

#050024739

CERTIFICATE OF APPROVAL

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

10/11/05
DATE

Buy A Win
VIRGINIA DEPARTMENT OF TRANSPORTATION

10/12/05
DATE

[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

BOUNDARY LINE ADJUSTMENT PLAT TAX PARCELS (47-1)(01-0-0070) AND (47-1)(01-0-0071) LOCATED IN BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

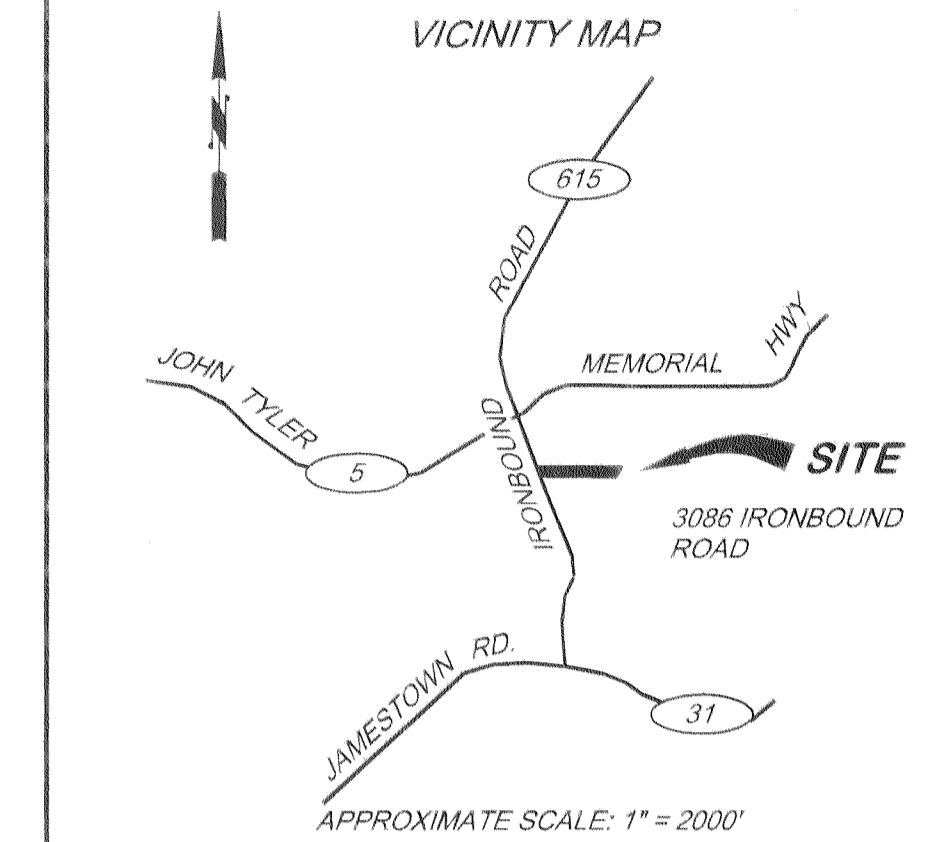
CITY/COUNTY James City County

I, Tratsha J. Hayes, 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 30th DAY OF September, 2005

Tratsha J. Hayes
Commissioned a Notary as
Tratsha J. Hayes
SIGNED: NOTARY PUBLIC

MY COMMISSION EXPIRES April 30, 2006



LEGEND

- ⊙ EXISTING UTILITY POLE
- FOUND CORNER MARKER
- N/F NOW OR FORMERLY
- B.S.L. BUILDING SETBACK LINE
- SET ROD

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT OF THE PARCEL LINE DIVIDING TAX PARCEL (47-1)(01-0-0070) FROM TAX PARCEL (47-1)(01-0-0071), IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Howard D. Dandridge
HOWARD DAWSON DANDRIDGE
9-30-05
DATE

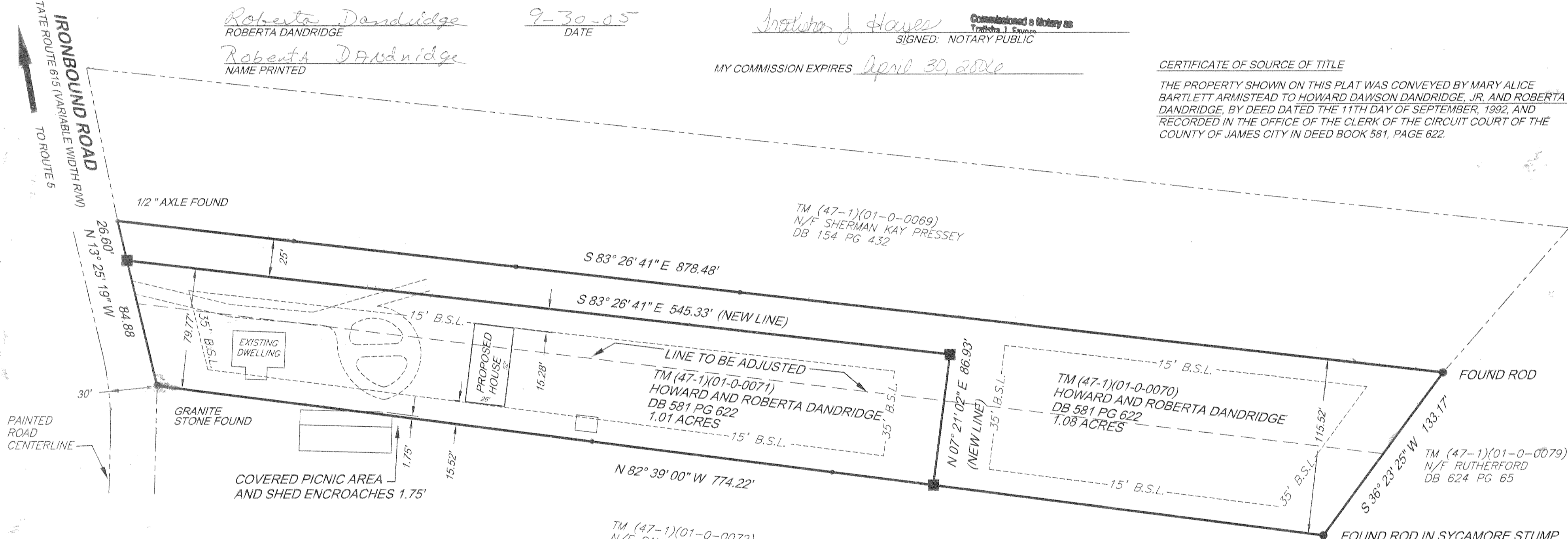
Howard D. Dandridge
NAME PRINTED

Roberta Dandridge
ROBERTA DANDRIDGE
9-30-05
DATE

Roberta Dandridge
NAME PRINTED

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MARY ALICE BARTLETT ARMISTEAD TO HOWARD DAWSON DANDRIDGE, JR. AND ROBERTA DANDRIDGE, BY DEED DATED THE 11TH DAY OF SEPTEMBER, 1992, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 581, PAGE 622.



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
10-14-2005
at 2:18 PM, PG 05
DOCUMENT # 050024739
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Larger Plat(s) Recorded
herewith as # 050024739

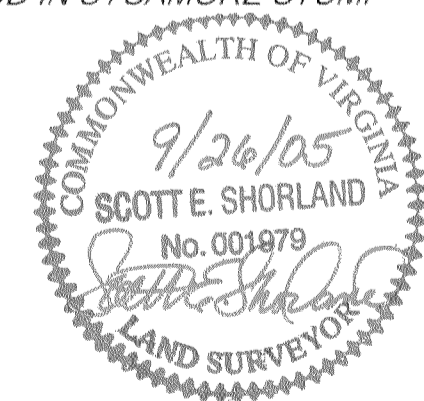
NOTES:

- 1.) THIS PLAT IS THE RESULT OF A COMPILATION OF RECORD INFORMATION AND A SITE SURVEY CONDUCTED ON APRIL 16, 2005 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- 2.) THIS PLAT WAS DEVELOPED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS THAT AFFECT THE PROPERTY.
- 3.) ALL IMPROVEMENTS WERE FOUND TO LIE STRICTLY WITHIN THE TITLE LINES OF THE PROPERTY EXCEPT AS SHOWN.
- 4.) PROPERTIES SHOWN ARE ZONED R-8. RURAL RESIDENTIAL.
- 5.) ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

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.

Scott E. Shorland
SCOTT E. SHORLAND - LAND SURVEYOR
#001979



IN ACCORDANCE WITH SECTION 19-29 (i) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE: "UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE."

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.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

LOTS SERVED BY PUBLIC WATER AND SANITARY SEWER.

PROJECT: "HOWARD DANDRIDGE"
TAX MAP PARCELS: (47-1)(01-0-0070 & 0071)

DATE: 08/21/2005 SCALE: 1" = 50'

SCOTT E. SHORLAND, LAND SURVEYOR
7880 BEAVER DRIVE
GLOUCESTER, VIRGINIA 23061
(804) 694-0051