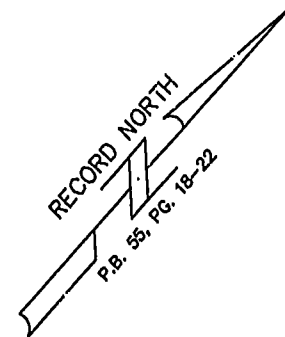


VICINITY SKETCH: 1"=1000'

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, 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 SUBDIVISIONS WITHIN THE COUNTY.

*Johnny S. Walters, III*  
 JOHNNY S. WALTERS, III LAND SURVEYOR DATE 8-5-99



BOUNDARY LINE ADJUSTMENT  
 BETWEEN  
**LOTS 34 AND 35**  
 AMENDED PLAT OF  
**THE VINEYARDS AT JOCKEY'S NECK**  
 PHASE I  
 JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1"=60' DATE: JUNE 28, 1999  
**WALTERS LAND SURVEYING, LTD.**  
 710 DENBIGH BOULEVARD, SUITE 4C  
 NEWPORT NEWS, VIRGINIA 23608  
 P.O. BOX 1594 YORKTOWN, VIRGINIA 23692  
 PHONE: (757)898-1057 FAX: (757)898-2862

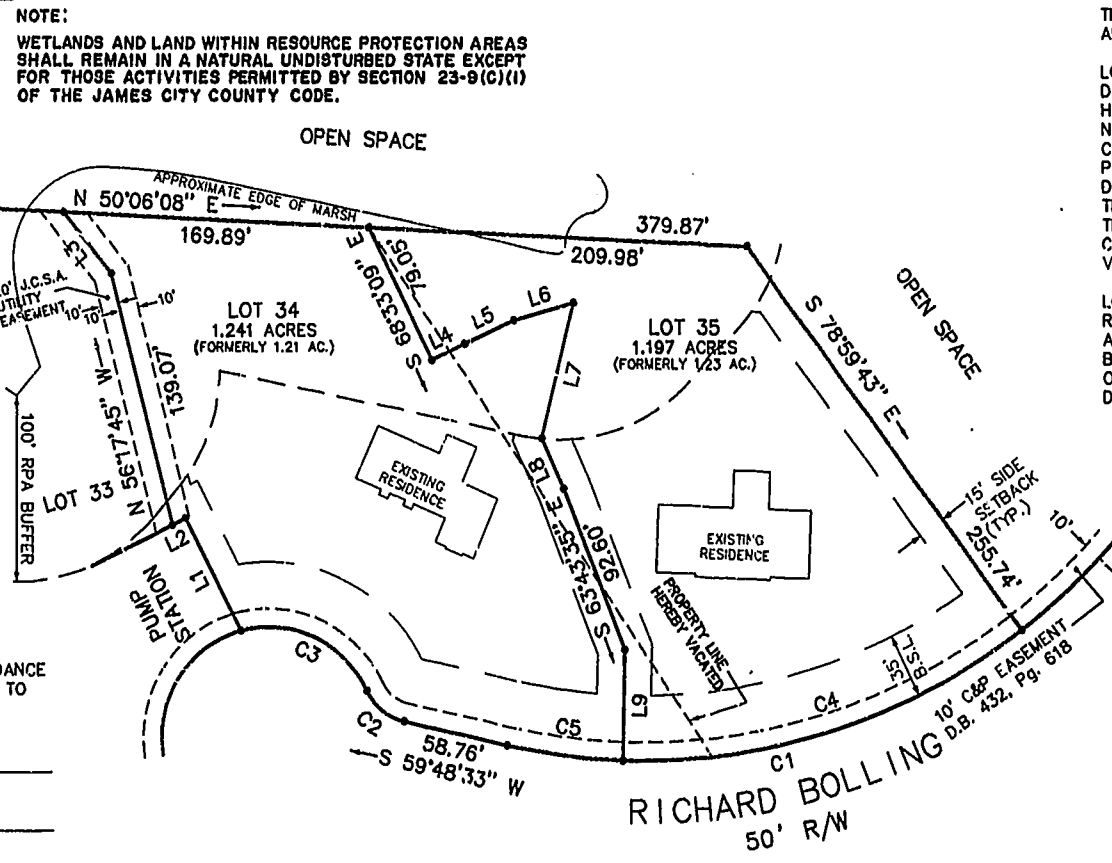
**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF

**LOT 34**  
 DALLAS R. HANNA AND BERTIE L. HANNA AND WAS ACQUIRED FROM WESSEX HUNDRED DEVELOPMENT, INC., A VIRGINIA CORPORATION, BY DEED DATED NOVEMBER 30, 1995 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 765 PAGE 448.  
 DEED OF TRUST  
 THE TRUSTEE IS GEORGE L. EDWARDS OF THE CITY OF RICHMOND, VIRGINIA. THE BENEFICIARY IS CRESTAR MORTGAGE CORPORATION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 788, PAGE 897.

**LOT 35**  
 R. A. STAPLES CONTRACTING COMPANY, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM WESSEX HUNDRED DEVELOPMENT, INC., A VIRGINIA CORPORATION BY DEED DATED SEPTEMBER 15, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA BY DOCUMENT NUMBER 980018591.

- NOTES:**
- SITE ADDRESS:  
 LOT 34 - # 2408 RICHARD BOLLING  
 LOT 35 - # 2404 RICHARD BOLLING
  - TAX MAP PARCEL NO.: (48-4)(02-0-0034)  
 TAX MAP PARCEL NO.: (48-4)(02-0-0035)
  - TOTAL SITE AREA: 106,170 S.F. (2.437 ACRES)  
 NEW AREA OF LOT 34: 54,046 S.F. (1.241 ACRES)  
 NEW AREA OF LOT 35: 52,124 S.F. (1.197 ACRES)
  - ZONING: R1  
 MINIMUM LOT AREA: 15,000 S.F.  
 MINIMUM LOT WIDTH: 150' @ FRONT B.S.L.  
 MINIMUM FRONT B.S.L.: 35'  
 MINIMUM SIDE B.S.L.: 15'  
 MINIMUM REAR B.S.L.: 35'
  - PROPERTY LIES IN FLOOD ZONE X (OUTSIDE THE 100 YEAR FLOOD PLAIN) AS SHOWN ON FLOOD PANEL 510201 0045 B, DATED 2-6-91.
  - PLAT REF.: P.B. 55, FG. 18-22
  - A PORTION OF THIS PROPERTY LIES WITHIN THE CHESAPEAKE BAY RESOURCE PROTECTION AREA.
  - THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED(S) RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL.



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

VIRGINIA DEPARTMENT OF TRANSPORTATION DATE \_\_\_\_\_  
 VIRGINIA DEPARTMENT OF HEALTH DATE 11/8/99  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE \_\_\_\_\_

STATE OF VIRGINIA  
 COUNTY OF JAMES CITY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 15<sup>th</sup> DAY OF December 1999 IN PLAT BOOK 75, PAGE 77 @ 9:11AM  
 Helene S. Ward, Clerk of Circuit Court  
 TESTEE: *Johnny S. Walters, III*  
 CLERK

**CURVE TABLE**

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	49°28'16"	350.00	302.20	161.24	292.90	S 35°04'25" W
C2	52°19'48"	30.00	27.40	14.74	26.46	S 85°58'27" W
C3	79°51'39"	60.00	83.63	50.22	77.02	S 72°12'32" W
C4	38°55'02"	350.00	237.73	123.66	233.19	S 29°47'48" W
C5	10°33'14"	350.00	64.47	32.33	64.38	S 54°31'56" W

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 69°15'40" W	67.71'
L2	S 20°44'20" W	8.20'
L3	N 81°21'37" W	42.20'
L4	N 21°48'55" E	19.87'
L5	N 22°26'06" E	30.68'
L6	N 31°40'16" E	34.17'
L7	S 28°39'14" E	75.19'
L8	S 66°56'13" E	29.68'
L9	S 41°10'33" E	59.62'

*Rebecca Shaia*  
 REBECCA SHAIJA - TRUSTEE  
 CRESTAR MORTGAGE CORPORATION - BENEFICIARY  
 DATE 10/12/99

**CERTIFICATE OF NOTARIZATION**  
 STATE OF VIRGINIA  
 CITY/COUNTY OF RICHMOND  
 I, PAMELA PRESKILL, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.  
 GIVEN UNDER MY HAND THIS 12<sup>th</sup> DAY OF October 1999.

*Pamela Preskill*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 10-31-02

**OWNERS CERTIFICATE**  
 THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 34 AND 35, AMENDED PLAT OF THE VINEYARDS AT JOCKEY'S NECK, PHASE I IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

R. A. STAPLES CONTRACTING COMPANY  
*Ronald A. Staples*  
 RONALD A. STAPLES, PRESIDENT DATE 9/1/99

**CERTIFICATE OF NOTARIZATION**  
 STATE OF VIRGINIA  
 CITY/COUNTY OF James County  
 I, Jayne A. Hendrix, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.  
 GIVEN UNDER MY HAND THIS 1<sup>st</sup> DAY OF September 1999.

*Jayne A. Hendrix*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 10/31/2001

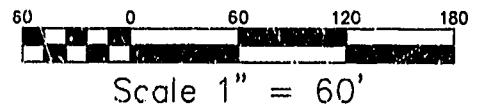
*Dallas R. Hanna*  
 DALLAS R. HANNA DATE 9/1/99

*Bertie L. Hanna*  
 BERTIE L. HANNA DATE 9/1/99

**CERTIFICATE OF NOTARIZATION**  
 STATE OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY  
 I, GREGORY R. DAVIS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.  
 GIVEN UNDER MY HAND THIS 1<sup>st</sup> DAY OF September 1999.

*Gregory R. Davis*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 8/31/2002

DATE: 8-28-99  
 SCALE: 1"=60'  
 JOB NO.: 990591  
 FILE NO.: 990591  
 CLIENT: STAPLES  
 DRAWN BY: RDM-JB



Scale 1" = 60'



9:11 AM  
 Recorded 15 days of Dec 1999  
 DOCUMENT # 99201695  
*Johnny S. Walters, III*