

**STATE OF VIRGINIA, COUNTY OF JAMES CITY:**

I, DONNA L. CULL, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE WRITING BELOW HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AFORESAID.  
 GIVEN UNDER MY HAND THIS 17th DAY OF FEBRUARY, 2004.  
 MY COMMISSION EXPIRES: 2/24/04  
 SIGNED: Donna L. Cull

**OWNER'S CONSENT:**

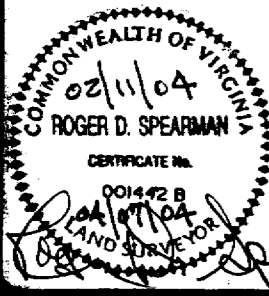
THIS EXTINGUISHMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.  
 SIGNED: R. Thomas Kenney 2-17-04  
 R. THOMAS KENNEY  
 SIGNED: Mary E. Kenney 2-17-04  
 MARY E. KENNEY

**CERTIFICATE OF APPROVAL:**

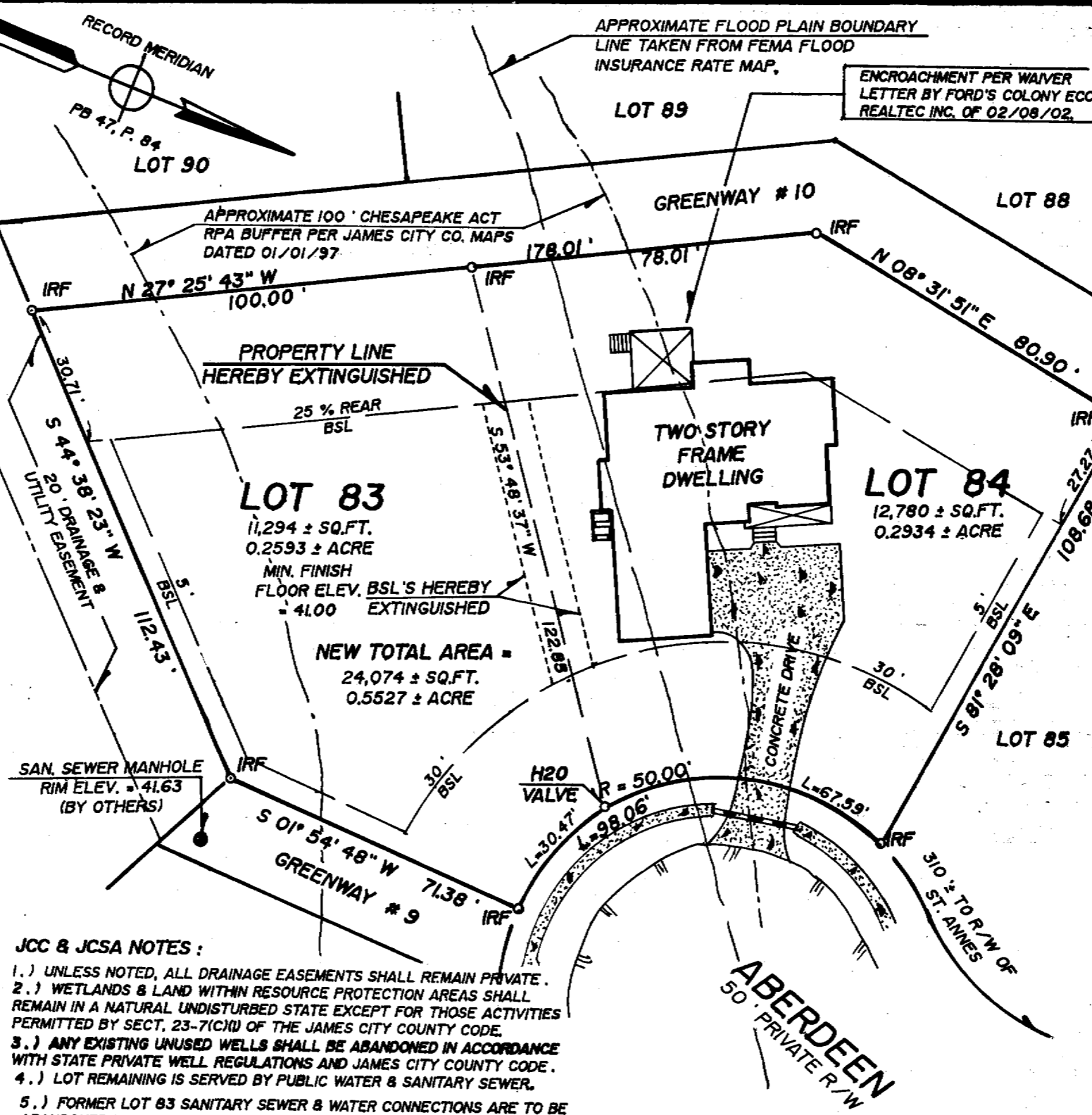
THIS PLAT/PLAN IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD.  
 AGENT OF GOVERNING BODY:  
 SIGNED: [Signature] DATE: 4/22/04

**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.  
 SIGNED: Roger D. Spearman DATE: Feb. 11, 2004



**SPEARMAN & ASSOCIATES, P.C.**  
 SURVEYORS & PLANNERS  
 5682-A MOORETOWN ROAD — WILLIAMSBURG, VA. 23188  
 (757) 253-8720



- JCC & JCSA NOTES:**
- UNLESS NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
  - WETLANDS & LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECT. 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
  - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  - LOT REMAINING IS SERVED BY PUBLIC WATER & SANITARY SEWER.
  - FORMER LOT 83 SANITARY SEWER & WATER CONNECTIONS ARE TO BE ABANDONED IN ACCORDANCE WITH JCSA STANDARDS.

- LEGEND:**
- IPF = IRON PIPE FOUND
  - IPS = IRON PIPE SET
  - IRF = IRON ROD FOUND
  - IRS = IRON ROD SET
  - BSL = BLDG. SETBACK LINE
  - TXMP = TAX MAP
  - ⊙ = SOIL TEST HOLE (IF APPLICABLE)
  - CMF = CONC. MON. FOUND
  - CMS = CONC. MON. SET

**NOTE:**  
 BECAUSE SECTION XI-A WAS PLATTED & RECORDED PRIOR TO THE ADOPTION OF THE CHESAPEAKE BAY ACT ORDINANCE AND DUE TO THE DISCREPANCIES BETWEEN FLOOD PLAINS/RPA AND ACTUAL TOPOGRAPHY, THE OWNER/BUILDER IS ADVISED TO CONSULT WITH THE JAMES CITY COUNTY OFFICE OF CODE COMPLIANCE REGARDING BUILDING RESTRICTIONS AND/OR VARIANCES PRIOR TO ANY PLANNING OR BUILDING ON THE PROPERTY SHOWN ABOVE.

**CERTIFICATE OF SOURCE OF TITLE:**  
 LOT 84 SHOWN HEREON WAS CONVEYED TO R. THOMAS KENNEY & MARY E. KENNEY BY DEED DATED APRIL 29, 1998 FROM REALTEC INCORPORATED AND RECORDED AS INSTRUMENT # 980011359.  
 LOT 83 SHOWN HEREON WAS CONVEYED TO R. THOMAS KENNEY & MARY E. KENNEY BY DEED DATED SEPTEMBER 20, 2003 FROM ROBERT O. LEE & KAZUYO LEE AND RECORDED AS INSTRUMENT # 030029646.  
 BOTH ARE OF RECORD AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY.

**ADDRESS:**  
 LOT 83 = # 110 ABERDEEN  
 LOT 84 = # 108 ABERDEEN  
**TAXMAP #:**  
 LOT 83 = (38-1)(04-00-083)  
 LOT 84 = (38-1)(04-00-084)

**FLOOD CERTIFICATION:**  
 SOUTHERLY PORTION OF PROPERTIES SHOWN HEREON APPEARS TO BE IN FLOOD HAZARD ZONE "AE", (BASE FLOOD DETERMINED TO BE ELEV. 37±), NORTHERLY PORTION APPEARS TO BE IN ZONE "X", (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 510 201 0035 B, WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991. HOWEVER, FIELD VERIFIED TOPOGRAPHY BY OTHERS, INDICATES THAT BOTH LOTS LIE ABOVE ELEVATION 37± AND THEREFORE WITHIN ZONE "X".

**REFERENCES:**  
 DEVELOPMENT PLAN DATED OCT. 11, 2001 AND A SURVEY DATED JUNE 4, 2002 SHOWING PROPOSED AND EXISTING IMPROVEMENTS ON LOT 84, RESPECTIVELY WITH TOPOGRAPHY EXTENDING ONTO LOT 83. BOTH BY AES, ENGINEERS, SURVEYORS, PLANNERS OF WILLIAMSBURG, VA.

Recorded 26th day of April, 2004  
 DOCUMENT # 040011181 12:04 p.m.  
BETSY B. WOOLRIDGE, CLERK  
 by: Dawn R. Martin, Sep. Clerk

**PLAT TO EXTINGUISH A PROPERTY LINE**  
 BETWEEN PROPERTIES STANDING IN THE NAMES OF  
**R. THOMAS KENNEY & MARY E. KENNEY**  
 BEING  
**LOTS 83 & 84, SECTION XI-A, FORD'S COLONY**  
 LOCATED IN POWHATAN DISTRICT  
**JAMES CITY COUNTY, VIRGINIA**  
 SCALE: 1" = 30' DATE: FEBRUARY 11, 2004  
 REVISED: APRIL 7, 2004

# 0400118110070