

#050018399

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT AS LOT 3A AND LOT 3B, BEING ALL OF TAX PARCEL (23-2)(1-50C), WAS CONVEYED TO NORGE NEIGHBORHOOD, LLC BY EVELYN H. ANDERSON, BY DEED DATED MARCH 10, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 040009556.

**OWNER'S CONSENT AND DEDICATION**

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

NORGE NEIGHBORHOOD, LLC BY:

NAME: PETE HENDERSON  
TITLE: MANAGER

6/24/05  
DATE:

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA,  
CITY/COUNTY OF YORK  
TO-WIT:

I, Julie A. Russell 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 AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 24<sup>th</sup> DAY OF June, 2005

MY COMMISSION EXPIRES 10/31/08

Julie A. Russell  
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.

Robert D. Mann 3/8/05  
ROBERT D. MANN, L.S. DATE

Large/Small Plat(s) Recorded herewith as # 050018399

**REFERENCES:**

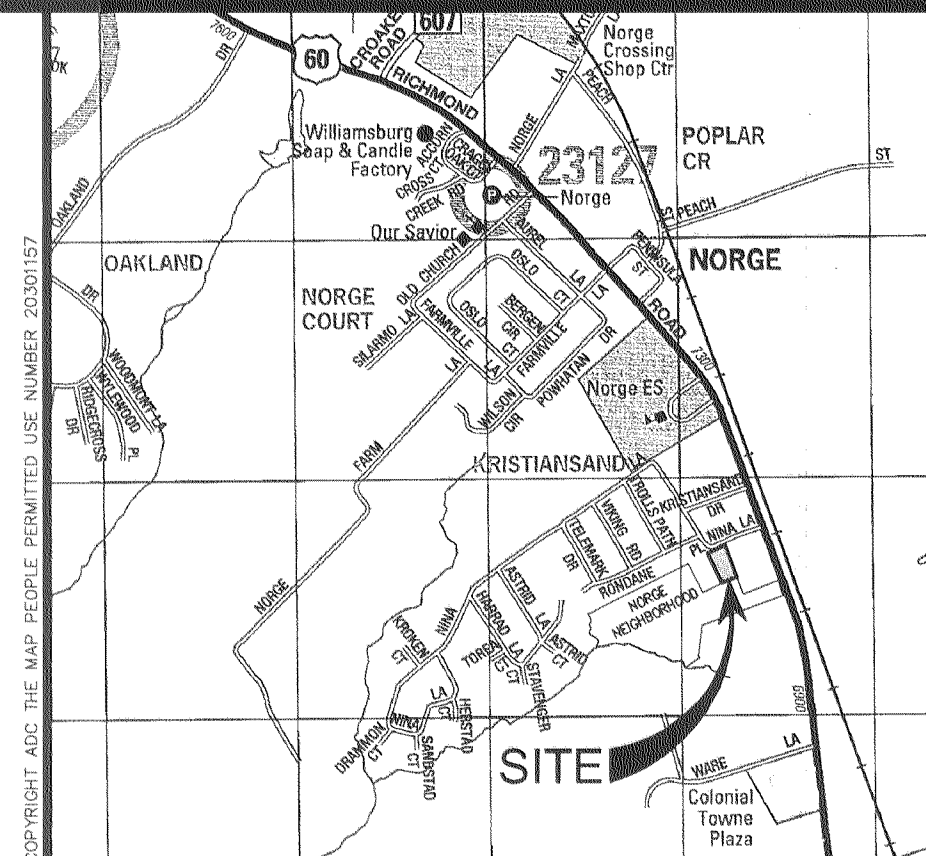
INSTR. #040017945 (PLAT)

**GENERAL NOTES:**

- 1.) THE PROPERTY AS SHOWN IS ALL OF TAX PARCEL (23-20)(1-50C). PROPERTY ADDRESS: 75 NINA LANE
- 2.) THIS PROPERTY IS ZONED MU WITH PROFFERS AS APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON FEBRUARY 10, 2004 UNDER REZONING CASE NO. Z-8-03, AND MASTER PLAN CASE NO. MP-9-03.
- 3.) THIS PROPERTY LIES IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), PER F.I.R.M. 510201-0020B, DATED FEBRUARY 6, 1991.
- 4.) PROPERTY LINES AS SHOWN ARE BASED UPON FOUND MARKERS AS NOTED, RECORD AND OTHER AVAILABLE INFORMATION AND DO NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 5.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 6.) UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- 8.) STREETS WITHIN THIS SUBDIVISION WILL REMAIN PRIVATE AND SHALL NOT BE MAINTAINED BY VDOT OR JAMES CITY COUNTY.
- 10.) EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 11.) LOTS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.

**AREA TABULATION**

AREA OF LOT 3A=	32,430 S.F.±	0.745 AC.±
AREA OF LOT 3B=	29,277 S.F.±	0.672 AC.±
TOTAL AREA SUBDIVIDED=	61,707 S.F.±	1.417 AC.±

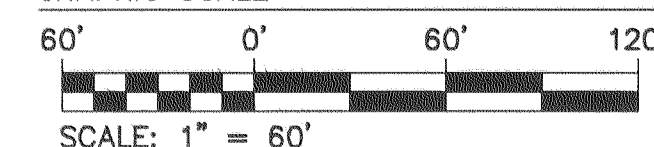


VICINITY MAP (APPROX. SCALE 1"=2000')

**LEGEND**

- I.R.F. IRON ROD FOUND
- I.P.F. IRON PIPE FOUND
- I.R.S. IRON ROD SET

**GRAPHIC SCALE**



**CERTIFICATE OF APPROVAL**

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

[Signature] 8/3/05  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

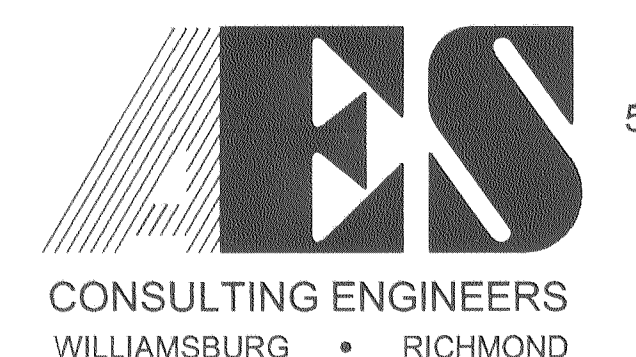
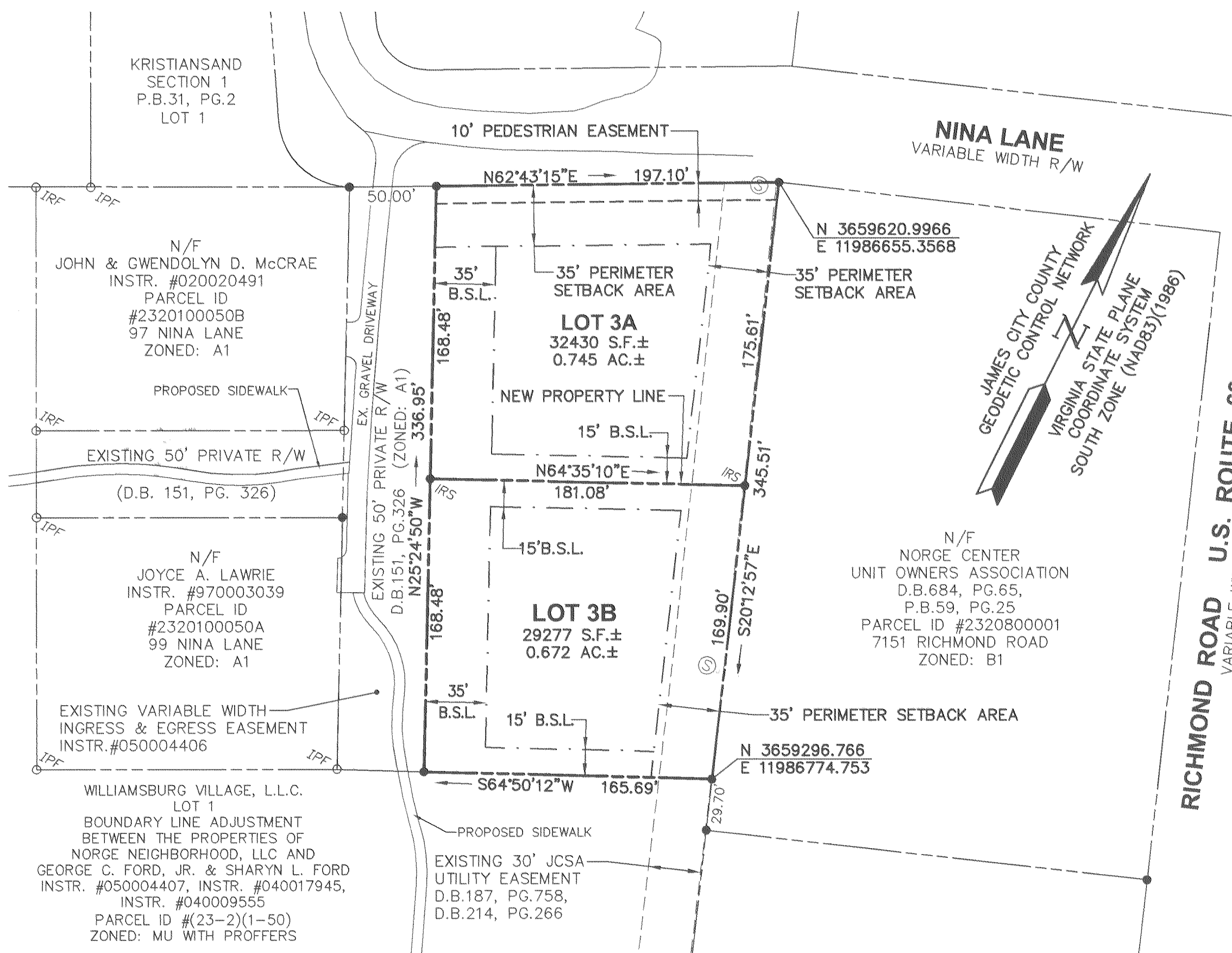
Bruce A. Wain 6/29/05  
VIRGINIA DEPARTMENT OF HIGHWAYS DATE

STATE OF VIRGINIA  
COUNTY OF JAMES CITY, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA  
THIS 11 DAY OF August, 2005

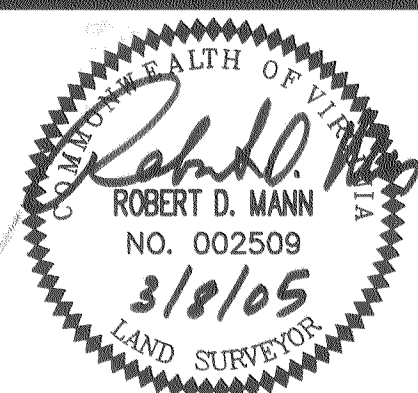
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS AT 12:29 P.M.  
INSTRUMENT # 050018399

TESTE: Betsy B. Woolridge, Clerk  
[Signature] CLERK



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Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF SUBDIVISION OF THE PROPERTY OF NORGE NEIGHBORHOOD, LLC LOT 3 BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF NORGE NEIGHBORHOOD, LLC AND GEORGE C. FORD, JR. AND SHARYN L. FORD  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



1	3/8/05	REVISED PER COUNTY COMMENTS DATED 10/11/04	RDM
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed RDM	Drawn RDM
Scale 1"=60'	Date 8/2/04
Project No. 9286-01	
Drawing No. 1 OF 1	

S:\Jobs\9286\01-Norgue Nighbnd Site Plan\dwg\Plats\SUBD\_LOT 3A-3B\928601P03\_01\_SUBD-LOT3A-3B.dwg, 3/8/2005 11:42:14 AM, EAW