

87 PAGE 79
#020021532

NOTE: THIS PROPERTY LIES IN ZONE X WHICH IS NOT CONSIDERED A FLOOD HAZARD ZONE, COMMUNITY FLOOD PANEL NUMBER 5102010050B EFFECTIVE DATE: FEBRUARY 6, 1991

LEGEND

- IRS IRON ROD SET
- P—P— POWER POLE AND LINE

GENERAL NOTES

THESE PARCELS ARE SERVICED BY PUBLIC WATER AND SEWER.
THESE PARCELS ARE CURRENTLY ZONED R-2.
SETBACKS FOR FUTURE DEVELOPMENT ARE
FRONT 25'
SIDES 10'
REAR 35'

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 JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE 9.10.02

Charles Reid Sheckler
CHARLES REID SHECKLER, CLS 1935

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:

LOT 12- FROM THE ESTATE OF NELL G. PETERSON TO JASON L. COOPRIDER AND STACEY W. COOPRIDER, DATED DECEMBER 10, 1999. INSTRUMENT NUMBER 00000007.

I.C. 13- FROM REBECCA R. GOFF TO ROBERT H. POWELL AND APRIL E. POWELL, DATED JULY 13, 1987. DEED BOOK 353, PAGE 644. BOTH DOCUMENTS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE 9/13/02

Jason L. Coopriider SEAL
JASON L. COOPRIDER

DATE 9/13/02

Stacey W. Coopriider SEAL
STACEY W. COOPRIDER

DATE 9/11/02

Robert H. Powell SEAL
ROBERT H. POWELL

DATE 9/11/02

April E. Powell SEAL
APRIL E. POWELL

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF Williamsburg, I, Charles Reid Sheckler, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY 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 13th DAY OF September, 2002.



Charles Reid Sheckler
SIGNATURE
MY COMMISSION EXPIRES March 31, 2004

THIS BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT IS HEREBY APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 9/10/02

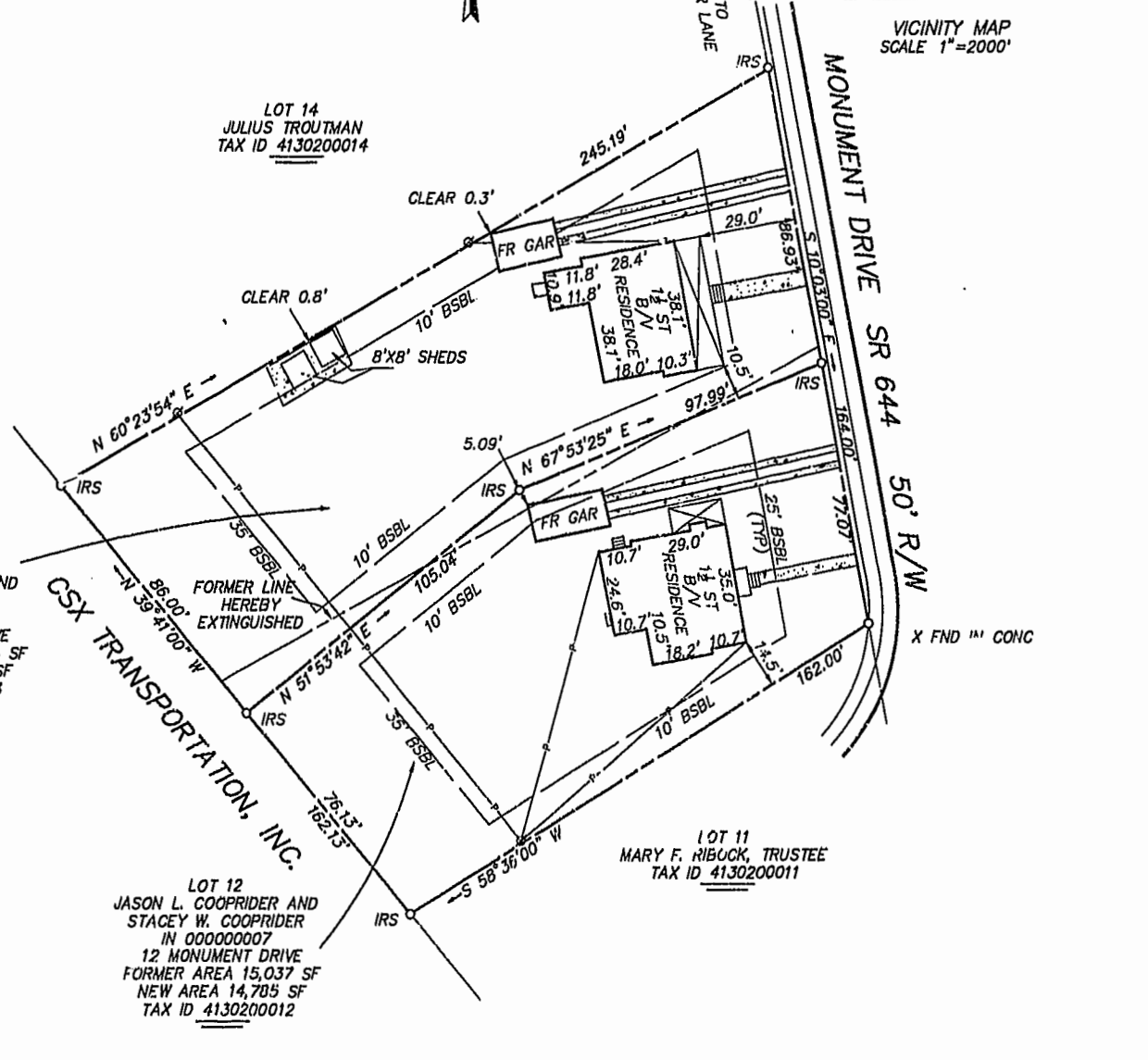
Charles Reid Sheckler
AGENT OR REPRESENTATIVE OF GOVERNING BODY

LOT 13
ROBERT H. POWELL AND APRIL E. POWELL
DB 353/644
13 MONUMENT DRIVE
FORMER AREA 16,904 SF
NEW AREA 17,156 SF
TAX ID 4130200013

LOT 12
JASON L. COOPRIDER AND STACEY W. COOPRIDER
IN 00000007
12 MONUMENT DRIVE
FORMER AREA 15,037 SF
NEW AREA 14,785 SF
TAX ID 4130200012

LOT 11
MARY F. RIBUCK, TRUSTEE
TAX ID 4130200011

CSX TRANSPORTATION, INC.
FORMER LINE HEREBY EXTINGUISHED



REVISED 9/10/2002 PER COUNTY COMMENTS.

BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT	EMIN B. HOLLEY, JR., CERTIFIED LAND SURVEYOR SMITHFIELD, VIRGINIA	
BEING LOT 12 AND LOT 13 FORT MAGRUDER HEIGHTS PLAT BOOK 7, PAGE 50. LOCATED IN ROBERTS MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA	SCALE: 1"=30' AUGUST 14, 2002	

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on September 19, 2002
at 9:27 AM/P.M. PB 87 PG. 29
DOCUMENT # 020021532
BETSY B. WOOLRIDGE, CLERK
C. Sami Zell, Dep. Clerk

FILE: 8044