



VICINITY MAP (NTS)

TIE LINES:

A-B:	N 72°11'33" E, 61.01'
B-C:	N 78°49'50" E, 60.02'
C-D:	S 40°51'02" E, 60.47'
D-E:	N 66°48'13" E, 97.32'
E-F:	S 41°00'00" E, 154.29'
F-G:	S 39°41'00" E, 100.00'
G-H:	S 18°52'00" W, 187.91'
H-I:	N 48°19'27" W, 100.11'
I-J:	N 36°26'36" W, 203.26'
J-A:	N 52°38'18" W, 194.85'
A-K:	N 64°05'06" W, 14.95'

20' ACCESS EASEMENT (SEE PB 76, PG. 86)

NO.	BEARING	DISTANCE	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
L1	N 12°44'31" W	111.86'	C1	48°17'03"	50.00'	42.13'	22.41'	40.90'	N 39°26'35" W
L2	N 59°36'11" W	110.31'	C2	54°23'07"	50.00'	47.46'	25.69'	45.70'	N 37°05'53" W

10' UTILITY EASEMENT

NO.	BEARING	DISTANCE
L1	N 44°51'27" W	239.26'
L2	N 48°53'21" W	18.41'

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "BOUNDARY LINE ADJUSTMENT, PARCEL A, PLAT OF THE PROPERTY OF FIRST LAND CORPORATION, AND LOT 1, SHELLBANK, SECTION A, AND VACATION OF LOT LINE BETWEEN LOT 1 AND LOT 2, SHELLBANK, SECTION A" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

James C. Windsor, 1/18/01 DATE
Joan R. Windsor, 1/18/01 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg, Virginia
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 18th DAY OF JANUARY, 2001. MY COMMISSION EXPIRES May 31, 2001.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CLYDE C. HALL AND WIFE BEULAH B. HALL, CHARLOTTE S. BROOKS, CHANNING M. HALL, JR. AND WIFE IDA S. HALL, SUSAN HALL GODSON AND HUSBAND WILLIAM H. GODSON, III TO JAMES C. WINDSOR AND JOAN L. WINDSOR BY DEED DATED AUGUST 27, 1959, AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 71, PAGE 95 AND BY FIRST LAND CORPORATION TO JAMES C. WINDSOR AND JOAN WINDSOR BY DEED DATED JUNE 20, 1978, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 189, PAGE 570.

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.

9/22/00 DATE
Nancy L. Herman-Thompson, NANCY L. HERMAN-THOMPSON L.S.#002254

CERTIFICATE OF APPROVAL

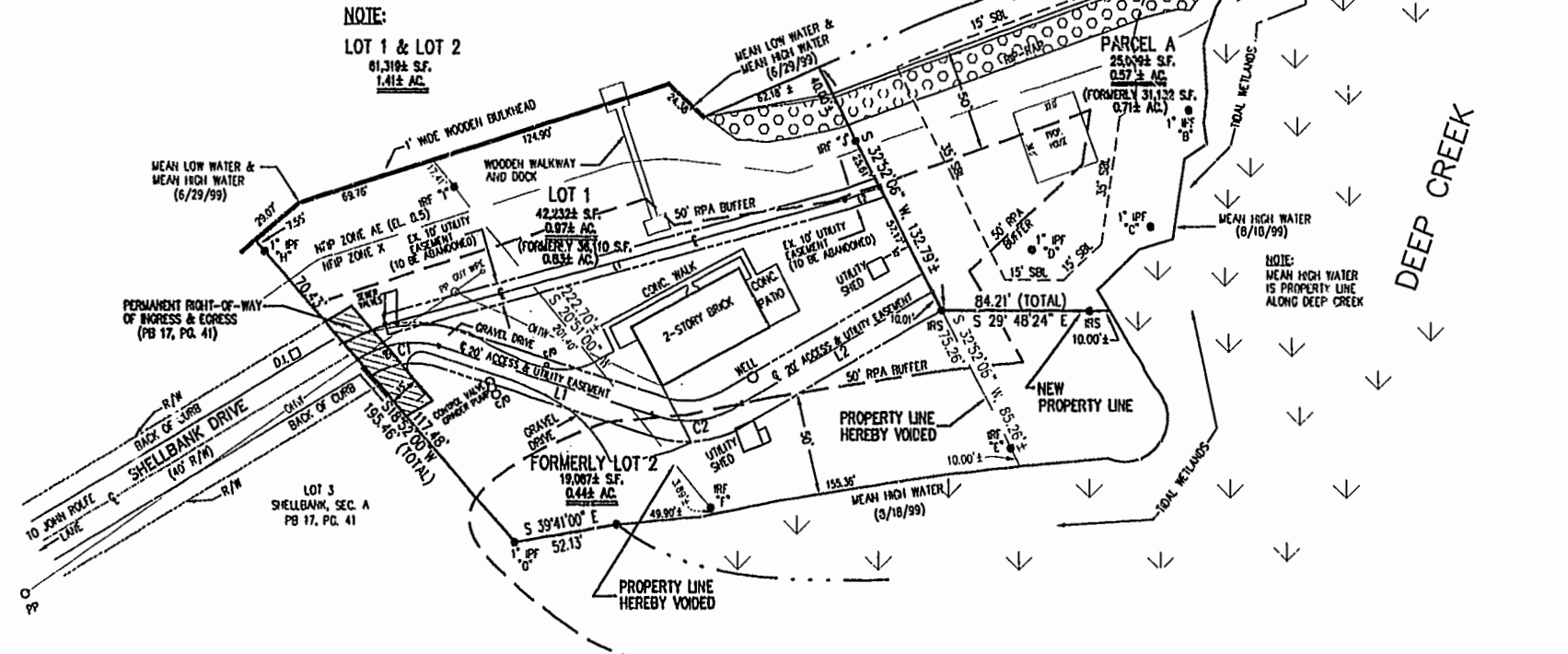
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

1/18/01 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 16th DAY OF February, 2001 @ 2:35 PM, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 80, PAGE 45.

TESTE BETSY B. WOOLDRIDGE, CLERK OF CIRCUIT COURT
BY Betsy B. Wooldridge, CLERK



NOTES:

- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- RECORDED REFERENCES:
DEED BOOK 71, PAGE 95
DEED BOOK 189, PAGE 570
DEED BOOK 189, PAGE 572
DEED BOOK 361, PAGE 113
PLAT BOOK 8, PAGE 10
PLAT BOOK 17, PAGE 41
PLAT BOOK 76, PAGE 80
OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
- ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- NFIP ZONE X & AE (EL. 8.5). SEE F.I.R.M. #510201-0040-B, EFFECTIVE DATE FEBRUARY 6, 1991.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- UNDERGROUND UTILITIES NOT LOCATED.
- PORTIONS OF THIS PROPERTY LIE WITHIN A DESIGNATED CHESAPEAKE BAY RESOURCE PROTECTION AREA (RPA).
- LOTS WILL BE SERVED BY PUBLIC SEWER AND PRIVATE WELL.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.

SITE DATA

- LOT AREA (PARCEL A): 25,009± S.F./ 0.57± AC.
- LOT AREA (LOT 1): 42,232± S.F./ 0.97± AC.
- LOT AREA (LOT 2): 19,087± S.F./ 0.44± AC.
- LOT AREA (LOT 1 & 2 COMBINED): 61,319± S.F./ 1.41± AC.
- TOTAL AREA: 86,328± S.F./ 1.98± AC.
- TAX MAP: MAP (45-1) PARCELS (02-0-0001), (02-0-002), AND (02-0-001A) (PARCEL A).

- ZONING DISTRICT: R1
- BUILDING SETBACKS:
FRONT = 35'
REAR = 35'
SIDE = 15'

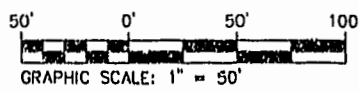
* SEE APPROVED SUBDIVISION #S-96-99, WINDSOR BOUNDARY LINE ADJUSTMENT, AND WAIVER REQUEST (RPA ENCROACHMENT) DATED 11-9-99.

LEGEND:

- IRON ROD SET
- IRON PIPE FOUNE
- PLAT BOOK
- DEED BOOK
- CALC. PT. = CALCULATED POINT
- EX. = EXISTING
- CONC. = CONCRETE
- PP = POWER POLE
- DROP INLET (STORM SEWER)
- OHW = OVERHEAD LINES
- W/V = WATER VALVE
- C/O = SANITARY CLEANOUT
- W/M = WATER METER

I CERTIFY THAT THIS BOUNDARY 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.

2:35 PM
Recorded 1/16/01
DOCUMENT # 010002441
Betsy B. Wooldridge, Clerk
JAMES CITY COUNTY

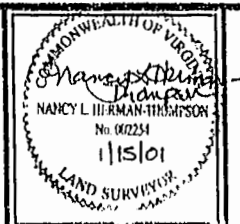


SCALE	1"=50'
FIELD CREW	SS/RR
DRAWN	DHW
CHECKED	NHJ
DATE	8/7/00
COMMISSION NUMBER	6320
SHEET NUMBER	1 OF 1

BOUNDARY LINE ADJUSTMENT
PARCEL A, PLAT OF THE PROPERTY OF FIRST LAND CORP. AND LOT 1, SHELLBANK, SECTION A, AND VACATION OF LOT LINE BETWEEN LOT 1 & LOT 2, SHELLBANK, SECTION A FOR
**JAMES C. WINDSOR AND WIFE
JOAN R. WINDSOR**
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1	9/22/00	VACATION OF LOT LINE, PROPERTY LINE REVISION
2	1/15/01	LABEL NEW PROPERTY LINE; ABANDON/ADD UTILITY EASMT



Committed to Excellence
ENGINEERS • ARCHITECTS • SURVEYORS
449 McLAWS CIRCLE, P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187
(757)253-0073 FAX: (757)253-2319 E-MAIL: djinc@jnet.net
NORFOLK - VIRGINIA BEACH AREA (757)874-5015