

#040028000

PROPERTY LINE ADJUSTMENT PLAT
OF THE PROPERTY
STANDING IN THE NAMES OF
CAROLINE R. COUNCIL & OLGA A. COUNCIL

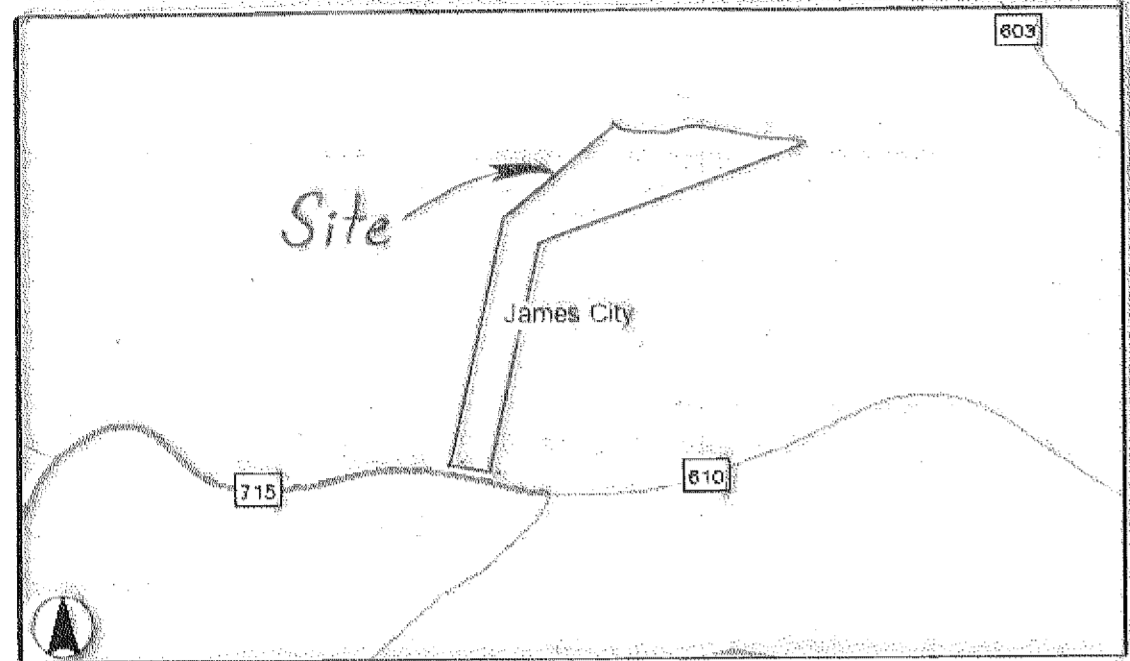
PROPERTY LINE ADJUSTMENT BETWEEN
THE LOTS 12A AND 12C

PROPERTY IS LOCATED IN STONEHOUSE DISTRICT
JAMES CITY COUNTY
PROPERTY ADDRESS
3416 NORTH RIVERSIDE DRIVE
LANEXA, VA. 23089
TAX PARCEL # 0940100008J
PREPARED BY
EDWARD C. CARR II
ANGLE & DIST. LAND SURVEYING INC.
156 OLD STAGE RD., TOANO, VA. 23168
PHONE (757) 566-1206
PLAT PREPARED 10-11-04

GENERAL NOTES
PROPERTY IS ZONED A-1, PROPERTY IS NOT LOCATED IN A PRIMARY SERVICE AREA
BUILDING SET BACK LINES
FRONT = 75' (OR AS SHOWN)
REAR = 35'
SIDE = 15'
PROPERTY LIES IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN PER FIRM MAP # 510201-0005B, DATED 2-6-94).
WETLANDS AND LANDS WITHIN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (C) (1) OF THE JAMES CITY COUNTY CODE.
NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-24 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
BOUNDARY INFORMATION TAKEN FROM PLAT BY DJG, INC. RECORDED AT DOCUMENT # 040016471.

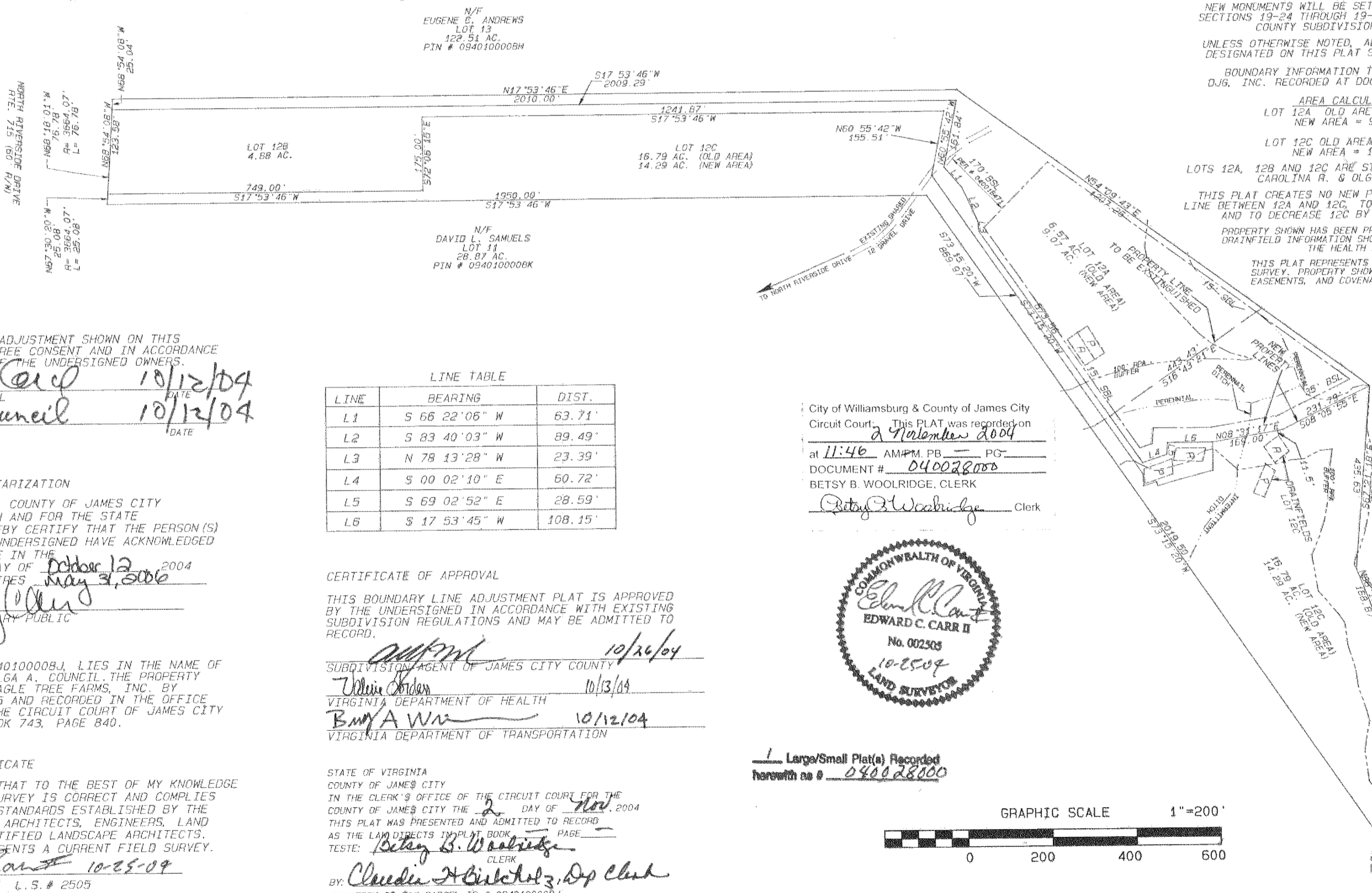
AREA CALCULATIONS
LOT 12A OLD AREA = 6.57 AC.
NEW AREA = 9.07 AC.
LOT 12C OLD AREA = 16.79 AC.
NEW AREA = 14.29 AC.
LOTS 12A, 12B AND 12C ARE STANDING IN THE NAMES OF CAROLINE R. & OLGA A. COUNCIL

THIS PLAT CREATES NO NEW PARCEL. IT ADJUSTS THE LINE BETWEEN 12A AND 12C, TO ENLARGE 12A BY 2.5 AC. AND TO DECREASE 12C BY 2.5 AC. AS SHOWN.
PROPERTY SHOWN HAS BEEN PREVIOUSLY SUBDIVIDED DRAINFIELD INFORMATION SHOULD BE ON FILE WITH THE HEALTH DEPT.
THIS PLAT REPRESENTS A CURRENT FIELD SURVEY. PROPERTY SHOWN SUBJECT TO EASEMENTS, AND COVENANTS ON RECORD.



VICINITY MAP
SCALE 1" = 1800'

RECORD
MERIDIAN DOC. # 040016471



OWNERS CERTIFICATE

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

Caroline R. Council 10/12/04
Olga A. Council 10/12/04

| LINE | BEARING | DIST. |
|------|---------------|---------|
| L1 | S 66 22'06" W | 63.71' |
| L2 | S 83 40'03" W | 89.49' |
| L3 | N 78 13'28" W | 23.39' |
| L4 | S 00 02'10" E | 50.72' |
| L5 | S 69 02'52" E | 28.59' |
| L6 | S 17 53'45" W | 108.15' |

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY OF JAMES CITY
A NOTARY PUBLIC IN AND FOR THE STATE
AFOPESAIID, DO HEREBY CERTIFY THAT THE PERSON(S)
WHOSE NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED
THE SAME BEFORE ME IN THE
JAMES CITY THIS DAY OF October 12, 2004
MY COMMISSION EXPIRES May 3, 2006

Edward C. Carr II
NOTARY PUBLIC

SOURCE OF TITLE

TAX PARCEL NO. 0940100008J, LIES IN THE NAME OF CAROLINE R. AND OLGA A. COUNCIL. THE PROPERTY WAS CONVEYED BY EAGLE TREE FARMS, INC. BY DEED DATED 6-27-95 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DEED BOOK 743, PAGE 840.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS. THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY.
Edward C. Carr II 10-25-04
EDWARD C. CARR II L.S.# 2505

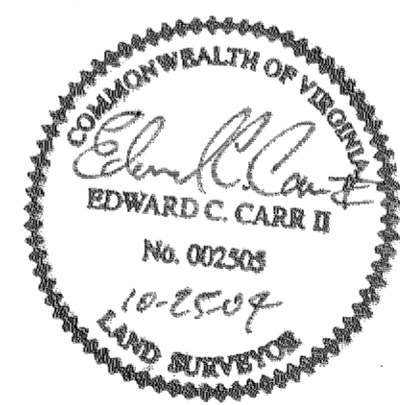
CERTIFICATE OF APPROVAL

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

[Signature] 10/26/04
SUBDIVISION AGENT OF JAMES CITY COUNTY
[Signature] 10/13/04
VIRGINIA DEPARTMENT OF HEALTH
[Signature] 10/12/04
VIRGINIA DEPARTMENT OF TRANSPORTATION

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 2 DAY OF Nov, 2004
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____ PAGE _____
TESTE: *[Signature]*
CLERK
BY: *[Signature]* Dep. Clerk
PROPERTY IS TAX PARCEL ID # 0940100008J

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
2 November 2004
at 11:40 AM/PM. PB _____ PG _____
DOCUMENT # 040028000
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk



Large/Small Plat(s) Recorded
herewith as # 040028000

