

RPA BUFFER IS SHOWN APPROXIMATELY PER J.C.C. GIS AND HAS NOT BEEN FIELD VERIFIED.

JAMES RIVER  
MEAN LOW WATER  
IS PROPERTY LINE

NOTE:  
THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0940 B, DATED 2/6/91.

LOCATION MAP SCALE 1"=2000'  
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 12A WAS CONVEYED BY J.A. OLIVER TO RALPH D. & JOYCE E. COBB BY DEED DATED 11/2/72 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 140 PAGES 695-699.

THE PROPERTY SHOWN ON THIS PLAT AS LOT 13 WAS CONVEYED BY CLYDE C. HALL, ET. AL TO RALPH D. & JOYCE E. COBB BY DEED DATED 4/1/57 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 61 PAGE 108.

THE PROPERTY SHOWN ON THIS PLAT AS LOT 14 WAS CONVEYED BY CLYDE C. HALL, ET. AL TO RALPH D. & JOYCE E. COBB BY DEED DATED 4/1/57 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 61 PAGE 108.

OWNERS CERTIFICATE  
THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

*Ralph D. Cobb* 5/29/01  
RALPH D. COBB DATE

*Joyce E. Cobb* 5/29/01  
JOYCE E. COBB DATE

CERTIFICATE OF NOTARIZATION  
STATE OF VIRGINIA  
CITY/COUNTY OF JAMES CITY

I, *Paul W. Williams* 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 AND STATE AFORESAID, GIVEN UNDER MY NAME THIS 29 DAY OF MAY 2001.

MY COMMISSION EXPIRES 2/28/02

*Paul W. Williams*  
SIGNATURE

SURVEYORS CERTIFICATE  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

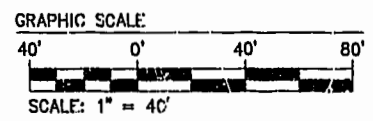
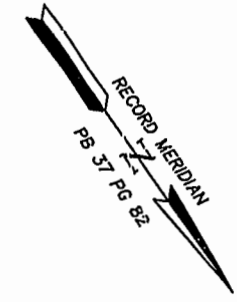
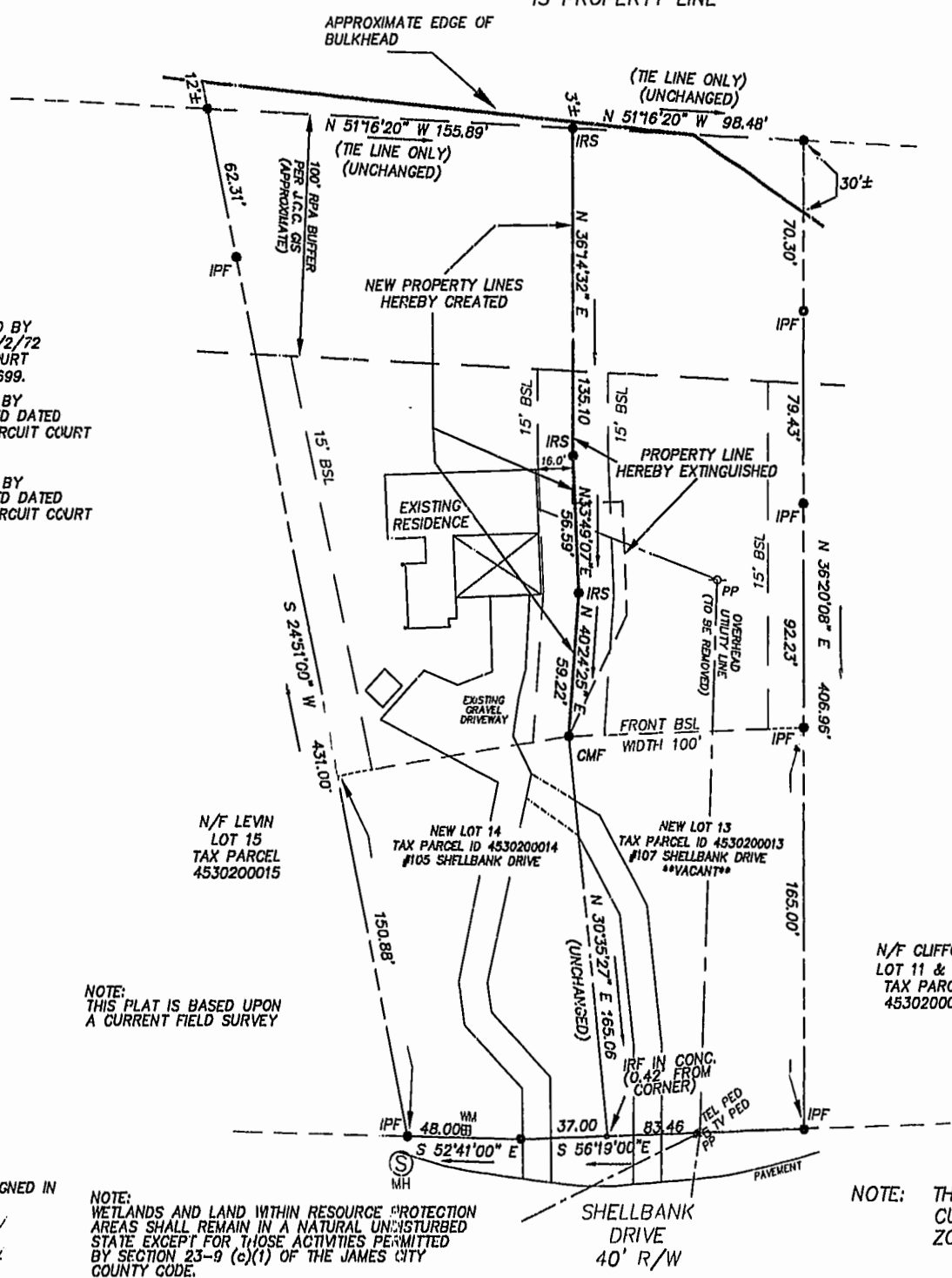
*A.D. Sebert* 5/11/2001  
A.D. SEBERT, L.S. DATE

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

*[Signature]* 5/11/01  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

NOTE:  
THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY

NOTE:  
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.



LEGEND:  
IPF IRON PIPE FOUND  
IRF IRON ROD FOUND  
IRS IRON ROD SET  
CMF CONCRETE MONUMENT FOUND  
PP POWER POLE

RECORD AREA PER PB 37 PG 82:  
FORMER AREA LOT 12A & PART OF 13 = 39,500 S.F.±  
FORMER AREA LOT 14 & PART OF 13 = 51,200 S.F.±  
TOTAL = 90,700 S.F.± OR 2.082 AC.±

NEW AREA TO BULKHEAD:  
NEW AREA OF NEW LOT 13 = 38,583 S.F.±  
NEW AREA OF NEW LOT 14 = 49,489 S.F.±  
TOTAL = 88,072 S.F.± OR 2.022 AC.±

NEW LOT 13 FORMERLY DESCRIBED AS LOT 12A & PART OF LOT 13

NEW LOT 14 FORMERLY DESCRIBED AS LOT 14 & PART OF LOT 13

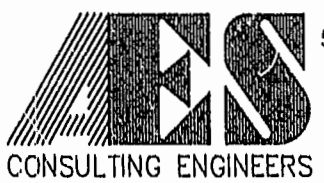
NOTE:  
EXISTING PROPERTY LINES, AS SHOWN, ARE BASED UPON BOUNDARY LINE ADJUSTMENT PLAT RECORDED AT PB 37 PAGE 82.

N/F CLIFFORD  
LOT 11 & 12B  
TAX PARCEL 4530200012

NOTE: THIS PROPERTY IS CURRENTLY ZONED R-1.

NOTE: THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.

PLAT RECORDED IN P.B. NO. 91 PAGE 87



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF BOUNDARY LINE ADJUSTMENT  
BETWEEN LOTS 12A, 13 & 14 SECTION A  
SHELLBANK  
OWNED BY RALPH D. & JOYCE E. COBB

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



Williamsburg/James City County	
Recorded	31 day of May 2001
Document #	010009614
DETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT	
No.	DATE
1	5/29/01
ADDED WETLANDS NOTE, REVISED SETBACK ON LOT 14	
REVISION / COMMENT / NOTE	
BY	

Designed ADS	Drawn ADS
Scale 1"=40'	Date 5/11/2001
Project No. 3691	
Drawing No. 1 OF 1	