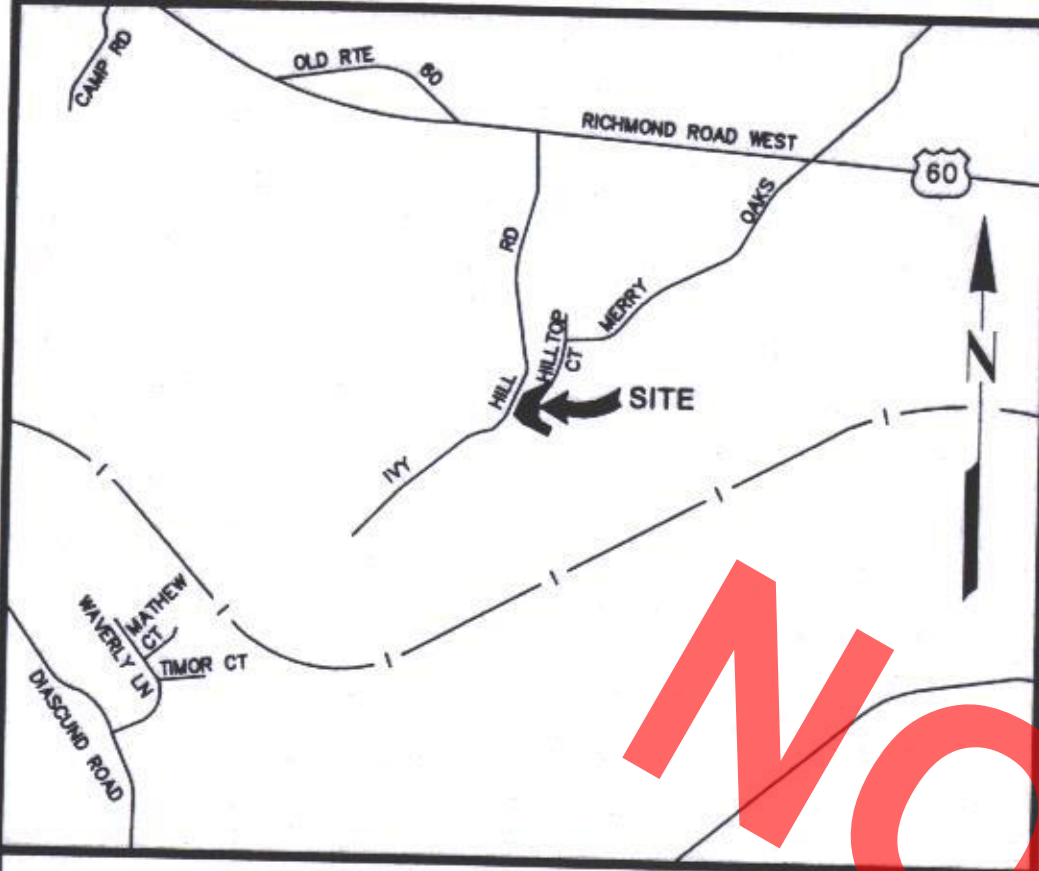




VICINITY MAP
SCALE: 1"=2000'

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RESUBDIVISION PLAT OF LOT 20, MERRY OAKS, SECTION ONE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES FOR RICHARD C. VAUGHN SR..

RICHARD C. VAUGHN SR.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA—NC

CITY/COUNTY OF Surry, Farah S. Davis
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 19th DAY OF April, 2007

Farah S. Davis
FARAH S. DAVIS
MY COMMISSION EXPIRES 10-04-07

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City, Carol A. Burge
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 5th DAY OF April, 2007

MY COMMISSION EXPIRES

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CHESTER & MITZI HOLLEY, TO RICHARD C. VAUGHN SR. BY INSTRUMENT 060024388 DATED 09/28/2006 AND TO MC REAL ESTATE HOLDING, LLC, ET AL, BY INSTRUMENT 06000494 DATED 03/06/2006, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, JAMES CITY COUNTY VIRGINIA.

LEGEND:

- IPF ○ — DENOTES IRON PIPE FOUND
- IRS ● — DENOTES IRON ROD SET
- IRF ⊙ — DENOTES IRON ROD FOUND
- CMF □ — CONCRETE MONUMENT FOUND

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RESUBDIVISION PLAT OF LOT 20, MERRY OAKS, SECTION ONE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES FOR RICHARD C. VAUGHN SR..

MC REAL ESTATE, LLC

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City, Carol A. Burge
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 5th DAY OF April, 2007

Carol A. Burge
MY COMMISSION EXPIRES 10/31/10

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City, Carol A. Burge
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 5th DAY OF April, 2007

Carol A. Burge
MY COMMISSION EXPIRES 10/31/10

SURVEYOR'S 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.

Lynn D. Evans
LYNN D. EVANS

DATE 4/5/07

BOUNDARY LINE ADJUSTMENT OF LOT 20 MERRY OAKS, SECTION ONE AND THE PROPERTY OF MC REAL ESTATE HOLDINGS, LLC STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA JANUARY 9, 2007, SHEET 1 OF 5 REVISION DATE: MARCH 15, 2007 REVISED: APRIL 5, 2007

NOTE:

1. NORTH MERIDIAN BASED ON PLAT RECORDED IN PLAT BOOK 493, PAGE 514.
 2. THIS SUBDIVISION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANYLL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
 3. BOUNDARY LINE INFORMATION TAKEN FROM PLAT ENTITLED PLAT OF THE PROPERTY CHRISTINA R. & JAVIER LOPEZ, LOT 20 MERRY OAKS SECTION-1, JAMES CITY COUNTY VA. DATED OCTOBER 29, 1990. PREPARED BY BECOUVARAKIS AND ASSOC. LAND SURVEYING. RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT, JAMES CITY COUNTY, VIRGINIA.
 4. TOTAL AREA ENCOMPASSED BY THE SUBDIVISION = 229,185 SF. OR 5.26 AC. 5. FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 510201 0005B, EFFECTIVE DATE 2-6-91.
 6. THIS PROPERTY IS CURRENTLY ZONED A-1
 7. ALL UTILITIES TO BE PLACED UNDERGROUND
 9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 10. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 11. ALL NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
 12. 10' ADDITIONAL RIGHT-OF-WAY WAS ADDED TO IVY HILL ROAD (RTE 657) AT LOT 20 AS DEPICTED ON PLAT RECORDED IN DB 481, PG 141.
 13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 14. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- SETBACKS: 15' LOT 20, SECTION 1, MERRY OAKS IS SERVED BY PRIVATE WELL AND DRAIN FIELD SYSTEM. THE RPA ON NEW PARCEL "A" HAS NOT BEEN FIELD VERIFIED BY THE COUNTY AS OF 5-01-07.
- FRONT 100'
SIDE 15'
BACK 35'

CERTIFICATE OF APPROVAL

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

AGENT OF GOVERNING BODY Valerie J. Jordan DATE 5/24/07
HEALTH OFFICER Valerie J. Jordan DATE April 23, 2007

Walter M. Jones DATE 5-02-07
VIRGINIA DEPARTMENT OF TRANSPORTATION

STATE OF VIRGINIA

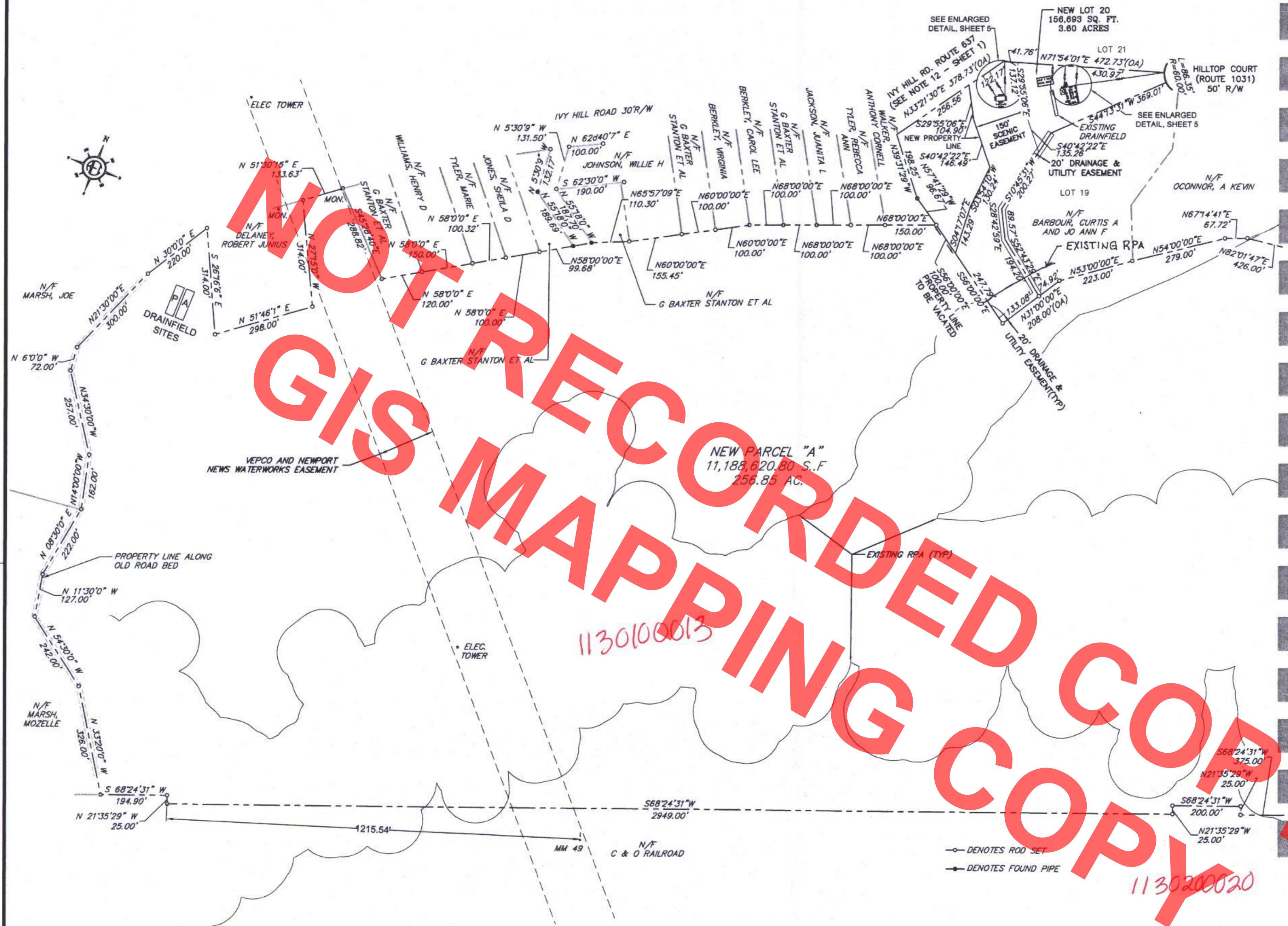
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY
OF JAMES CITY THE 5th DAY OF April, 2007 THIS
MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS IN PLAT BOOK 493, PAGE 514

CLERK



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ENGINEERING SOLUTIONS
4095 Ironbound Road, Suite 200
Williamsburg, Virginia 23188
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Checked By: LDE	Drawn By: KTL	Scale: N/A	Date: 1/09/07	Project No.: 211030008
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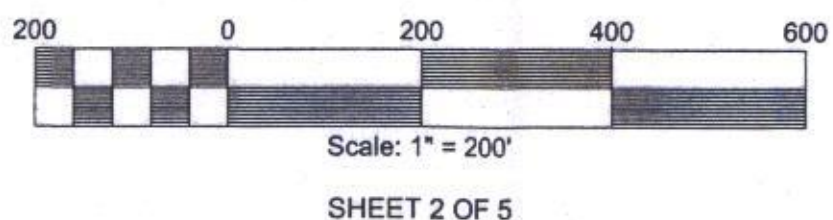
MATCHLINE SHEET 3 OF 5



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SUBDIVISION PARCEL ACREAGE

BEFORE:	AFTER:
LOT 20: 229,185 SQ. FT. OR 5.26 ACRES	LOT 20: 156,693 SQ. FT. OR 3.60 ACRES
NEW PARCEL "A": 11,116,219.8 SQ. FT. OR 255.19 ACRES	NEW PARCEL "A": 11,188,620.8 SQ. FT. OR 256.85 ACRES

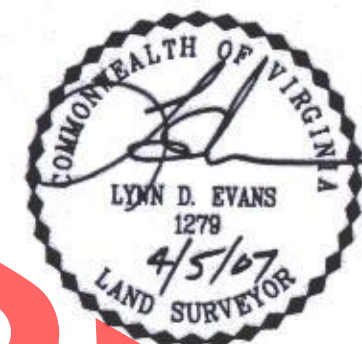


BOUNDARY LINE ADJUSTMENT
OF
LOT 20
MERRY OAKS, SECTION ONE
AND THE PROPERTY OF
MC REAL ESTATE HOLDINGS, LLC
STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
REVISOR: MAY 2, 2007
REVISOR: APRIL 5, 2007
JANUARY 9, 2007, SHEET 2 OF 5
REVISION DATE: MARCH 15, 2007

MATCHLINE SHEET 2 OF 5

MATCHLINE SHEET 4 OF 5

NOT RECORDED
GIS MAPPING COPY



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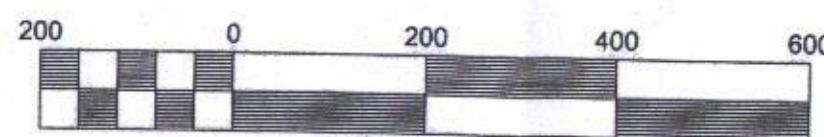
NEW PARCEL "A"
11,188,620.80 S.F.
256.85 AC.

EXISTING RPA (TYP)

N/F FAIRVIEW FARMS
TAYLOR, WILLIAM V ET ALS

N/F C & O RAILROAD

○ DENOTES ROD SET
● DENOTES FOUND PIPE



Scale: 1" = 200'

SHEET 4 OF 5

MATCHLINE SHEET 3 OF 5

N/F
MASSIE, LINDA G.
AND GARY M. TRUSTEE

N 70°24'29" E
2581.22'

S 51°30'00" E
210.00'
S 42°15'00" E
196.00'

EXISTING RPA (TYP)

NEW PARCEL "A"
11,188,620.80 S..F
256.85 AC.

N/F
MARTIN, HUGH L ESTATE

S 81°30'00" E
391.00'

N 82°00'00" E
470.00'

S 68°16'23" E
128.12'

S 36°21'35" E
40.70'

S 22°29'24" E
33.67'

S 18°47'20" E
39.10'

S 05°48'56" E
24.98'

S 09°47'53" E
20.39'

S 41°31'35" E
16.04'

S 22°48'01" E
46.68'

S 22°39'20" E
59.63'

S 30°30'36" W
275.97'

S 76°35'52" W
472.29'

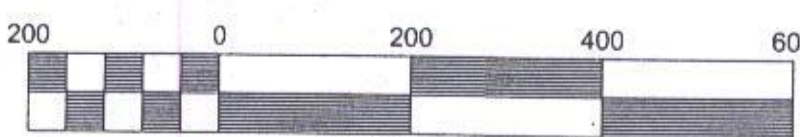
S 42°04'03" W
263.57'

S 73°09'34" W
475.25'

N/F
MEADOWS FAMILY
LIMITED PARTNERSHIP

OLD ROAD BED

—○— DENOTES ROD SET
—●— DENOTES FOUND PIPE



Scale: 1" = 200'

SHEET 4 OF 5

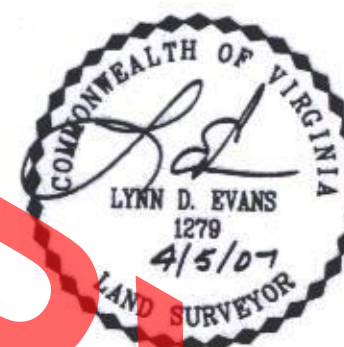
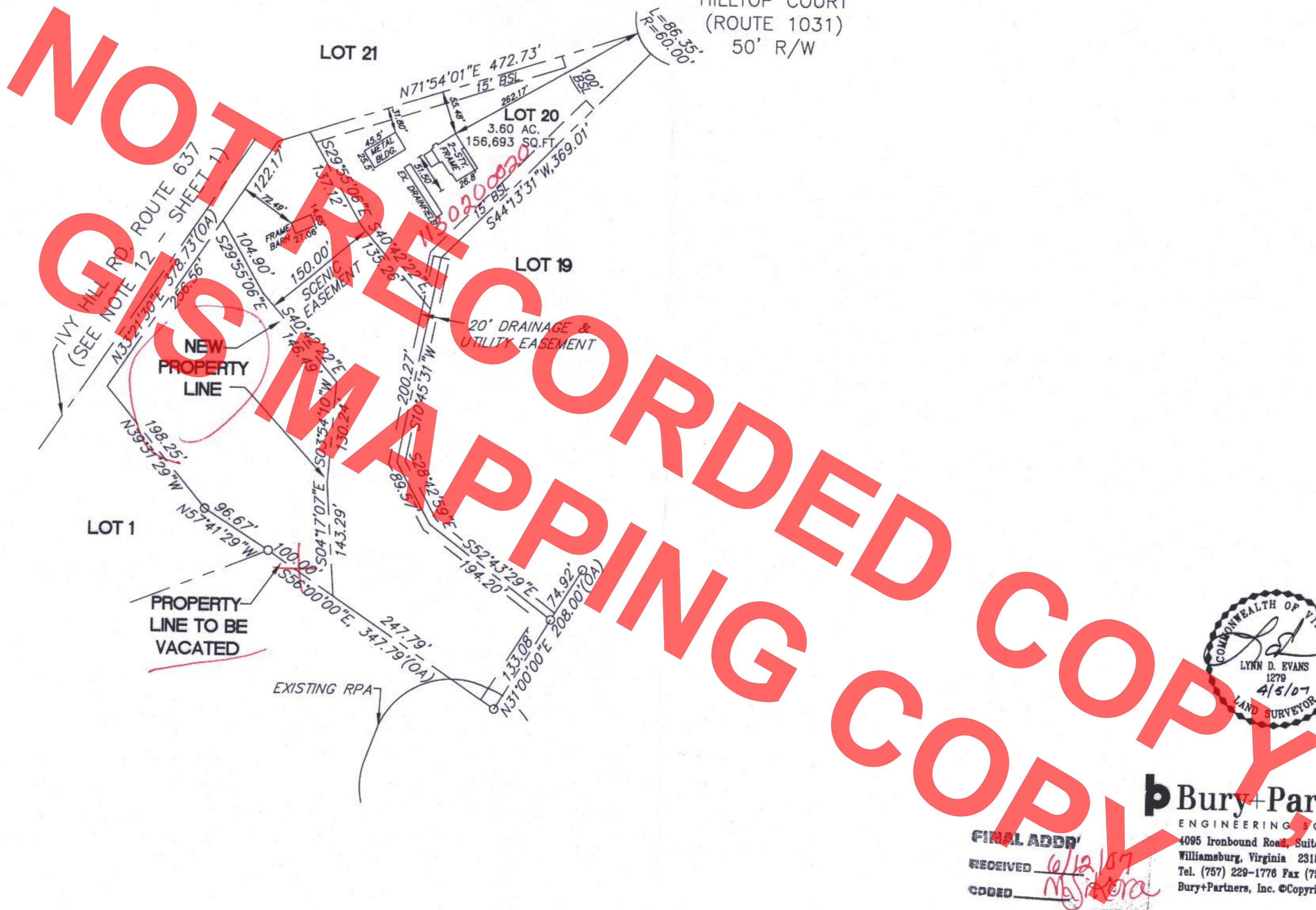
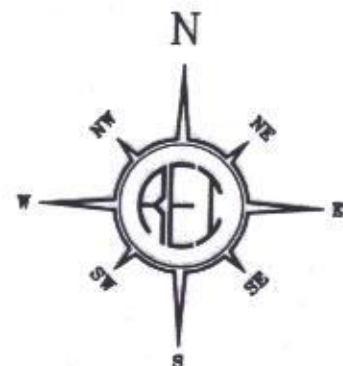


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JANUARY 9, 2007, SHEET 4 OF 5

REVISED: APRIL 5, 2007 REVISION DATE: MARCH 15, 2007



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FINAL ADDR

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CODED

BOUNDARY LINE ADJUSTMENT
OF

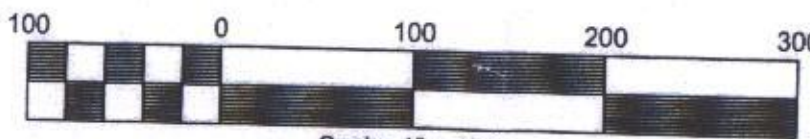
LOT 20

MERRY OAKS, SECTION ONE
AND THE PROPERTY OF
MC REAL ESTATE HOLDINGS, LLC

STONEHOUSE DISTRICT

JAMES CITY COUNTY, VIRGINIA

REVISOR: MAY 2, 2007 JANUARY 9, 2007, SHEET 5 OF 5
REVISOR: APRIL 5, 2007 REVISION DATE: MARCH 15, 2007



Scale: 1" = 100'

SHEET 5 OF 5