

# #040025826

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN HEREON AS TAX MAP PARCEL # (36-3)(1-14) WAS CONVEYED FROM CALVIN J. DEAN TO MELVIN E. AND MARY E. VARBLE BY DEED DATED JANUARY 5, 1973, RECORDED IN DEED BOOK 145, PAGE 388 AND BY DEED DATED JULY 7, 1974, RECORDED IN DEED BOOK 153, PAGE 732. THE PROPERTY SHOWN HEREON AS TAX MAP PARCEL # (36-3)(1-14A) WAS CONVEYED FROM NANNIE L. DEAN SMITH AND CLARENCE W. SMITH TO MELVIN E. AND MARY E. VARBLE BY DEED DATED AUGUST 1, 1974, RECORDED IN DEED BOOK 155, PAGE 220. ALL AS DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**OWNER'S CERTIFICATE**

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

Melvin E. Varble 7/1/04  
MELVIN E. VARBLE DATE

Mary E. Varble July 1, 04  
MARY E. VARBLE DATE

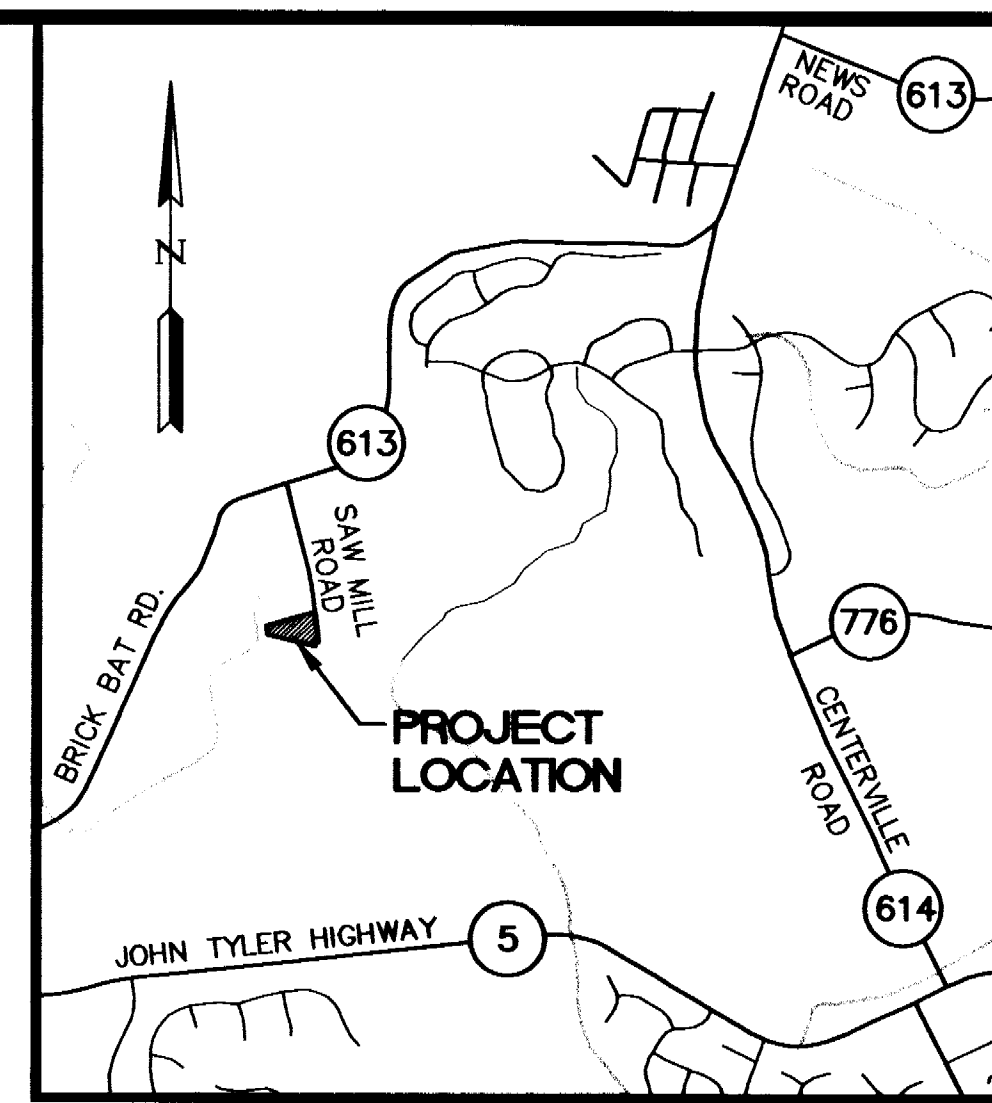
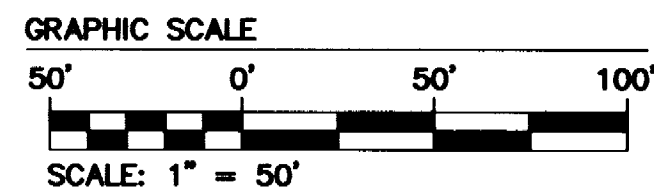
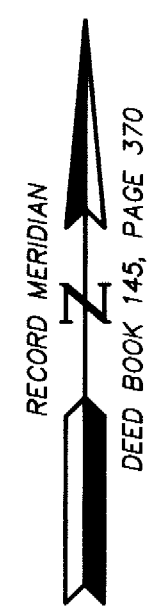
**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

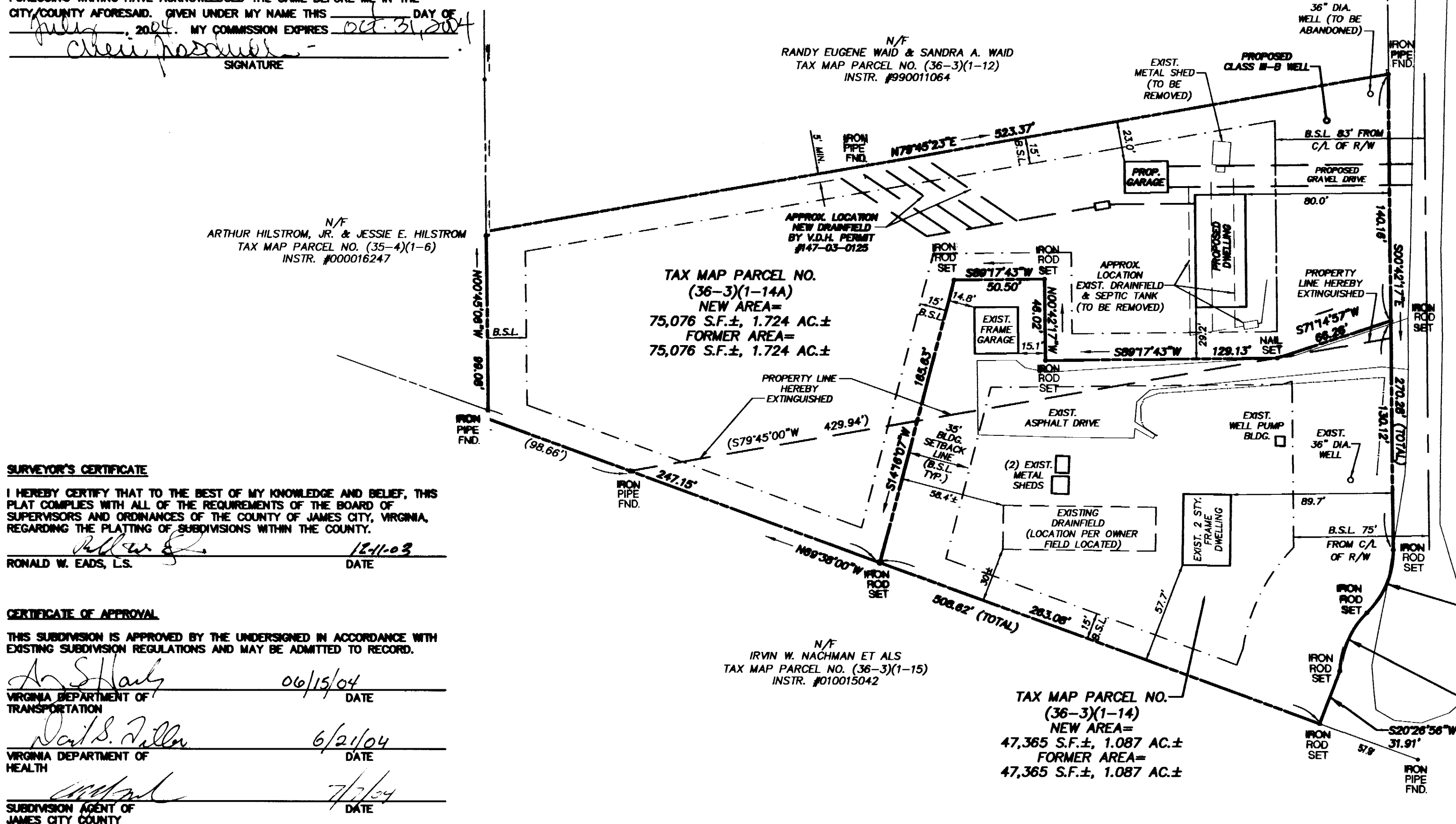
CITY/COUNTY OF James City, Cherry Boschulte  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS July DAY OF 2004. MY COMMISSION EXPIRES Oct. 31, 2004  
Cherry Boschulte  
SIGNATURE

**NOTES:**

- PROPERTIES ARE CURRENTLY ZONED A-1, GENERAL AGRICULTURAL DISTRICT.
- THE PROPERTIES SHOWN ARE ALL OF TAX MAP PARCELS # (36-3)(1-14), STREET ADDRESS IS #132 SAW MILL ROAD AND # (36-3)(1-14A), STREET ADDRESS IS #130 SAW MILL ROAD.
- ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- SETBACK REQUIREMENTS:  
FRONT: 50' MINIMUM (50' R/W) OR 75' FROM C/L OF STREET IF R/W IS LESS THAN 50' IN WIDTH.  
SIDE: 15' MINIMUM  
REAR: 35' MINIMUM
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN SECTION 23-9(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.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS, RESTRICTIONS OR COVENANTS OTHER THAN SHOWN THAT MAY AFFECT THE PROPERTIES.
- THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), PER F.L.R.M. 510201-0030B, DATED FEB. 6, 1991.



**VICINITY MAP**  
SCALE 1"=2000'



**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.

Ronald W. Eads 12-11-03  
RONALD W. EADS, L.S. DATE

**CERTIFICATE OF APPROVAL**

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

Ann Shady 06/15/04  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

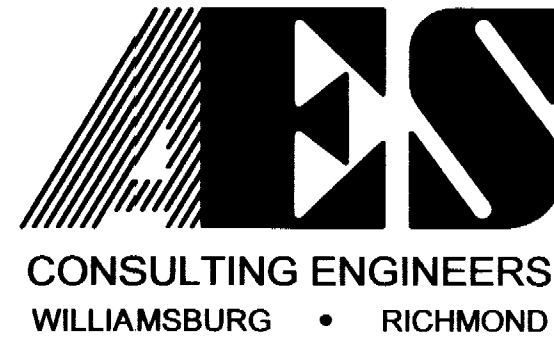
David S. Miller 6/21/04  
VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 7/2/04  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**REFERENCES:**

D.B. 154, PG. 81  
D.B. 247, PG. 837

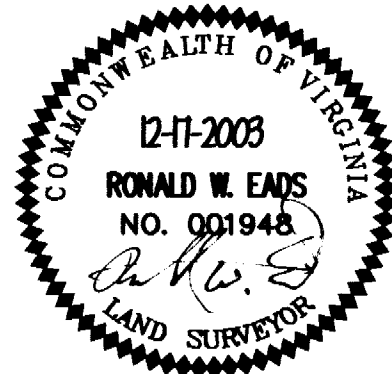
STATE OF VIRGINIA  
COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 14th DAY OF Oct., 2004. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.  
TESTE: Betsy B. Woolridge  
CLERK  
INSTRUMENT # 040025826



5248 Olde Towne Road, S: 1  
Williamsburg, Virginia 231  
(757) 253-0040  
Fax (757) 220-8994

**BOUNDARY LINE ADJUSTMENT  
OF 2 PARCELS OF LAND  
BEING THE PROPERTY OF  
MELVIN E. AND MARY E. VARBLE**

POWhatan District      James City County      Virginia



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 10-14-2004  
at 9:47 AM, PB PG  
DOCUMENT # 040025826  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
2	6/11/04	REVISED P/L'S AS REQUESTED BY CLIENT	EAW
1	3/22/04	REVISED PER JAMES CITY COUNTY COMMENTS	JKR

Designed AES	Drawn RWE
Scale 1" = 50'	Date 12/17/03
Project No. 9362	
Drawing No. 1 OF 1	