

VICINITY MAP (NTS)

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "PROPERTY LINE ADJUSTMENT PLAT, PARCEL C, NECK-O-LAND FARM, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

8-30-00 Robert E. Gilley
DATE NAME
8-30-2000 Meredith H. Gilley
DATE NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
COUNTY OF James City, I, Jess Jackson, A NOTARY PUBLIC IN AND FOR THE 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 HAND THIS 30th DAY OF August, 2000
MY COMMISSION EXPIRES January 31, 2002

Jess Jackson
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROBERT E. GILLEY & WIFE JOANN H. GILLEY TO ROBERT E. GILLEY BY DEED OF GIFT DATED 7/25/90 AND RECORDED IN DEED BOOK 491, PAGE 25; AND BY ROBERT E. GILLEY AND WIFE JOANN H. GILLEY TO JOANN H. GILLEY BY DEED OF GIFT DATED 1/22/86 AND RECORDED IN DEED BOOK 293, PG. 378. BOTH DEEDS BEING RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

ENGINEERS OR 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.

8/30/00 Nancy L. Herman-Thompson
DATE NAME
NANCY L. HERMAN-THOMPSON L.S.#002254

CERTIFICATE OF APPROVAL

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

DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE VIRGINIA DEPARTMENT OF HEALTH
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 14 DAY OF September, 2000, @ 3:19 PM THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

DIRECTS IN PLAT BOOK 78, PAGE 62
TESTE BETSY H. WOOLRIDGE, CLERK OF CIRCUIT COURT
BY Betsy H. Woolridge, CLERK

NOTE A: 1" IPF WITH TALL WITNESS PIPE LOCATED N 55°51'17" E, 0.47'

N/F ROBERT E. GILLEY DB 491, PG. 27 T.M.# (48-3)(1-42)

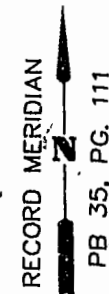
NOTE: EDGE OF MARSHLAND IS PROPERTY LINE (SEE PB 27, PG. 43)

PARCEL C 2.89± AC. 125,984± SF. T.M.# (47-4)(1-42-C)

N/F ROBERT E. GILLEY DB 491, PG. 27 T.M.# (48-3)(1-42)

N/F JOANN H. GILLEY DB 293, PG. 378 T.M.# (47-4)(1-40)

N/F ROBERT E. GILLEY DB 491, PG. 25 T.M.# (47-4)(1-42-D) (PARCEL D) 227 GATE HOUSE BLVD.



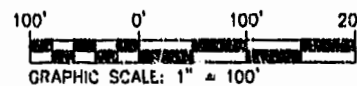
PB 35, PG. 111

LEGEND:

- IRF = IRON REBAR FOUND
IRS = IRON REBAR SET
PB = PLAT BOOK
DB = DEED BOOK
T.M. = TAX MAP
L.R. = LAND RECORD
AC. = ACRES
EX. = EXISTING
MH = MANHOLE
SAN = SANITARY SEWER
PPF = IRON PINCH PIPE FOUND
IPF = IRON PIPE FOUND

NOTES:

- 1. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
3. TAX PARCEL #: (47-4)(1-42-C) & PORTION OF (47-4)(1-40).
4. TOTAL AREA = 2.89± AC. / 125,984± SQ. FT.
AREA FROM T.M.#(47-4)(1-42-C) = 1.73± AC.
AREA FROM T.M.#(47-4)(1-40) = 1.16 AC.
5. ZONING DISTRICT: PARCEL (1-42-D) IS SPLIT-ZONED R-1 AND A-1, WITH PROFFERS PARCEL (1-40) IS SPLIT-ZONED R-1 AND A-1, WITH PROFFERS SUBJECT PARCEL C IS ZONED R-1, WITH PROFFERS SEE CASE NO. Z-27-86, ROBERT E. GILLEY
6. RECORDED REFERENCES:
DEED BOOK 154, PAGES 279.
DEED BOOK 293, PAGES 387.
DEED BOOK 125, PAGES 350-354.
DEED BOOK 491, PAGES 25-32.
PLAT BOOK 27, PAGE 43.
PLAT BOOK 35, PAGE 111.
OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
7. BUILDING SETBACK: FRONT=25'; REAR=35'; SIDE=15'.
8. ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
9. PARCEL C TO BE SERVED BY PUBLIC WATER & PUBLIC SEWER.
10. THIS PROPERTY LINE ADJUSTMENT PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE ENTIRE NECK-O-LAND FARM TRACT, THE PARCEL C BOUNDARY IS BASED UPON AN ACTUAL FIELD SURVEY AND DEEDS/PLATS OF RECORD. THE REMAINDER OF PARCEL (1-42-D) IS NOT SHOWN ON THIS PLAT.
11. EX. ACREAGE OF T.M. (47-4)(1-42-C) = 1.73± AC. (PER SURVEY)
EX. ACREAGE OF T.M. (47-4)(1-40) = 41.739± AC. (PER JCC REAL ESTATE ASSESSMENT OFFICE)
LESS AREA ADDED TO PARCEL C = 1.16± AC.
REMAINING ACREAGE OF T.M. (47-1) (1-40) = 44.579± AC.
12. NFIP FLOOD ZONE AE (EL. 8.5). SEE F.I.R.M. #510201-0045-B, EFFECTIVE DATE 2/8/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
13. ELEVATIONS SHOWN ARE BASED UPON MEAN SEA LEVEL AS DETERMINED BY NATIONAL GEODETIC VERTICAL DATUM (NOV429), REFERENCE BENCHMARK USED IS JCC STATION NO. 334, ELEVATION = 9.76'. CONTOUR INTERVAL IS 5'.
14. PORTIONS OF THIS PARCEL MAY CONTAIN CHESAPEAKE BAY RESOURCE PROTECTION AREAS (RPA'S) AS DEFINED BY JAMES CITY COUNTY. RPA BUFFER AS SHOWN IS 100' IN BOTH MEASURED LANDWARD FROM THE 5' CONTOUR.
15. STREET ADDRESS: 223 GATE HOUSE BLVD.



I CERTIFY THAT THIS PERIMETER SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO EASEMENTS, SERVITUDES, & COVENANTS ON RECORD. BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY.

3:19 PM
RECORDED
DOCUMENT # 200012519
Betsy H. Woolridge
CLERK OF CIRCUIT COURT

Property line adjustment plat for Parcel C, Neck-O-Land Farm. Includes title block with owner/developer names (Robert E. Gilley II, Meredith H. Gilley), scale (1"=100'), sheet number (1 of 1), and commission number (6348). Features a table of revisions, a seal for the surveyor (Nancy L. Herman-Thompson), and the logo for DJG Inc. (Engineers, Architects, Surveyors) with contact information for Williamsburg, Virginia.