

#050025341

OWNERS CERTIFICATE

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

10-19-05

DATE
10-19-05

Kermit A. Waltrip, Jr. Kermit A. Waltrip, Jr.
OWNERS SIGNATURE PRINTED NAME
Susan J. Waltrip Susan G. Waltrip
OWNERS SIGNATURE PRINTED NAME
Also known as Susan Denise Gambrell

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg, Barbara J. Claus, 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 19th DAY OF October, 2005.

Barbara J. Claus
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/31/07

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY KERMIT A. & LOUSIA F. WALTRIP TO KERMIT A. WALTRIP, JR. & SUSAN DENISE GAMBRELL BY DEED DATED MARCH 12, 1980 AND RECORDED IN D.B. 201 @ PG. 708 (PARCEL E - P.B. 26 @ PG. 33) AND FROM KERMIT A. WALTRIP, MARCIA LUCILE WALTRIP, ET AL TO KERMIT A. WALTRIP BY DEED DATED SEPTEMBER 14, 1990, AND RECORDED IN DEED BOOK 491, @ PAGE 666 (PARCEL "D" - P.B. 26 @ PAGE 33). THE ABOVE REFERENCED DEEDS ARE DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

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.

9-26-05
DATE
Matthew H. Connolly MATTHEW H. CONNOLLY
MATTHEW H. CONNOLLY, L.S. PRINTED NAME
#002053

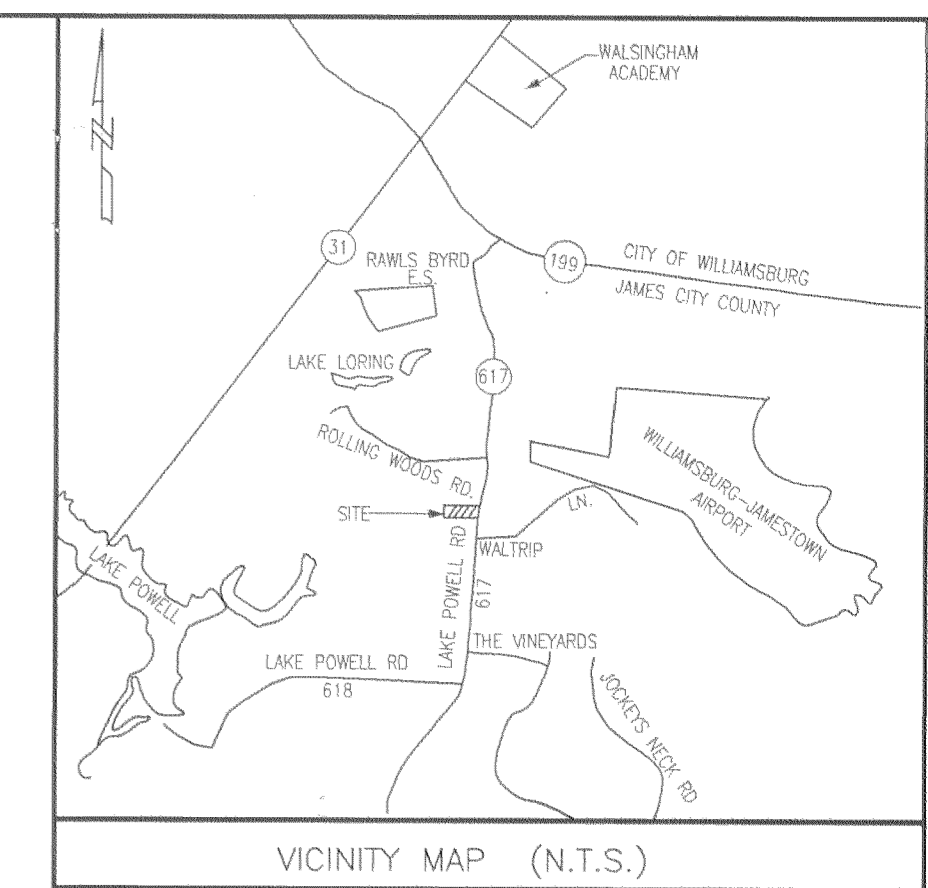
CERTIFICATE OF APPROVAL

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

9/27/05
DATE
Bruce A. Williams VIRGINIA DEPARTMENT OF TRANSPORTATION
10/21/05
DATE
[Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY VA.

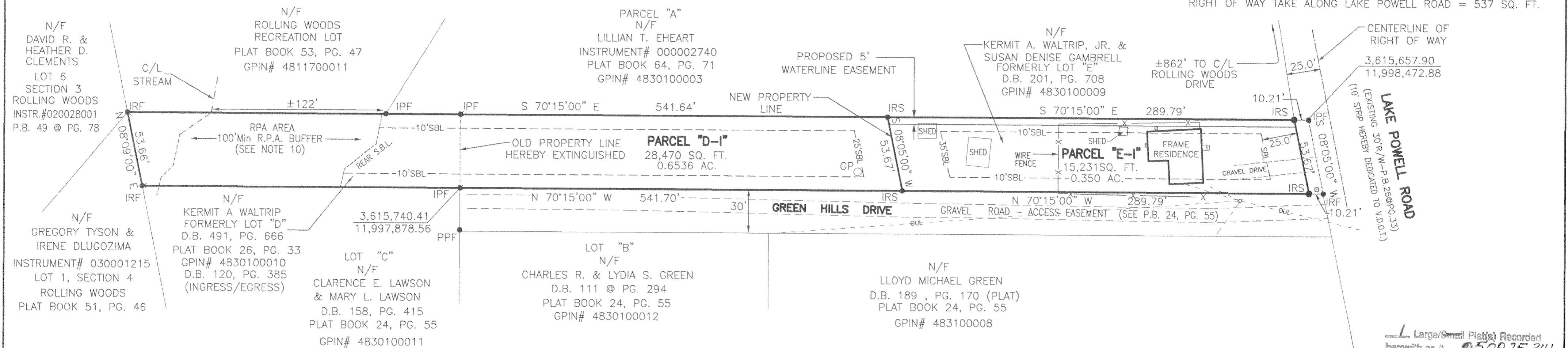
ZONING DISTRICT: R2
BUILDING SETBACK (SBL)
FRONT = 25'
REAR = 35'
SIDE = 10'

RECORD MERIDIAN
P.B. 26, PG. 33



PROPERTY INFORMATION

PARCEL "E-1" GPIN. # 4830100009
PARCEL "D-1" GPIN. # 4830100010
PARCEL "E-1" AREA = 15,231 SQ. FT. (FORMERLY 32045 SQ. FT.)
PARCEL "D-1" AREA = 28,470 SQ. FT. (FORMERLY 12,193 SQ. FT.)
RIGHT OF WAY TAKE ALONG LAKE POWELL ROAD = 537 SQ. FT.



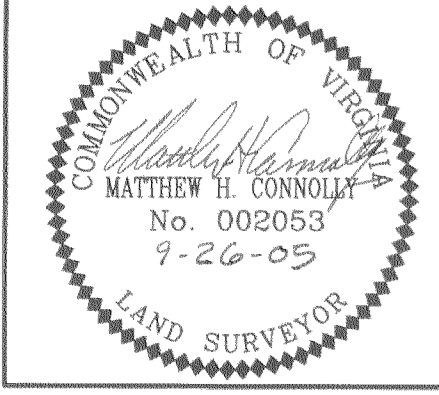
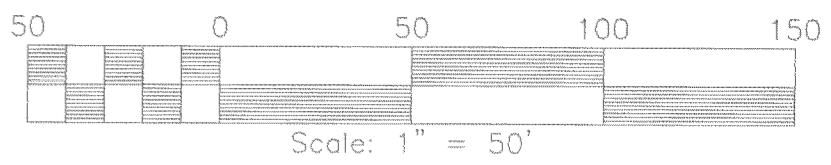
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 26, PG. 33
2. THE PERIMETER PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON PLATS AND DEEDS FOUND IN THE JAMES CITY COUNTY COURTHOUSE AS NOTED. THEY DO NOT REFLECT 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. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

6. STATE PLANE COORDINATES SHOWN ARE ACCURATE TO ± 1 METER.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. PARCELS SHOWN HEREON TO BE SERVED BY PUBLIC WATER AND SEWER
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
10. RPA BUFFER LINE SHOWN IS 120 FROM CENTERLINE OF CREEK.

LEGEND

IRF = Iron Rod Found ⊕ Cable Pedestal
 IRS = Iron Rod Set □ Electric Box
 IPF = Iron Pipe Found □ Telephone Pedestal
 OUL = Overhead Utility Line --- Min. Bldg. Setback Line
 PPF = Pinched Pipe Found ○ GP = Proposed Grinder Pump

● 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)



DATE: 4/15/05
DRAWN BY: MHC
PROJECT NO. 05-148

REFERENCES:
D.B.201, PG. 708
D.B.491, PG. 666
P.B. 26, PG. 33

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
25 October 2005
at 9:33 AM/PM P.B. 26 PG. 33
DOCUMENT # 050025341
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

PLAT OF BOUNDARY LINE ADJUSTMENT
LOTS "D" AND "E", WITHIN SECTION 4
SECTION II - GREEN HILLS SUBDIVISION
JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA
SHEET 1 OF 1

LandTech Resources, Inc.
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