

#030003356

89 PAGE 39

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL A WAS CONVEYED BY CHRISTINE ROGERS JOHNSON TO AXEL L. & SHIELA F. NIXON BY DEED DATED NOVEMBER 29, 1979 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 201, PAGE 524.

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL B WAS CONVEYED BY ROY NIXON, ET ALS TO AXEL L. & SHIELA F. NIXON BY DEED DATED NOVEMBER 29, 1979 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 201, PAGE 524.

OWNER'S CONSENT AND DEDICATION

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

Signature of Axel L. Nixon, Date July 9-02
Signature of Shiela F. Nixon, Date 7-9-02

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT: I, CAROLE E. GIULIANI, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

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 of Subdivision Agent, Date 1/7/03

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

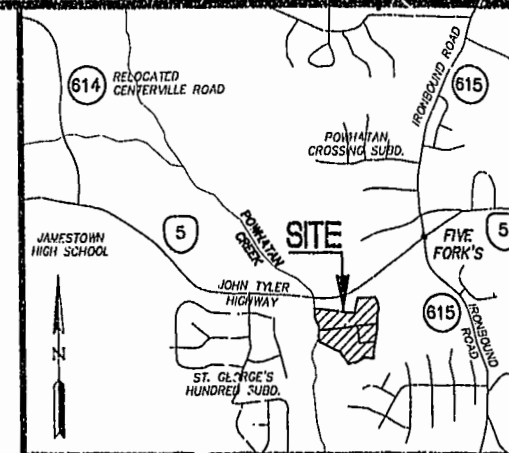
Signature of Ronald W. Eads, L.S., Date 4-11-02

AREA TABULATION

FORMER AREA PARCEL A= 572,758 S.F.± OR 13.15 ACRES±
AREA TO PARCEL B= 116,246 S.F.± OR 2.67 ACRES±
NEW AREA PARCEL A= 456,512 S.F.± OR 10.48 ACRES±
FORMER AREA PARCEL B= 448,232 S.F.± OR 10.29 ACRES±
AREA FROM PARCEL A= 116,246 S.F.± OR 2.67 ACRES±
NEW AREA PARCEL B= 564,478 S.F.± OR 12.96 ACRES±

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.

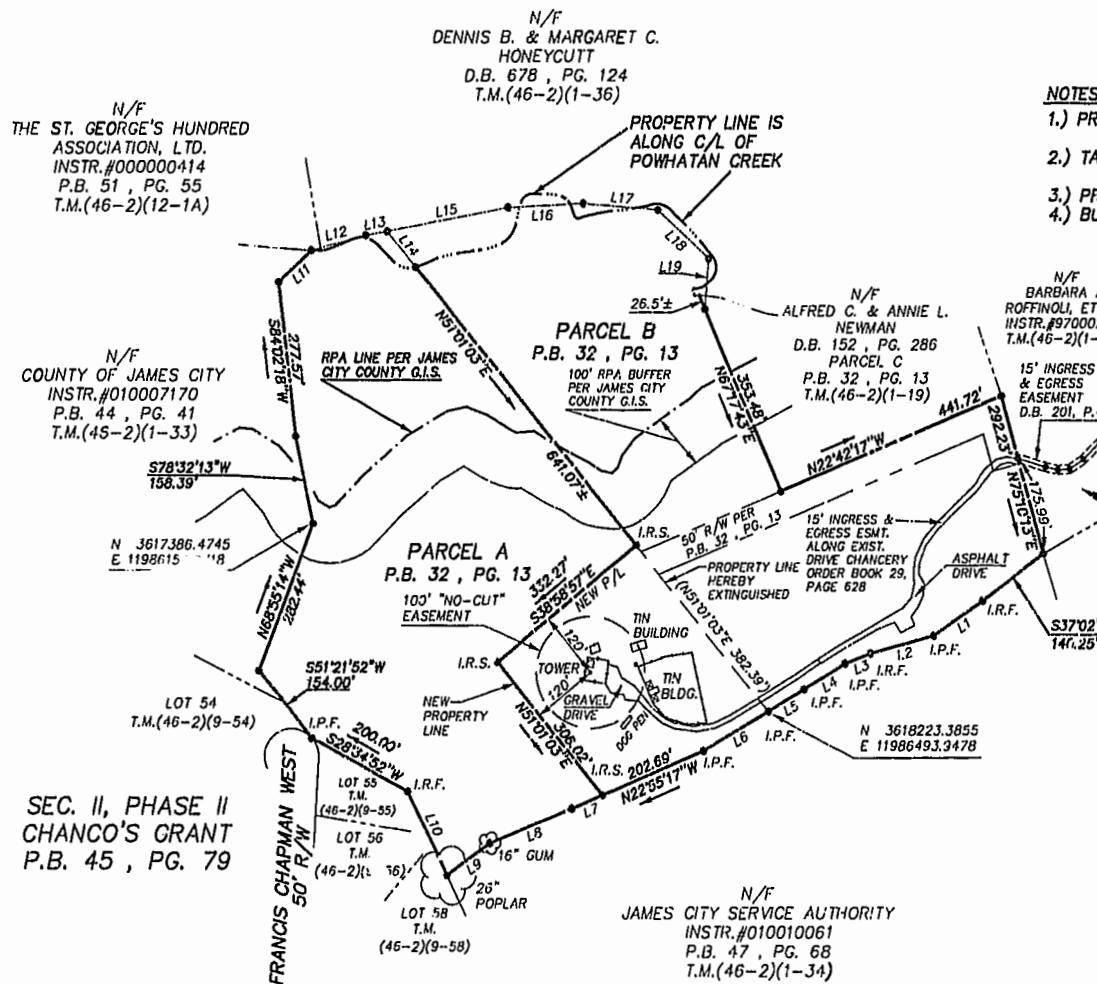
JAMES CITY COUNTY
GEODETIC CONTROL MERIDIAN



VICINITY MAP

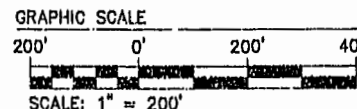
NOTES:

- 1.) PROPERTY ADDRESS-PARCEL A-#4315 JOHN TYLER HIGHWAY
PARCEL B-#4311 JOHN TYLER HIGHWAY
2.) TAX PARCEL NUMBERS-PARCEL A-(46-2)(1-21)
PARCEL B-(46-2)(1-20)
3.) PROPERTY IS ZONES R-B.
4.) BUILDING SETBACKS: 35'-FRONT
35'-REAR
15'-SIDE



LINE TABLE

Table with columns: NUMBER, BEARING, DISTANCE. Lists 19 line segments with their respective bearings and distances.



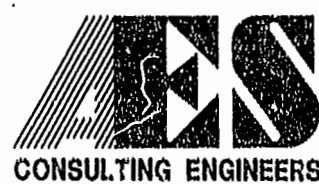
NOTE: PROPERTY LINES AS SHOWN ON THIS PLAT ARE BASED UPON FOUND MARKERS AS NOTED AS WELL AS RECORD AND OTHER AVAILABLE INFORMATION. THIS PLAT DOES NOT REPRESENT A RESURVEY OF THE BOUNDARIES.

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 31 DAY OF January, 2003, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: NETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT
Signature of Clerk, BY

PLAT BOOK 89, PAGE 39



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

PLAT OF BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT ON 23.44 ACRES± OWNED BY: AXEL L. & SHIELA F. NIXON
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Contains recording information and a revision entry.

Table with columns: Designated AES, Drawn JKR, Scale 1"=200', Date 4/11/2002, Project No. 8651-29, Drawing No. 1 OF 1

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