

040008234

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 1 WAS CONVEYED BY MIGUEL A. SANTIAGO AND FORTUNA SANTIAGO TO EARNE N. WATERS AND KATHLEEN M. WATERS BY DEED DATED JULY 10, 2001 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #010015723.

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 2 WAS CONVEYED BY GERALD J. OTEY AND LUCILLE M. OTEY TO EARNE N. WATERS AND KATHLEEN WATERS BY DEED DATED JANUARY 10, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #030007273.

OWNER'S CONSENT AND DEDICATION

THE LOT LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

Earnie N. Waters 03-16-04
DATE

EARNE N. WATERS
Kathleen M. Waters 3-16-04
KATHLEEN M. WATERS DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

I, Brittany C. Mangold 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 16 DAY OF March, 2004.

MY COMMISSION EXPIRES June 30, 2007.

Brittany C. Mangold
NOTARY PUBLIC

AREA TABULATION:

FORMER LOT 1 = 28,860± S.F. (0.572± AC.)

FORMER LOT 2 = 32,170± S.F. (0.738± AC.)

NEW LOT 1 = 58,830± S.F. (1.35± AC.)

SURVEYOR'S CERTIFICATE

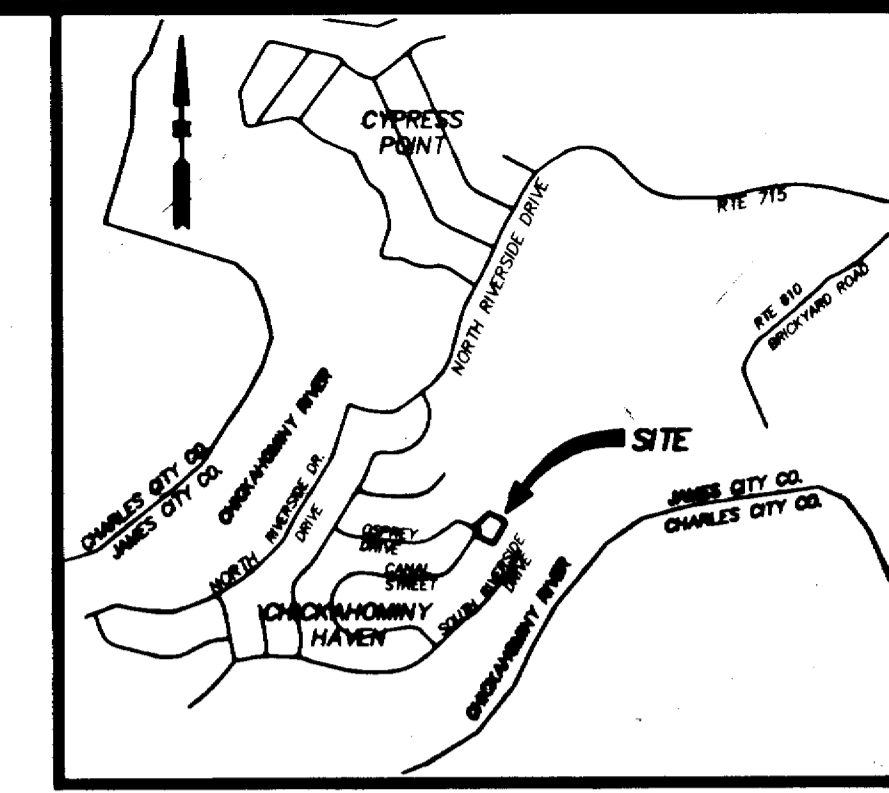
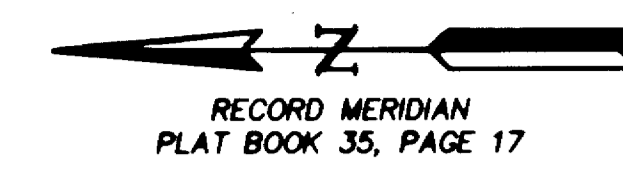
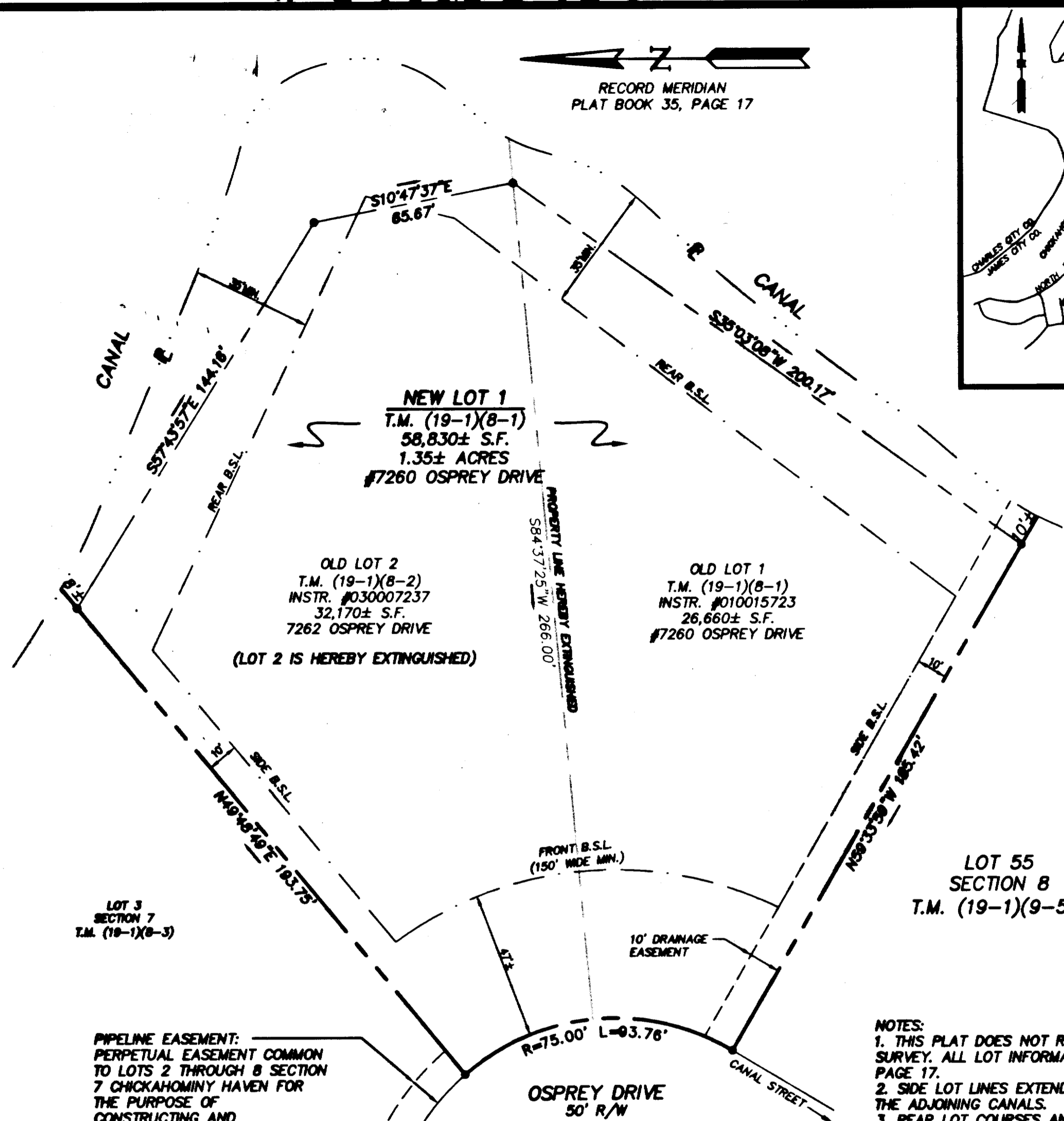
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G.T. Wilson, Jr. 3/10/04
G.T. WILSON, JR., LS DATE

CERTIFICATE OF APPROVAL

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

[Signature] 3/17/04
SUBDIVISION AGENT OF DATE
THE COUNTY OF JAMES CITY



VICINITY MAP
SCALE: 1"=2000'

PIPELINE EASEMENT:
PERPETUAL EASEMENT COMMON TO LOTS 2 THROUGH 8 SECTION 7 CHICKAHOMINY HAVEN FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PIPELINES TO CONVEY SEPTIC TANK EFFLUENT. (D.B. 698, PG 717)

- NOTES:**
1. THIS PLAT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY. ALL LOT INFORMATION WAS TAKEN FROM PLAT BOOK 35, PAGE 17.
 2. SIDE LOT LINES EXTEND TO THE MEAN LOW WATER MARK OF THE ADJOINING CANALS.
 3. REAR LOT COURSES AND DISTANCES SHOWN ARE FOR CLOSURE PURPOSES ONLY.
 4. BUILDING SETBACKS PER PLAT BOOK 35, PAGE 17, ARE AS FOLLOWS (EXCEPT AS NOTED):
FRONT SETBACK: 35' MINIMUM
REAR SETBACK: 35' MINIMUM
SIDE SETBACK: 15' MINIMUM, A TOTAL OF 35' FOR BOTH
 5. BUILDING SETBACKS LINES SHOWN ARE BASED UPON CURRENT JAMES CITY COUNTY ZONING ORDINANCE FOR R2, GENERAL RESIDENTIAL DISTRICT, ZONING AS FOLLOWS:
FRONT SETBACK: 25' MINIMUM, 150' MINIMUM WIDTH AT SETBACK.
REAR SETBACK: 35' MINIMUM
SIDE SETBACK: 10' MINIMUM
 6. IMPROVEMENTS, IF ANY, HAVE NOT BEEN LOCATED.

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

PLAT FOR LOT LINE EXTINGUISHMENT
LOT 1 & LOT 2
CHICKAHOMINY HAVEN
SECTION 7
OWNED BY: EARNE N. WATERS AND KATHLEEN M. WATERS
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court:	This PLAT was recorded on <u>22 March 2004</u>
at <u>1:07</u> AM/PM, PB <u>—</u> PG <u>—</u>	
DOCUMENT #	<u>040008234</u>
BETSY B. WOOLRIDGE, CLERK	
<u>[Signature]</u> Clerk	
1 3/15/04	REVISED PER COUNTY COMMENTS DATED 3/15/04 ABS
No. DATE	REVISION / COMMENT / NOTE BY

Designed RED	Drawn RED
Scale 1"= 30'	Date 3/8/04
Project No. 9376-1	
Drawing No. 1 OF 1	