CERTIFICATION OF SOURCE OF TITLE

JAMES CITY COUNTY PARCEL ID #3841710008 THE PROPERTY SHOWN ON THIS PLAT AS LOT 8, SECTION 1, MILL CREEK LANDING WAS CONVEYED BY MICHAEL L. HEIKES AND LYNN E. PELCO TO MICHAEL L. HEIKES BY DEED DATED MARCH 24, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON MAY 21, 1997 IN INSTRUMENT NO. 970008163.

JAMES CITY COUNTY PARCEL ID #3841720001A

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL ID #3841720001A WAS CONVEYED BY JAMES CITY COUNTY SERVICE AUTHORITY TO MICHAEL L. HEIKES BY DEED DATED MARCH 6, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON MARCH 13, 2002 IN INSTRUMENT NO. 020006693.

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

MICHAEL L. HEIKE

CERTIFICATE OF NOTARIZATION STATE OF VIRGINIA, CITY/COUNTY OF JAMES CINA TO-WIT:

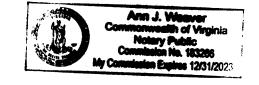
ANN J. WEAVER ____ A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 25th DAY OF FEBRUARY, 2022.

MY COMMISSION EXPIRES 12/31/23

NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 183266



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

Ut full p SUBDIVISION AGENT OF JAMES CITY COUNT

Rev.	Date	Date Description	Revised By

MUEL J. BIKKERS Lic. No. 002304 10-13-2021

CONSULTING ENGINEERS Hampton Roads | Central Virginia

GENERAL NOTES:

- 2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- PLAT SHALL BE PRIVATE.
- 12/16/2015.
- 19-36 OF THE SUBDIVISION ORDINANCE.

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orig Pid:	INAL 3841	3608 7100(GREN 08	YABBE
				NLEY
NEW	3608	GRE	YABB	ey ci
NEW	49 21	BUR	NLEY	DRIVE
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202203910

1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.

3. ANY EXISTING UNUSED WELL SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS

5. THIS PROPERTY LIES IN ZONE X, AREAS SUBJECT TO 0.2% ANNUAL CHANCE OF FLOOD; AND ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0138D, EFFECTIVE DATE

6. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH

MAP COPYRIGHT © KAPPA MAP GROUP, LLC (800)-829-6277 PERMITTED USE NUMBER 21004223-2	Marticella Martic
	VICINITY MAP

SCALE 1"=2000'

- LEGEND: IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- CMF = CONCRETE MONUMENT FOUND
- IRS = IRON ROD SETINSTR. # = INSTRUMENT NUMBER
- S.F. = SQUARE FEET
- AC. = ACRES
- D.B. = DEED BOOKP.B. = PLAT BOOK
- PG. = PAGE
- PED = PEDESTAL
- N/F = NOW OR FORMERLY

PROPERTY INFORMATION:

- PARCEL ID 3841710008 PROPERTY ADDRESS: 3608 GREYABBEY CIRCLE ZONED R-1, LIMITED RESIDENTIAL DISTRICT
- PARCEL ID 3841720001A PROPERTY ADDRESS: 4921 BURNLEY DRIVE ZONED R-1, LIMITED RESIDENTIAL DISTRICT

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.

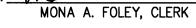
SAMUEL J. BIKKERS, L.S. #002304 <u>/0 - /3 - 21</u> DATE

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.

THIS 11th DAY OF March, 2022. THE PLAT SHOWN

HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

1:37 (AM)/ PM, DIRECTS @ INSTRUMENT # 202203910



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 ax: (757) 220-8994 www.aesva.com

> 1 Middle Peninsula

JAMESTOWN DISTRICT

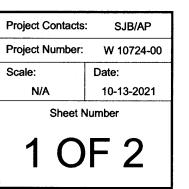
JAMES CITY COUNTY

REF: JCC CASE NO. S-21-0080

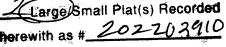
PLAT OF SURVEY SHOWING BOUNDARY LINE EXTINGUISHMENT AND ADJUSTMENT BETWEEN

#3608 GREYABBEY CIRCLE AND #4921 BURNLEY DRIVE

PREPARED FOR: MICHAEL L. HEIKES



EY CIRCLE 42,486.4 S.F. 0.975 AC. 15,0000.0 S.F. DRIVE 0.344 AC IRCLE 28,683.6 S.F. 0.658 AC Æ 28,802.7 S.F. 0.661 AC.



Large Small Plat(s) Recorded herewith as # 202 20 2910

REA TABULATION