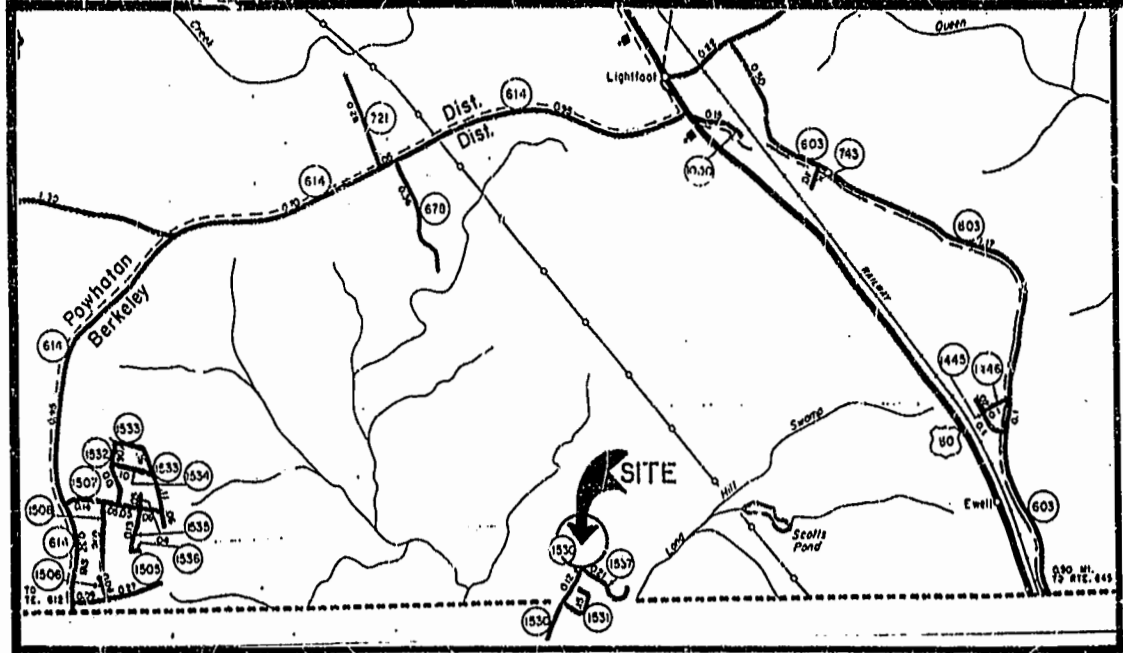


BOUNDARY LINE ADJUSTMENT OF PROPERTY STANDING IN THE NAME OF REGINALD M. NGO & ADELINE H. NGO AND JOSEPHINE P. GARDNER BEING LOT 30 & LOT 31, SEASON'S TRACE SECTION VII-B (PATIO HOMES) LOCATED: JAMES CITY COUNTY, VIRGINIA DATE: OCTOBER 22, 1997 SCALE: 1" = 10'

REVISED: DECEMBER 22, 1997



OWNERS CERTIFICATE:

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRED OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

8/13/98 REGINALD M. NGO
8/13/98 ADELINE H. NGO

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA CITY COUNTY OF WILLIAMSBURG

I WILLIAM R. BLAND NOTARY PUBLIC IN AND FOR THE CITY COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSONS JOSEPHINE P. GARDNER WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY COUNTY AFORESAID. GIVEN UNDER MY NAME IN THIS 22ND DAY OF JULY 1998

MY COMMISSION EXPIRES 10/31/99 NOTARY WILLIAM R. BLAND

7/2/98 JOSEPHINE P. GARDNER

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA CITY COUNTY OF JAMES CITY

I GREGORY R. DAVIS 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 IN THIS 13th DAY OF August 1998

MY COMMISSION EXPIRES Aug 31, 2002 NOTARY GREGORY R. DAVIS

CERTIFICATE OF APPROVAL:

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

9/1/98 SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF SOURCE OF TITLE:

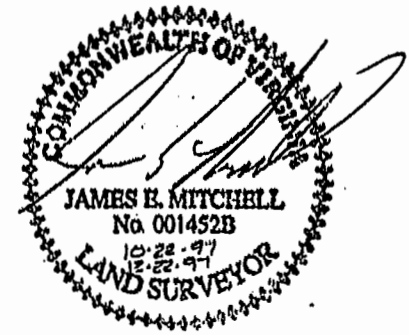
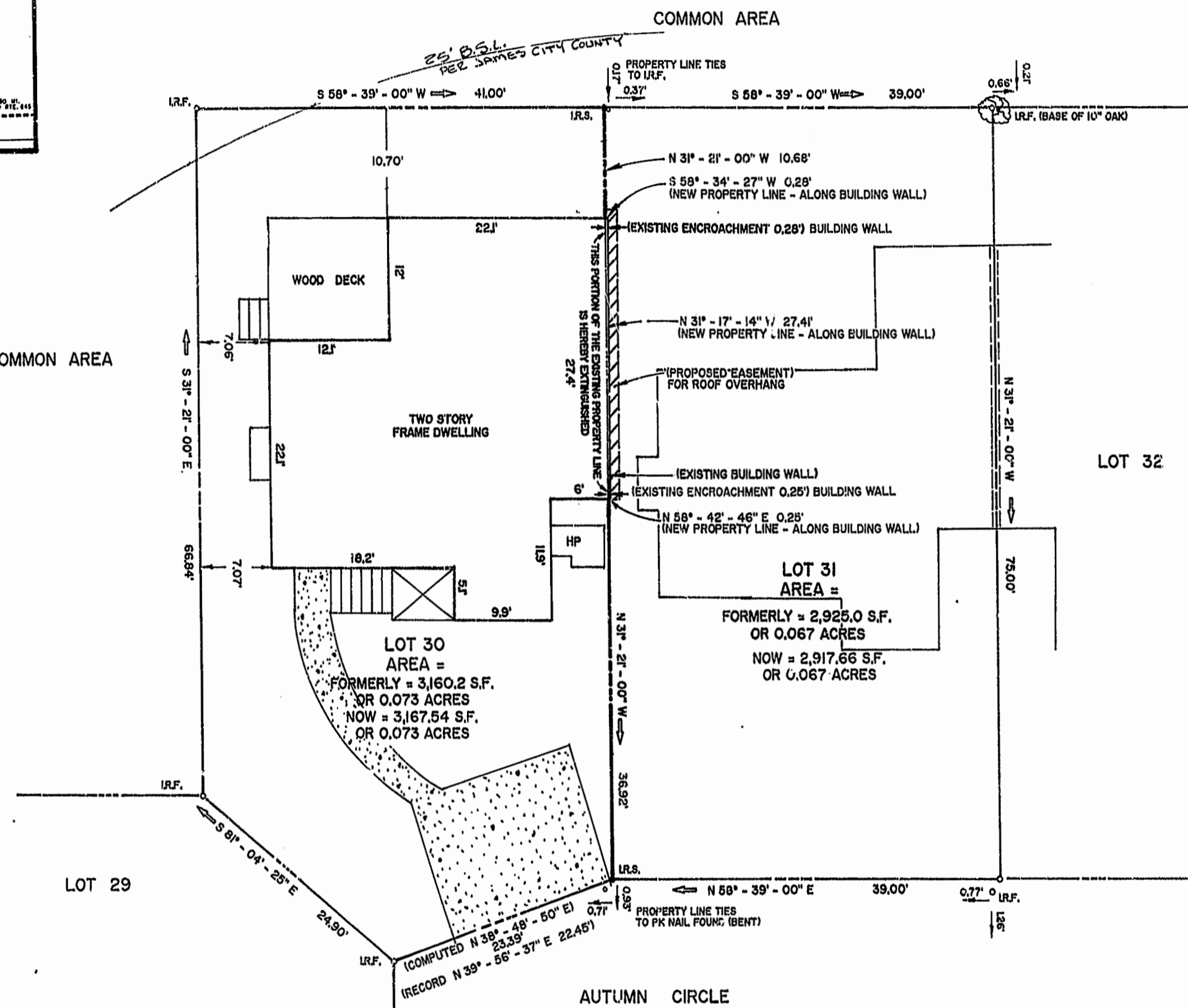
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BERNARD H. NGO AND TAMMY B. NGO TO REGINALD M. NGO AND ADELINE H. NGO BY DEED DATED JULY 27, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 400, PAGE 756.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SEASONS TRACE DEVELOPMENT, INC. TO JOSEPHINE P. GARDNER BY AFFIDAVIT DATED JUNE 30, 1986 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 310 PAGE 158.

SURVEYORS 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.

10-22-97 JAMES E. MITCHELL, LAND SURVEYOR



10:37 AM 17 Oct 1998 DOCUMENT # 980017703

PLAT RECORDED IN P.B. NO. 70 PAGE 63

GENERAL NOTES:

- 1. ADDRESS: 730 & 731 AUTUMN CIRCLE
2. TAX MAP (32-1)(6-30 & 31)
3. PROPERTY IS ZONED R-2 GENERAL RESIDENTIAL
4. BUILDING SETBACKS: ZERO LOT LINE
5. THE PROPERTY IS IN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. PER COMMUNITY PANEL L10201 0035 B. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE: FEBRUARY 6, 1991.
6. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER
7. ALL UTILITIES ARE PLACED UNDERGROUND
8. THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO ADJUST THE WESTERN PROPERTY LINE SO THERE IS NO BUILDING ENCROACHMENT.

PREPARED BY MITCHELL-WILSON ASSOCIATES, P.C. CIVIL ENGINEERS & LAND SURVEYORS 720 MAIN STREET, SUITE 112, 2ND FLOOR P.O. BOX 1269 WEST POINT, VIRGINIA 23181 (804) 843-9744

