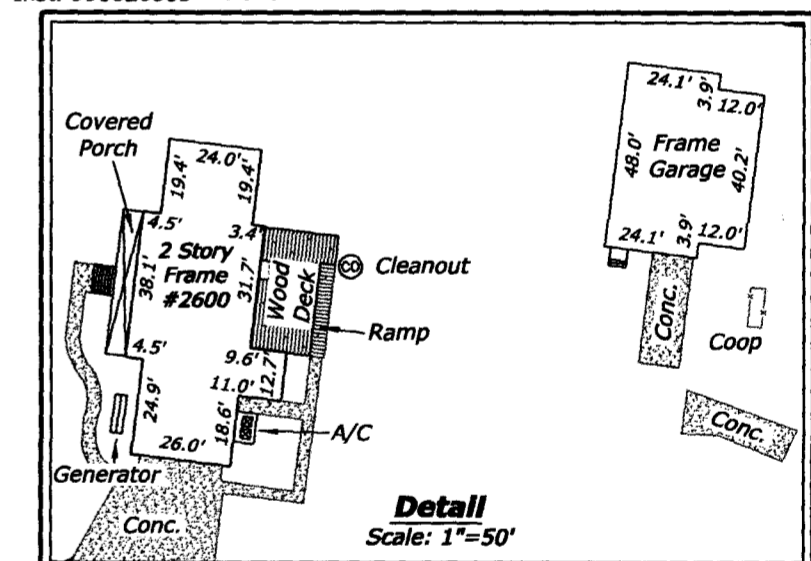
The property shown on this plat PIN 1120100007 was conveyed by Rachael B. Lacks to Benny Lee Lacks, Jr. by Will executed on October 17, 2017, and recorded in the Office of the Clerk of the Circuit Court of the County of James City in Instrument No. 17009285W.

The property shown on this plat PIN 1120400001 was conveyed by Rachael B. Lacks to Benny Lee Lacks, Jr. and Karylene Elizabeth Ollenberger by Will executed on October 17, 2017, and recorded in the Office of the Clerk of the Circuit Court of the County of James City in Instrument No. 17009285W.

Surveyor's Certificate:

I hereby certify that, to the best of my 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.

Signature of David R. Gardy, L.S., dated January 16, 2020. Virginia Registration No. 1751.



Large/Small Plat(s) Recorded herewith as # 200012244

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



Boundary Line Adjustment

Properties of Benny L. Lacks, Jr. and Benny Lee Lacks, Jr. Executor Inst. 17009285W; Inst. 970004808; P.B. 66, Pg. 31 PID 1120400001; PID 1120100007; P.B. 60, Pg. 46 And Also D.B. 785, Pg. 744 Stonehouse District, James City County, Virginia

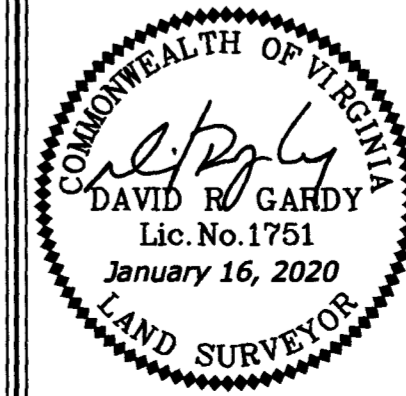


Table with columns: MAG. DISTRICT, COUNTY, DATE, SCALE, SHEET, J.N., DRAWN BY, CHECKED BY, REV., DATE. Includes JCC Case No. S-19-0118 and date January 16, 2020.