

# #050030688

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS;

**TAX PARCEL 4710100073**  
 BY LESTER DAVID LEE TO ELEANORE H. LEE BY DEED DATED APRIL 3, 1974 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 151, PAGE 496

**TAX PARCEL 4710100074**  
 BY JOAN BABCOCK LUCRESS TO PL, LLC., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 19, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. #040012282.

**TAX PARCEL 4710100075**  
 BY JOAN BABCOCK LUCRESS TO PL, LLC., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 19, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. #040003196.

**OWNER'S CONSENT AND DEDICATION**

THE BOUNDARY LINE AGREEMENT SHOWN ON THIS PLAT AND KNOWN AS PLAT OF BOUNDARY LINE AGREEMENT BETWEEN THE PROPERTIES OF ELEANORE H. LEE AND PL, LLC., IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR:  
 ELEANORE H. LEE  
 BY: [Signature] 12/9/05  
 NAME TITLE DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF Newport News

I, Susie M. Appling  
 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 NAME THIS 9th DAY OF December, 2005.  
[Signature]  
 SIGNATURE  
 MY COMMISSION EXPIRES November 30, 2008

FOR:  
 PL, LLC., A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: [Signature] 12-9-05  
 NAME TITLE DATE

**CERTIFICATE OF NOTARIZATION**

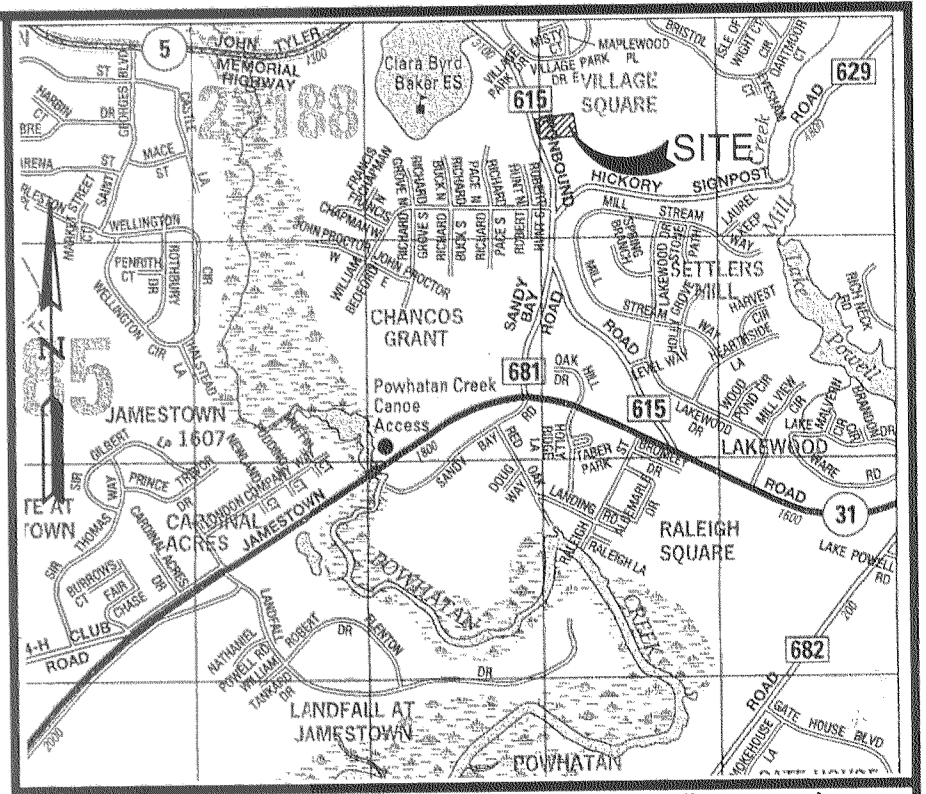
STATE OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY

I, Robert D. Mann  
 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 NAME THIS 9 DAY OF December, 2005.  
[Signature]  
 SIGNATURE  
 MY COMMISSION EXPIRES 9/30/07

JAMES CITY COUNTY  
 GEODETIC CONTROL NETWORK  
 VIRGINIA STATE PLANE  
 SOUTH ZONE (NAD83)(86)

NOW OR FORMERLY  
 PL, LLC  
 INSTRUMENT #040003196  
 P.B. 43, PG. 82  
 T.M. PARCEL #4710100075  
 AREA=4.26 ACRES (P.B. 43, PG. 82)

REFERENCES:  
 DEED BOOK 151, PG. 496  
 PLAT BOOK 14, PG. 74  
 DEED BOOK 153, PG. 746 (R/W TAKE)  
 DEED BOOK 41, PG. 456 (VA. POWER ESMT.-NOT PLOTABLE)



VICINITY MAP SCALE: 1"=2000'

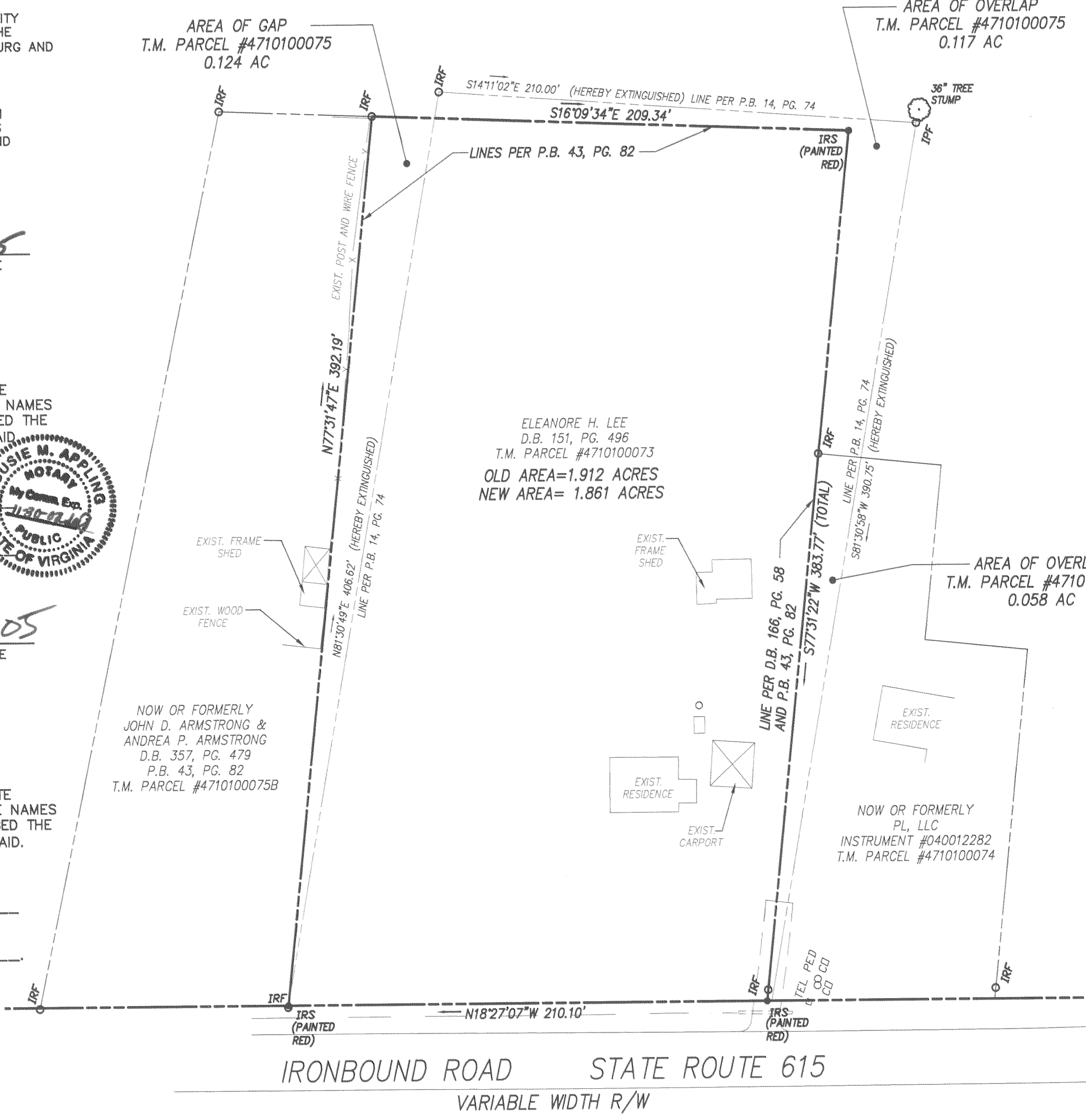
**GENERAL NOTES**

1. THIS PROPERTY LIES IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON FIRM PANEL 510201 0045 B DATED FEBRUARY 6, 1991.
2. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY OF TAX PARCEL #4710100073 AND PLATS AND DEEDS OF RECORD.
3. THIS PLAT HAS BEEN PREPARED IN RECOGNITION OF KNOWN DISCREPANCIES IN THE FIELD SURVEYED PROPERTY BOUNDARIES AS SHOWN HEREON. ALL PARTIES HAVE BEEN ADVISED OF THE DISCREPANCIES AND HAVE AGREED TO HOLD THE BOUNDARY LINES AS SHOWN HEREON. THE BOUNDARY LINES HEREBY AGREED TO ARE IN SUBSTANTIAL AGREEMENT WITH SUBDIVISION PLATS RECORDED IN DEED BOOK 166, PAGE 58 AND PLAT BOOK 43, PAGE 82 AND ARE BASED ON FOUND CORNER MONUMENTS AS SHOWN.
4. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENT, SERVITUDES, AND COVENANTS OF RECORD.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT OF BOUNDARY LINE AGREEMENT IS CORRECT AND REPRESENTS AN ACTUAL FIELD SURVEY OF THE REAL PROPERTY SHOWN HEREON.  
[Signature] 12-5-05  
 ROBERT D. MANN, L.S. #2509 DATE

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT  
 THIS 27 DAY OF Dec., 2005  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. © 1:52 AM/PM  
 INSTRUMENT # 050030688  
 TESTE: [Signature]  
 BETSY B. WOOLRIDGE, CLERK

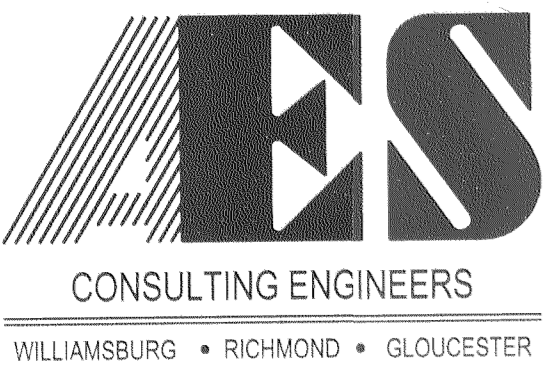


NOW OR FORMERLY  
 JOHN D. ARMSTRONG &  
 ANDREA P. ARMSTRONG  
 D.B. 357, PG. 479  
 P.B. 43, PG. 82  
 T.M. PARCEL #4710100075B

ELEANORE H. LEE  
 D.B. 151, PG. 496  
 T.M. PARCEL #4710100073  
 OLD AREA=1.912 ACRES  
 NEW AREA= 1.861 ACRES

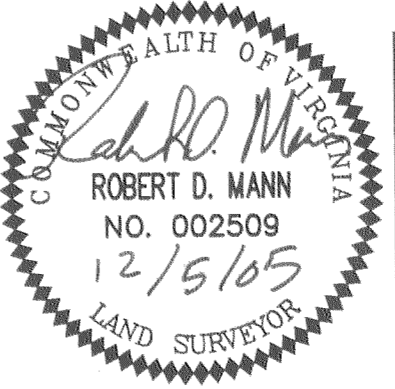
NOW OR FORMERLY  
 PL, LLC  
 INSTRUMENT #040012282  
 T.M. PARCEL #4710100074

IRONBOUND ROAD STATE ROUTE 615  
 VARIABLE WIDTH R/W



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

PLAT OF BOUNDARY LINE AGREEMENT  
 BETWEEN THE PROPERTIES OF  
 ELEANORE H. LEE AND PL, LLC.  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



| No. | DATE    | REVISION / COMMENT / NOTE                     | REVISED BY | REVIEWED BY |
|-----|---------|-----------------------------------------------|------------|-------------|
| 1   | 12/5/05 | REVISED BOUNDARY LINES AS REQUESTED BY OWNERS | RDM        |             |

| Designed RDM     | Drawn RDM     |
|------------------|---------------|
| Scale 1"=40'     | Date 10/12/05 |
| Project No. 9651 |               |
| Drawing No. 1    |               |

S:\Jobs\9651\00-3020 Ironbound\rd\dwg\Plats\965100\_BLA.dwg, 12/5/2005 5:26:15 PM