

VICINITY MAP
(NTS)

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	072°51'	391.21	50.28	25.18	S 29°16'02" E	50.25
C2	0702'25"	391.21	48.07	24.07	S 36°28'11" E	48.04

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Susan Ereland 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 14 DAY OF June, 2002. MY COMMISSION EXPIRES 12/30/08

Susan Ereland
NOTARY PUBLIC

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS "BOUNDARY LINE ADJUSTMENT, LOT 45, FERNBROOK, PHASE I, AND PUMP STATION LOT, FERNBROOK, PHASE I" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Carol J. Gabrowski 6/14/02
CAROL J. GABROWSKI DATE

By: James H. Fouts 9/9/02
JAMES CITY PLANNING SERVICE AUTHORITY DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Graig H. Dohrman, 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 9th DAY OF September, 2002. MY COMMISSION EXPIRES 11/30/2005

Graig H. Dohrman
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMESTOWN BUILDING CORPORATION, INC., A VIRGINIA CORPORATION, TO CAROL J. GABROWSKI, UNMARRIED, BY DEED DATED OCTOBER 9, 1997, AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN LAND RECORD #970016709.

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.

8/6/01 Nancy J. Herman-Thompson
DATE NANCY J. 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.

9/6/02 [Signature]
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 THIS 1 DAY OF October, 2002, @ 10:07AM THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 87, PAGE 91.

TESTE Betsy B. Woolridge, CLERK OF CIRCUIT COURT
BY Betsy B. Woolridge CLERK

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 1 October 2002
at 10:07 AM AM/PM: 87 PG. 91
DOCUMENT # 020022503
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

NOTES:

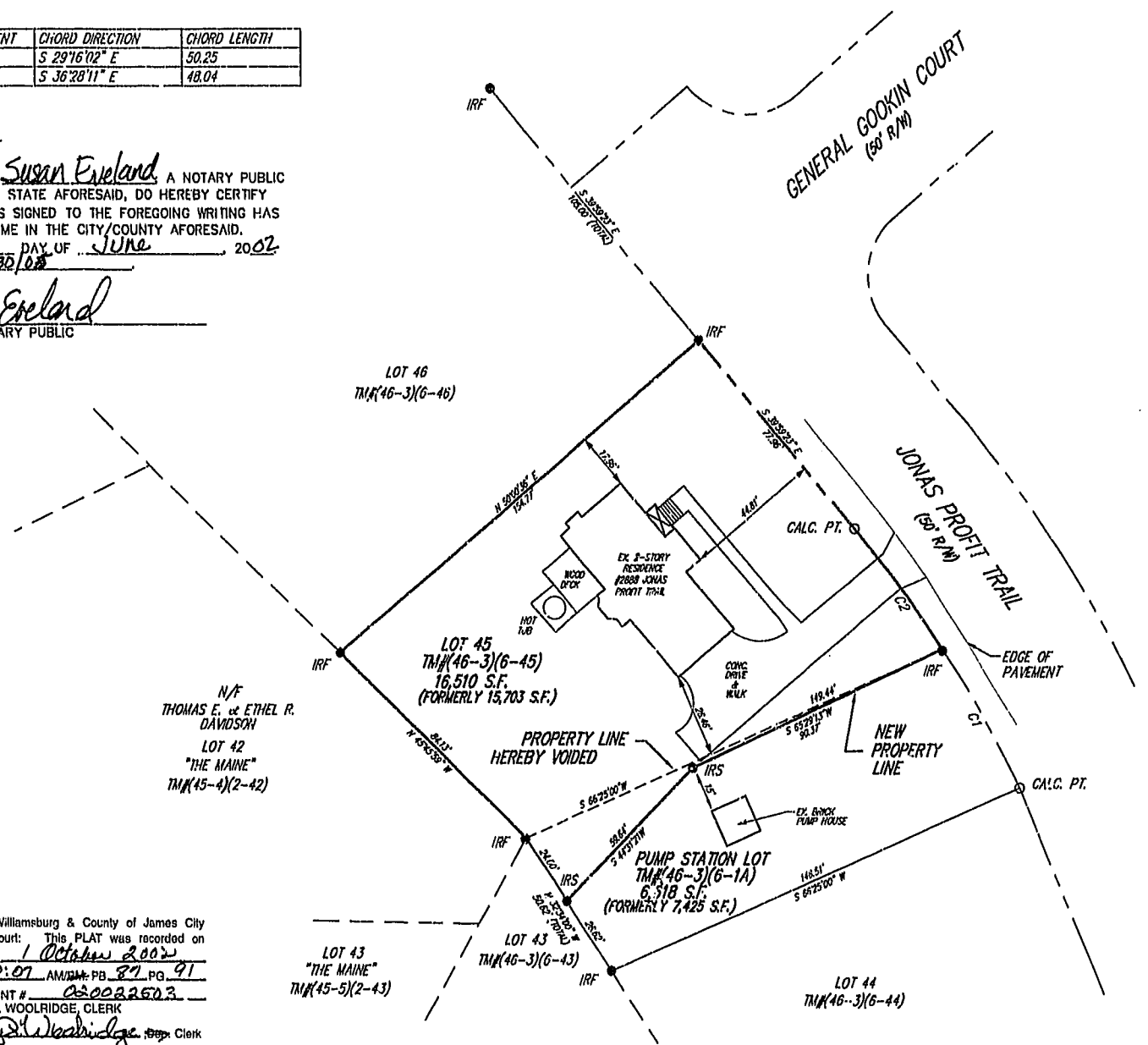
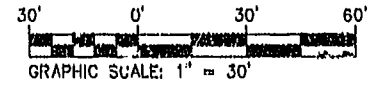
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 18-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- RECORDED REFERENCES:
DEED BOOK 787, PAGE 220
PLAT BOOK 82, PAGE 83-84
LR#970016709
OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
- NFIP ZONE X. 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.
- STREET ADDRESS: #2888 JONAS PROFIT TRAIL

SITE DATA

- LOT AREA (LOT 45): 16,510 S.F. / 0.38 AC.
- LOT AREA (PUMP STATION LOT): 6,618 S.F. / 0.15 AC.
- TOTAL AREA: 23,128 S.F. / 0.53 AC.
- ZONING DISTRICT: R1
- BUILDING SETBACKS: FRONT = 35', REAR = 35', SIDE = 15'

LEGEND:

- IRF = IRON PIPE FOUND
- PB = PLAT BOOK
- DB = DEED BOOK
- CALC. PT. = CALCULATED POINT
- EX. = EXISTING
- CONC. = CONCRETE
- TM = TAX PARCEL NUMBER

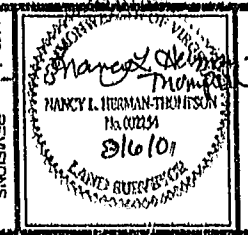


1 OF 1
SHEET NUMBER
6380
COMMISSION NUMBER

BOUNDARY LINE ADJUSTMENT
LOT 45, FERNBROOK, PHASE I
AND PUMP STATION LOT, FERNBROOK, PHASE I
FOR
CAROL J. GABROWSKI
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1	8/13/02	NOTARY CERTIFICATE



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