

#050007535

OWNERS CERTIFICATE

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

3-30-05 Hezekiah B. Frazier Jr.
DATE OWNER
3-31-2005 Virginia D. Frazier
DATE OWNER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF YORK I, MATTHEW H. CONNOLLY A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 31ST DAY OF MARCH, 2005. MY COMMISSION EXPIRES JULY 31ST, 2007.
Matthew H. Connolly
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF H.B. & VIRGINIA E. FRAZIER (PARCEL 2 "A" - D.B. 52, PG. 166, DATED OCT. 2, 1954) AND HEZEKIAH, JR. & VIRGINIA D. FRAZIER (PARCEL 2 - D.B. 87, PG. 268, DATED SEPT. 18, 1962)

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

3-31-2005 Matthew H. Connolly
DATE MATTHEW H. CONNOLLY, L.S. #002053

CERTIFICATE OF APPROVAL

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

3/31/05 Betsy B. Woolridge
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
3/31/05 Paul S. Miller
DATE VIRGINIA DEPARTMENT OF HEALTH
4/10/05 Paul S. Miller
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE _____ DAY OF _____, 2005. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____, PAGE _____.
TESTE _____
BY _____, CLERK

• IRS DENOTES IRON ROD TO BE SET. ALL MONUMENTS SHALL BE IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE J.C.C. SUBDIVISION ORDINANCE. (UNLESS NOTED OTHERWISE)

PROPERTY INFORMATION

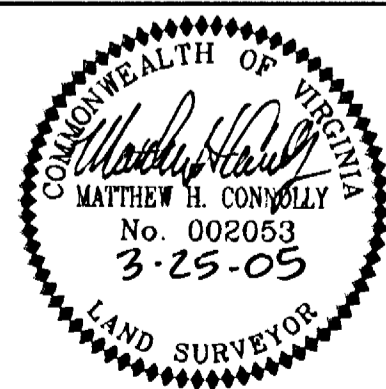
PARCEL ID: #3220100036 & 32200100035
EXISTING AREA: 81,947 S.F./1.8812 AC.

ZONING DISTRICT: R-2

BUILDING SETBACK (SBL)

FRONT = 25', REAR = 35', SIDE = 10'

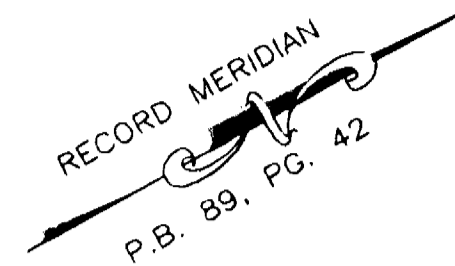
EXISTING ADDRESS:
6199 & 6205 OLD MOORETOWN ROAD
JAMES CITY COUNTY, VA



DATE: MARCH 1, 2005
DRAWN BY: MHC
PROJECT No. 03-127
REFERENCES:
D.B. 52, PG. 166 & D.B. 87, PG. 268
P.B. 89, PG. 42

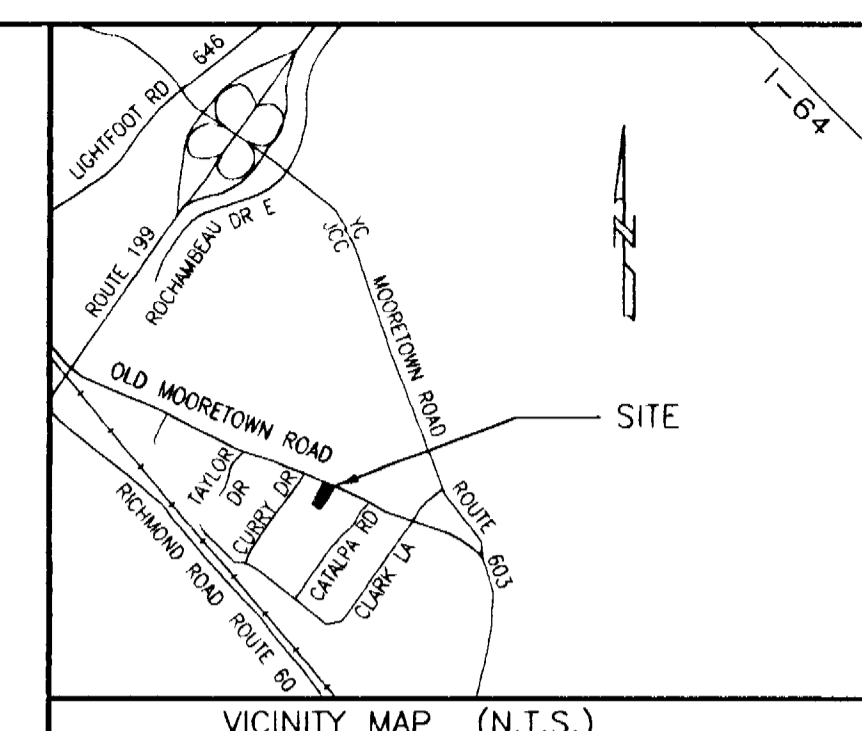
GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN D.B. 52, PG. 166 (PARCEL # 3220100036) AND D.B. 87, PG. 268 (PARCEL # 3220100035)
2. THE PERIMETER PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON PLATS AND AND DEEDS FOUND IN THE JAMES CITY COUNTY COURTHOUSE AS NOTED. THEY DO NOT REFLECT ANY ADVERSE RIGHTS BY ADJOINERS THAT MAY HAVE BEEN GAINED BUT NOT PERFECTED.
3. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
4. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
5. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
6. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
7. STATE PLANE COORDINATES SHOWN WERE FURNISHED BY JCC GIS DEPARTMENT.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. SOME OF THE BOUNDARY LINES SHOWN IN P.B. 89, PG. 42 DID NOT MATCH THE PROPERTY CORNERS FOUND IN THE FIELD. THE PROPERTY LINES SHOWN ON THIS SUBDIVISION PLAT WERE ESTABLISHED BY HOLDING THE PROPERTY MARKERS FOUND ON THE GROUND FOR THE SUBJECT PARCELS AS WELL AS THE ADJOINING PROPERTY.
10. SEWER, DRAINAGE & UTILITY EASEMENTS SHOWN PER ASBUILT SURVEYS PLATTED BY AES PROJECT #90053 & 3775.
11. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

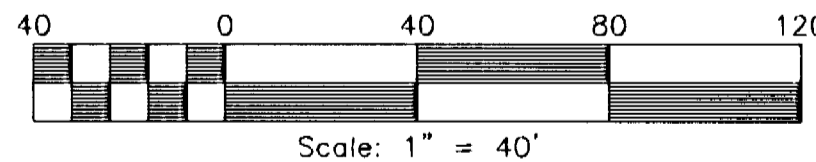
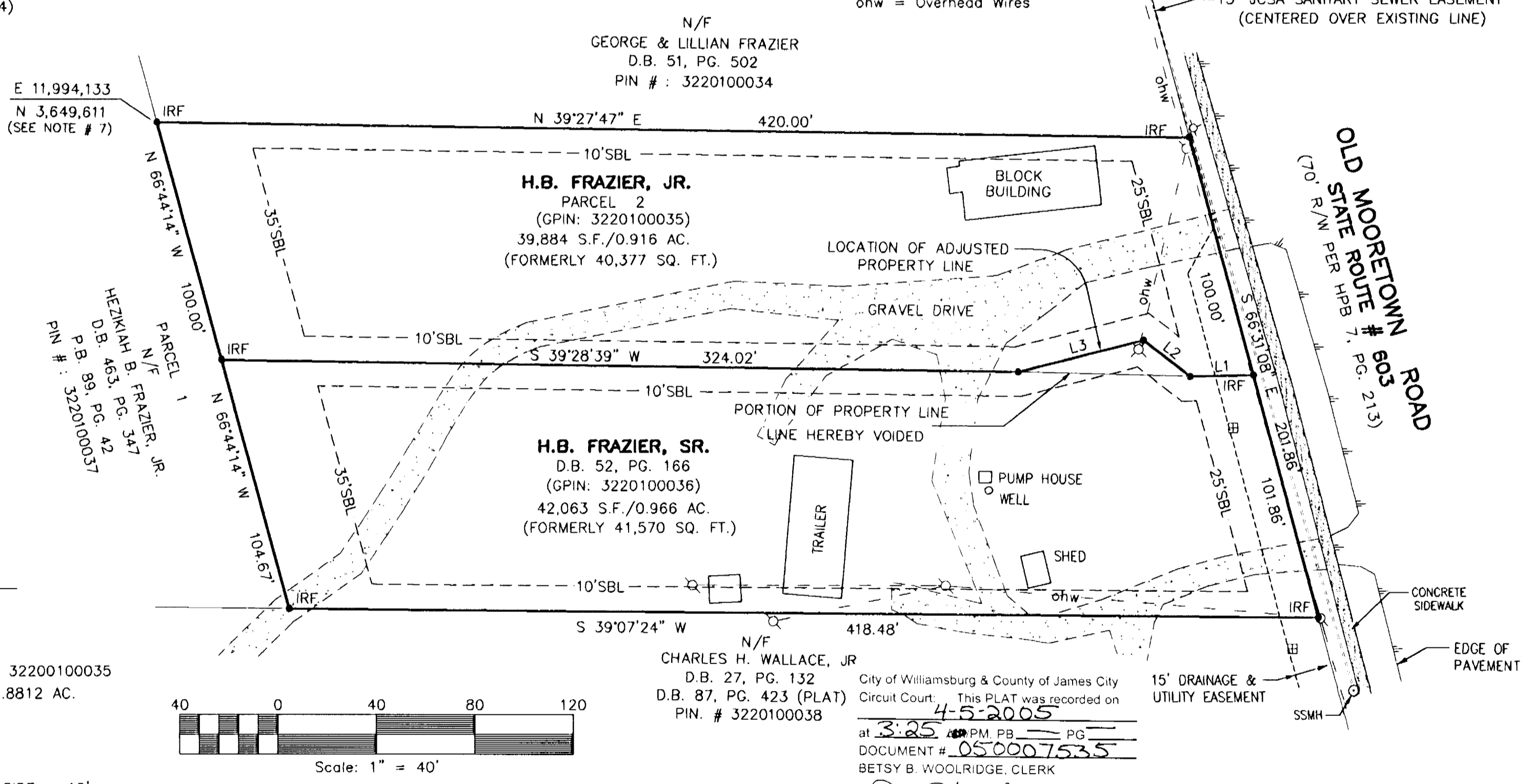


LEGEND

- ⊕ Cable Pedestal
- ⊞ Electric Box
- Telephone Pedestal
- IRF = Iron Rod Found
- IRS = Iron Rod Set
- IPF = Iron Pipe Found
- ⊗ Light Pole
- ⊕ Power Poles
- ⊞ Water Meter
- ohw = Overhead Wires



NUMBER	DIRECTION	DISTANCE
L1	S 37°31'42" W	25.77'
L2	S 76°16'46" W	23.96'
L3	S 24°34'53" W	52.43'



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 3:25 PM PB _____ PG _____
DOCUMENT # 050007535
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

N/F
GEORGE & LILLIAN FRAZIER
D.B. 51, PG. 502
PIN #: 3220100034

E 11,994,133
N 3,649,611
(SEE NOTE # 7)

N 39°27'47" E 420.00'

10'SBL

H.B. FRAZIER, JR.
PARCEL 2
(GPIN: 3220100035)
39,884 S.F./0.916 AC.
(FORMERLY 40,377 SQ. FT.)

10'SBL

S 39°28'39" W 324.02'

10'SBL

H.B. FRAZIER, SR.
D.B. 52, PG. 166
(GPIN: 3220100036)
42,063 S.F./0.966 AC.
(FORMERLY 41,570 SQ. FT.)

10'SBL

S 39°07'24" W 418.48'

N/F
CHARLES H. WALLACE, JR.
D.B. 27, PG. 132
D.B. 87, PG. 423 (PLAT)
PIN. # 3220100038

10'SBL

10'SBL

10'SBL

10'SBL

10'SBL

10'SBL

10'SBL

10'SBL

10'SBL

BOUNDARY LINE ADJUSTMENT PLAT OF LAND OWNED BY :
HEZEKIAH, SR. & VIRGINIA FRAZIER (GPIN: 3220100036)
&
HEZEKIAH, JR. & VIRGINIA D. FRAZIER - PARCEL (GPIN: 3220100035)
POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA
SHEET 1 OF 1

LandTech Resources, Inc.
Surveying • GPS • Engineering
5810-F Mooretown Road, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com