

#020029153

88 PAGE 78

CERTIFICATE OF SOURCE OF TITLE

TITLE TO LOT 2 WAS CONVEYED BY BENJAMIN PAUL HOGGE AND DOROTHY GAY HOGGE TO TIMOTHY P. & AMY H. SCHMIDT BY DEED DATED DECEMBER 28, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 461, PAGE 311.

TITLE TO LOT 3 WAS CONVEYED BY YVONNE MARIE COSTELLO AND GARY COSTELLO TO TIMOTHY P. & AMY H. SCHMIDT BY DEED DATED DECEMBER 28, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 461, PAGE 317.

OWNER'S CONSENT

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

Timothy P. Schmidt 11/21/02
DATE
Amy H. Schmidt 11.21.02
DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

I, John F. Sluss, 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 HAVE ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 21 DAY OF NOVEMBER, 2002

MY COMMISSION EXPIRES July 31, 2005

John F. Sluss
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

John P. Brown 11/21/2002
DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

John P. Brown 11/21/2002
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

M. Harvie 11/19/2002
DATE
VIRGINIA DEPARTMENT OF HEALTH

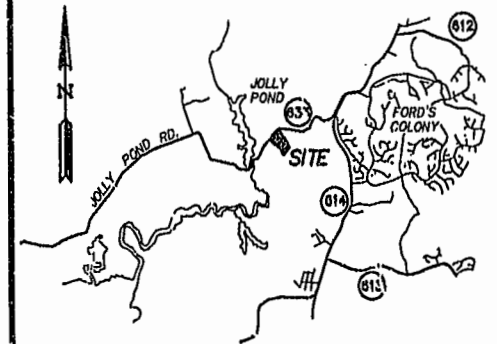
SURVEYOR'S CERTIFICATE

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 SUBDIVISION WITHIN THE COUNTY.

G.T. Wilson, Jr. 9/18/02
DATE
G.T. WILSON, JR., C.L.S. #1183

CURVE DATA

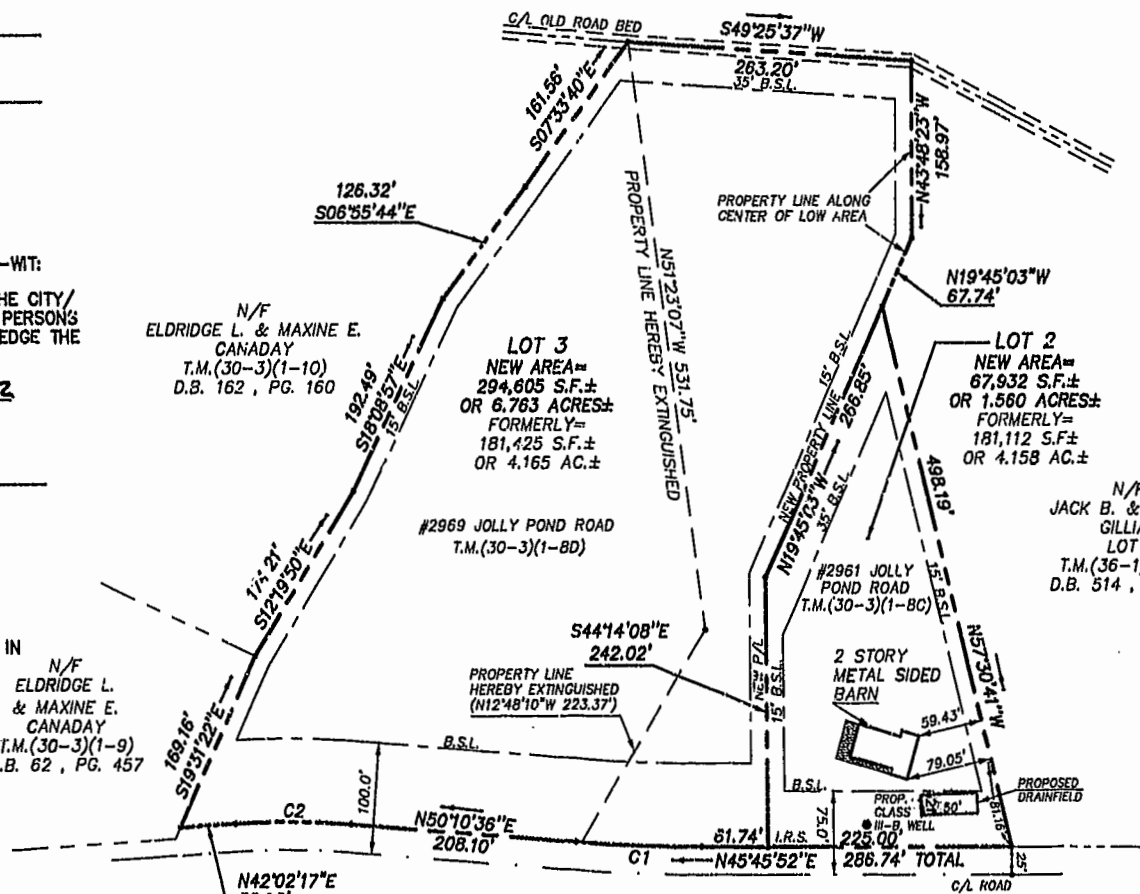
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	04°24'36"	1514.63	116.58	58.32	116.55	N47°58'10"E
C2	08°08'19"	752.70	106.89	53.54	106.80	N46°06'23"E



VICINITY MAP SCALE: 1"=2,000'±

NOTES:

- 1.) PROPERTY IS ZONED A-1.
- 2.) MINIMUM LOT SIZE= ONE ACRE FOR NONRESIDENTIAL USES AND THREE ACRES FOR RESIDENTIAL USES.
- 3.) MINIMUM LOT WIDTH = 250 FEET AT FRONT SETBACK LINE FOR LOTS OF FIVE ACRES OR MORE AND 150 FEET FOR LOTS OF ONE ACRE OR MORE BUT LESS THAN THREE ACRES.
- 4.) LOTS TO BE SERVED BY PRIVATE SEPTIC TANKS, DRAINFIELDS AND WELLS.
- 5.) MINIMUM BUILDING SETBACKS: 15'-SIDE, 35'-REAR, FRONT-75' FROM C/L OF ROAD, LOTS OF THREE ACRES OR MORE-100' FROM C/L OF ROAD.



N/F JACK B. & LOIS A. GILLIAM LOT 1 T.M.(36-1)(1-13) D.B. 514, PG. 179

NOTE: "SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION."

NOTE: ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

STATE OF VIRGINIA COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 5TH DAY OF November, 2002, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:52AM

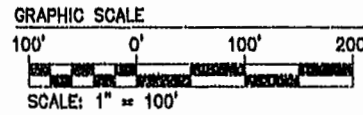
TESTE: Betsy B. Woolridge, CLERK OF CIRCUIT COURT
BY: Betsy B. Woolridge

PLAT BOOK 88, PAGE 78

NOTE: PROPOSED WELL AND DRAINFIELD LOCATIONS ARE PER HEALTH DEPARTMENT PERMIT 147-02-0219 DATED 11/8/2002.

NOTE: THIS PLAT TAKEN FROM PLAT PREPARED BY SPEARMAN & ASSOCIATES, P.C. RECORDED IN PLAT BOOK 51, PAGE 52 AND HAS NOT BEEN RESURVEYED BY THIS SURVEYOR.

NOTE: THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201 0030 B, DATED 2/6/91.

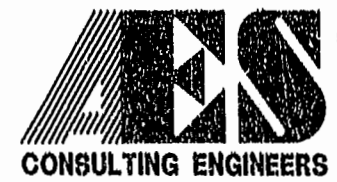


PLAT SHOWING BOUNDARY LINE ADJUSTMENT
LOTS 2 AND 3
JACK B. AND LOIS A. GILLIAM SUBDIVISION
OWNED BY
TIMOTHY P. & AMY H. SCHMIDT
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	11/15/02	PER JAMES CITY COUNTY COMMENTS	JKR

Designed	Drawn
AES	JKR
Scale	Date
1"=100'	9/18/2002
Project No.	8367
Drawing No.	1 OF 1



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11.15.02-09.35 8357P02.DWG