#050008667

CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (20-2) (1-6))

TITLE TO THE PROPERTY AS SHOWN ON THIS PLAT IS PER DEED OF PARTIAL EXCHANGE AND PARTITION DATED MAY 21, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR.# 030022008.

OWNER'S CONSENT AND DEDICATION

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

FOR:
THE CARTER C. COWLES, SR. ESTATE
AND LINDA B. COWLES ESTATE

BY: C. C. Cowles, III 3/24/05
DATE

CARTER C. COWLES, III — POWER OF ATTORNEY
PRINTED NAME — TITLE

NOTARY

STATE OF VIRGINIA, ~~CITY~~/COUNTY OF JAMES CITY, TO-WIT:

I, JOHN F. SLUSS A NOTARY PUBLIC IN AND FOR THE ~~CITY~~/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 24th DAY OF MARCH, 2005.

MY COMMISSION EXPIRES JULY 31, 2005.

J. F. Sluss
NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (20-1) (1-1))

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RICHARD CARTER COWLES TO THE COWLES FAMILY LIMITED PARTNERSHIP BY DEED DATED AUGUST 17, 1999 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR.# 990019566.

OWNER'S CONSENT AND DEDICATION

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

FOR:
THE COWLES FAMILY LIMITED PARTNERSHIP

BY: R.C. Cowles 3/24/05
DATE

R.C. COWLES — PARTNER
PRINTED NAME — TITLE

NOTARY

STATE OF VIRGINIA, ~~CITY~~/COUNTY OF JAMES CITY, TO-WIT:

I, John F. Sluss A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 24th DAY OF March, 2005.

MY COMMISSION EXPIRES July 31, 2005.

J. F. Sluss
NOTARY PUBLIC

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.

G.T. WILSON, JR., L.S. #1183 — 5/5/04 DATE

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY — 4/15/05 DATE

JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN

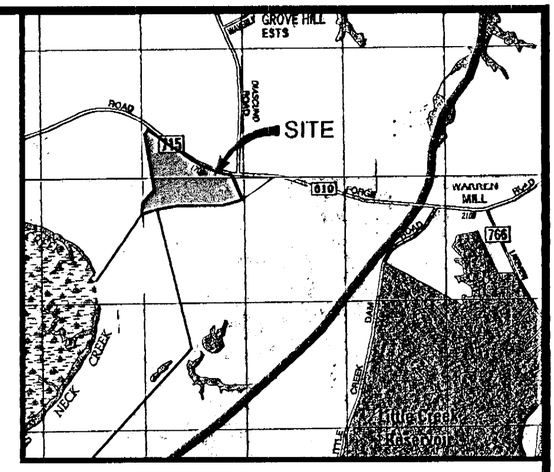
GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'

LEGEND

IPF	IRON PIPE FOUND
IRS	IRON ROD SET
FD.	FOUND
P/L	PROPERTY LINE
C/L	CENTERLINE

AREA TABULATION

	S.F.±	AC.±
OLD AREA OF T.M. (20-2)(1-6) (PER COUNTY TAX RECORDS)		385.963
OLD AREA OF T.M. (20-1)(1-1) (PER COUNTY TAX RECORDS)		400.000
AREA FROM T.M. (20-2)(1-6) TO BE ADDED TO T.M. (20-1)(1-1)	1,437,480	33.000
NEW AREA OF T.M. (20-2)(1-6)		352.983
NEW AREA OF T.M. (20-1)(1-1)		433.000



VICINITY MAP
SCALE: 1" = 2000'±

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IRS 25' FROM EDGE OF GRAVEL ROAD
N35°23'59"E 97.04'
IRS
40'
S54°38'01"E 537.89'
FORGE ROAD ROUTE 610 (VARIABLE WIDTH R/W) (50' MINIMUM) INSTR. # 970018300 STATE HIGHWAY PROJECT 0610-047-136,M-501
NEW PROPERTY LINE
S57°27'45"E 200.25'
S54°38'01"E 142.22'
10' BELL ATLANTIC-VA EASEMENT INSTR. #970018131
D=1°40'57" R=1997.43 L=58.66 T=29.33 C=58.66 CB=S55°28'29"E
S54°43'18"E 152.98'
S59°18'21"E 102.27'
S67°49'15"E 102.27'
S73°32'30"E 102.26'
CENTERLINE OF ROAD
30'
ROUTE 603
IRS
FIBER HUT
D=10°40'00" R=1997.43 L=371.88 T=186.47 C=371.32 CB=S74°43'16"E
S79°03'E 494.45'
23" PINE FD.
25" OAK FD.
25" OAK FD.
S75°16'04"W 65.14'
26" HICKORY FD.
16" GUM FD.
10" POP FD.
IRF
TIE LINES ONLY! P/L IS C/L OF BRANCH (P.B. 7, PG. 22)
8' WIDE GRAVEL ROAD
N09°30'47"W 1045.20'
"LOBS TRACT"
AREA= 1,437,480 S.F.± OR 33.00 AC.± (FLOOD ZONE "X") CARTER C. COWLES, SR. ESTATE AND LINDA B. COWLES ESTATE TAX MAP (20-2)(1-6) INSTR.# 030022008 (AREA TO TIE LINES)
REMAINDER OF CARTER C. COWLES, SR. ESTATE AND LINDA B. COWLES ESTATE TAX MAP (20-2)(1-6) INSTR.# 030022008
MARTHA M. WARE TRUST TAX MAP (20-2)(1-2) INSTR.# 990006744
IRS
N41°37'22"E 317.82'
NEW PROPERTY LINE
PROPERTY LINE HEREBY EXTINGUISHED FROM IPF TO IRS
100' PERENNIAL STREAM BUFFER
S73°44'18"W 328.48'
APPROXIMATE LOCATION OF RPA BUFFER SEE NOTE 10
RPA AREA
S89°38'29"W 827.11'
IRS
N07°01'49"E 202.18'
IRS 25' FROM EDGE OF GRAVEL ROAD
100' PERENNIAL STREAM BUFFER
RPA AREA
IPF
S80°02'28"W 341.13'
C/L OF BRANCH (DESIGNATED AS A PERENNIAL STREAM)
S73°48'17"W 323.32'
PROPERTY LINE
CAROLINE W. DOZIER TAX MAP (20-2)(1-5) W.B. 9, PG. 437 D.B. 30, PG. 20
TIE LINES ONLY! P/L IS C/L OF BRANCH (P.B. 7, PG. 22)
C/L OF BRANCH (DESIGNATED AS A PERENNIAL STREAM)
COWLES FAMILY LIMITED PARTNERSHIP TAX MAP (20-1)(1-1) INSTR. #990019566
"UNCLES NECK TRACT"

GENERAL NOTES

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
3. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

GENERAL NOTES CONTINUED:

4. STREET ADDRESS:
T.M. (20-1)(1-1) NO ADDRESS ASSIGNED
T.M. (20-2)(1-6) 1701 FORGE ROAD
5. PROPERTY IS CURRENTLY ZONED "A1"-AGRICULTURAL
6. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. THE SETBACK REQUIREMENTS ARE PER CURRENT JAMES CITY COUNTY ZONING:
FRONT 50'
SIDE 15'
REAR 35'
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.

GENERAL NOTES CONTINUED:

9. THIS PARCEL WILL BE SERVICED BY A PRIVATE WELL AND SEPTIC SYSTEM. PER JAMES CITY COUNTY THE LOCATION(S) OF BOTH THE PRIMARY AND RESERVE DRAINFIELDS WILL BE REQUIRED TO BE SUBMITTED TO THE COUNTY AT THE TIME A BUILDING PERMIT IS SUBMITTED.
10. ⊛ THE APPROXIMATE RPA AREAS INDICATED HEREON PERTAIN TO THE 33 ACRE PARCEL BEING SUBDIVIDED WITH THIS PLAT AND DOES NOT REFLECT WHAT MAY OR MAY NOT BE CONTAINED ON THE REMAINING PARCEL PRIOR TO ANY DEVELOPMENT OF THE 33 ACRE PARCEL OR THE REMAINING PARCELS OWNED BY CARTER C. COWLES, SR. ESTATE, LINDA B. COWLES ESTATE AND COWLES FAMILY LIMITED PARTNERSHIP THE ASSOCIATED FLOOD PLAIN, CONTIGUOUS WETLANDS OR WETLANDS CONNECTED AND CONTIGUOUS BY SURFACE FLOW WILL NEED TO BE DELINEATED TO DETERMINE THE EXACT LIMITS OF THE RPA BUFFER.
11. THE 33 ACRE PORTION OF THE PARCEL IS ENTIRELY IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL #510201 0015 B, DATED 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. FLOOD ZONE DESIGNATIONS FOR THE REMAINDER PARCEL (TAX MAP (20-2)(1-6)) AND THE ORIGINAL PARCEL (TAX MAP (20-1)(1-1)) ARE NOT SHOWN.

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 22 DAY OF April, 2005

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:43 AM/PM

BETSY B. WOOLRIDGE, CLERK

INSTRUMENT # 050008667

TESTE: Betsy B. Woolridge D.C.
BETSY B. WOOLRIDGE, CLERK

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OWNED BY
CARTER C. COWLES, SR. ESTATE
LINDA B. COWLES ESTATE AND
THE COWLES FAMILY LIMITED PARTNERSHIP

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

COMMONWEALTH OF VIRGINIA 5/5/04 G.T. WILSON, JR. No. 1183 LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY
3	3/11/05	REVISED PER COUNTY COMMENTS	JFS
2	2/7/05	REVISED PER COUNTY COMMENTS	JFS
1	12/8/04	REVISED PER COUNTY COMMENTS	JFS

DESIGNED AES	DRAWN JFS
Scale 1"=200'	Date 5/5/04
Project No. 9409	
Drawing No. 1 OF 1	

J:\jobs\9400\00-COWLES\dwg\Plats\9409POT.dwg 3/11/2005 11:16:36 AM EST