

#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 368 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

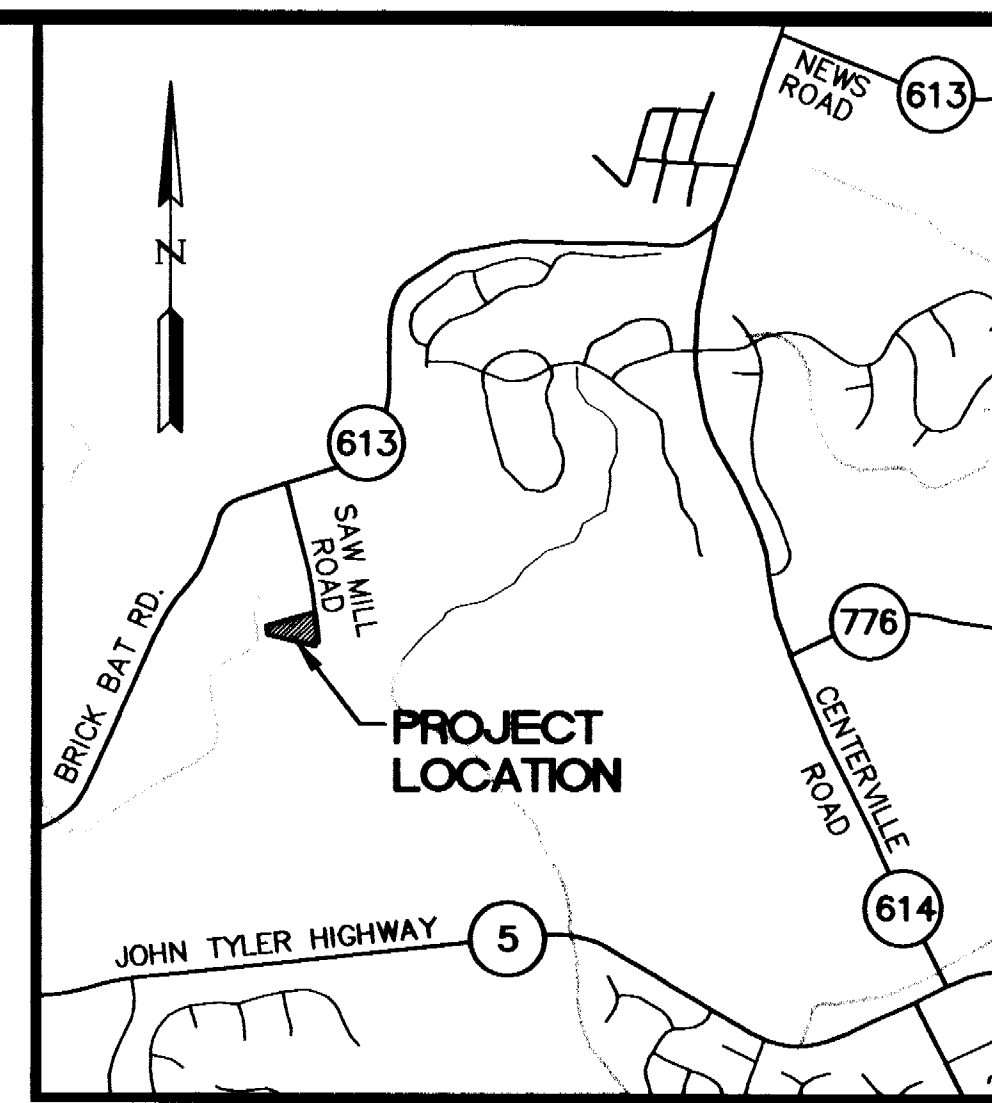
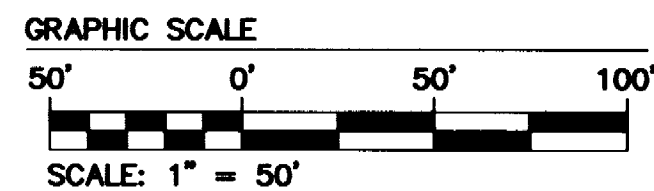
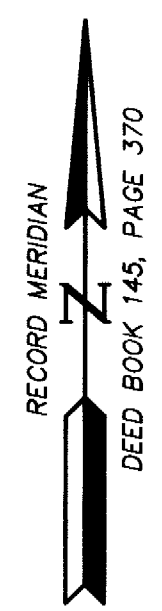
CERTIFICATE OF NOTARIZATION

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:

1. PROPERTIES ARE CURRENTLY ZONED A-1, GENERAL AGRICULTURAL DISTRICT.
2. 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.
3. ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
4. 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
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE
7. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
8. 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.
9. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
11. 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.
12. 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'

N/F
ARTHUR HILSTROM, JR. & JESSIE E. HILSTROM
TAX MAP PARCEL NO. (35-4)(1-6)
INSTR. #000016247

N/F
RANDY EUGENE WAID & SANDRA A. WAID
TAX MAP PARCEL NO. (36-3)(1-12)
INSTR. #990011064

TAX MAP PARCEL NO.
(36-3)(1-14A)
NEW AREA=
75,076 S.F.±, 1.724 AC.±
FORMER AREA=
75,076 S.F.±, 1.724 AC.±

TAX MAP PARCEL NO.
(36-3)(1-14)
NEW AREA=
47,365 S.F.±, 1.087 AC.±
FORMER AREA=
47,365 S.F.±, 1.087 AC.±

N/F
IRVIN W. NACHMAN ET ALS
TAX MAP PARCEL NO. (36-3)(1-15)
INSTR. #010015042

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

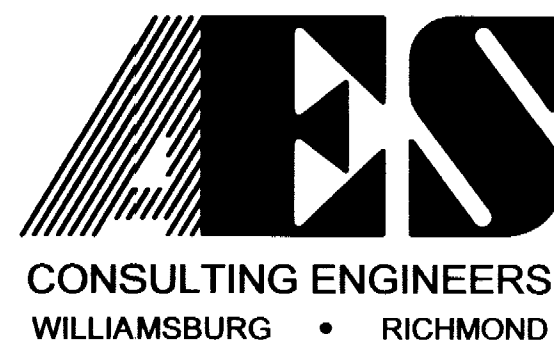
CERTIFICATE OF APPROVAL

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

Ar. Shady 06/15/04
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

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

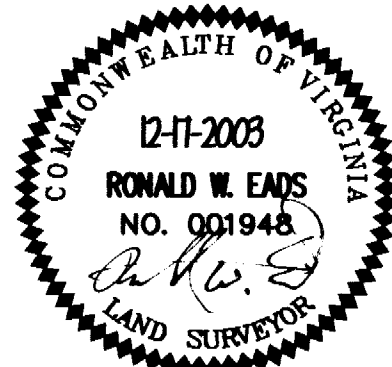
[Signature] 7/2/04
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



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 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

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: [Signature] Deputy Clerk
INSTRUMENT # 040025826

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