

OWNERS CERTIFICATE
THE BOUNDARY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS
WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE
OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

9/25/06
DATE
SIGNATURE
Donald L. West
(NAME PRINTED) DONALD WEST

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York, I, Sharon Canterbury
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE
FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE
CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 25th DAY OF Sept. 2006

MY COMMISSION EXPIRES 10/31 2006

SIGNATURE: Sharon Canterbury

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL "A" WAS
CONVEYED BY RICHARD A. BRAND TO DONALD WEST BY
DEED, DATED 11/13/98 AND RECORDED IN THE OFFICE OF
THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF
JAMES CITY AS DOCUMENT #980022831.

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL "B" WAS
CONVEYED BY RICHARD A. BRAND TO DONALD WEST BY
DEED, DATED 11/13/98 AND RECORDED IN THE OFFICE OF
THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF
JAMES CITY AS DOCUMENT #980022817.

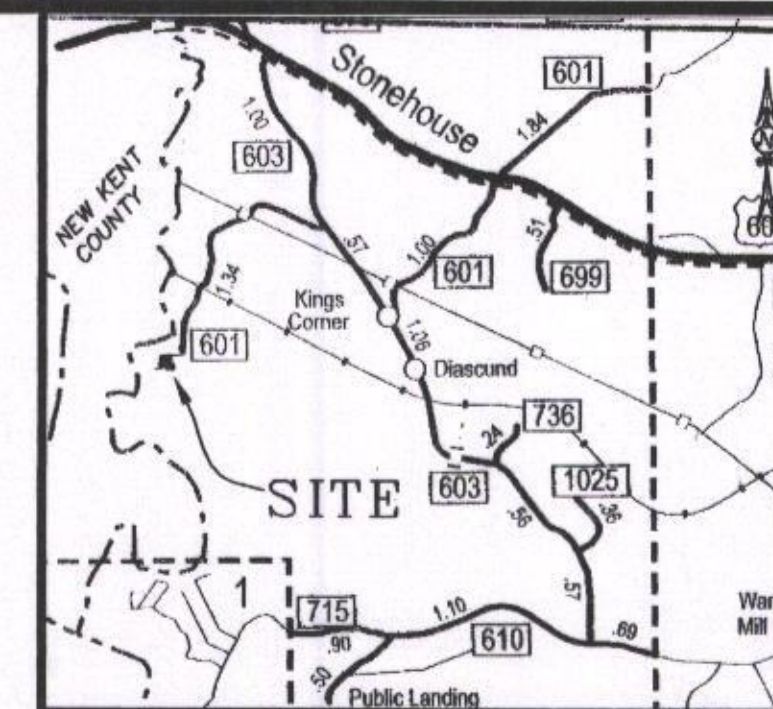
SURVEYOR'S CERTIFICATE

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.

A.D. SEBERT, L.S. 5/11/2006
DATE

GENERAL NOTES:

1. THE PROPERTY SHOWN HEREON IS ALL OF ASSESSOR'S
PARCELS 09100025A AND 0910100029 AND THE CURRENT
ADDRESSES ARE #8431 & 8414 HICKS ISLAND ROAD RESPECTIVELY.
2. THE PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
DRAINFIELD LOCATION IS PER OWNER.
3. THE PROPERTY IS CURRENTLY ZONED A1.
4. THE PROPERTY LIES IN FLOODZONE X (AREAS DETERMINED
TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER
F.I.R.M. 510201 0045 B. DATED 2/6/91.
5. THE TOTAL AREA IS 1.98 AC.±
6. MINIMUM BUILDING SETBACK LINES:
FRONT = 50'
SIDE = 10'
REAR = 35'
7. ALL FUTURE UTILITIES SHALL BE PLACED UNDERGROUND IN
ACCORDANCE WITH SECTION 19-33 OF THE JAMES
CITY COUNTY SUBDIVISION ORDINANCE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED
IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS
AND JAMES CITY CODE.
9. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT
TITLE REPORT. EASEMENTS ARE SHOWN PER AVAILABLE INFORMATION.
OTHER EASEMENTS MAY EXIST. THIS IS NOT A BOUNDARY SURVEY.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL
REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES
PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON
THIS PLAT SHALL REMAIN PRIVATE.



VICINITY MAP
SCALE: 1" = 1 MILE

NOTE:
BUILDING SETBACK LINES ARE SHOWN PER
CURRENT ORDINANCES FOR ZONE "A" AND
ARE SUBJECT TO INTERPRETATION BY JAMES
CITY COUNTY.

AREA
PARCEL "A" AREA= 1.53 AC.±
PARCEL "B" AREA= 0.45 AC.±*
(TO TIE-LINE = 0.44 AC.±)
TOTAL AREA= 1.98 AC.±

* NOTE:
CURRENT COUNTY TAX RECORDS SHOW
PARCEL "B" AS BEING 0.971 AC.±

GRAPHIC SCALE
40 0 40 80
SCALE: FINAL ADDRESS (ES)

CERTIFICATE OF APPROVAL
THIS BOUNDARY LINE EXTINGUISHMENT IS APPROVED BY THE
UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS
AND MAY BE ADMITTED TO RECORD.

DATE 9/29/06
DATE 10/9/06
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
VIRGINIA DEPARTMENT OF HEALTH
SUBDIVISION AGENT OF JAMES CITY COUNTY

STREET ADDRESS: 8414 HICKS ISLAND ROAD

BACK CREEK

SEBERT
SURVEYING
& LAYOUT, LLC

173 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
CELL: (757) 784-2413

PLAT OF BOUNDARY LINE EXTINGUISHMENT
BEING 2 PARCELS
STANDING IN THE NAME OF
DONALD WEST

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



LEGEND:
N/F NOW OR FORMERLY
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
NL/S NAIL SET
BSL BUILDING SETBACK LINE
R/W RIGHT-OF-WAY
SMH SANITARY MANHOLE
CO SANITARY CLEANOUT
WM WATER METER
WV WATER VALVE
X 98.2 EXISTING SPOT ELEVATION
• 98.2 PROPOSED SPOT ELEVATION

DATE: 05/11/2006
REVISIONS:
8/04/06 PER COUNTY COMMENTS

DESIGNED BY: ADS
SCALE: 1" = 40'
PROJECT NO.
J091-1
DRAWING NO.
1 OF 1