

#060001453

BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF CITY OF NEWPORT NEWS AND STEPHEN C. CLEMENT STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA

A.D. POTTS & ASSOCIATES, INC. 11524 JEFFERSON AVENUE NEWPORT NEWS, VIRGINIA 23601 757-595-4810

SCALE: 1"=100' JANUARY 13, 2005 REV. JULY 11, 2005

SHEET 1 OF 1

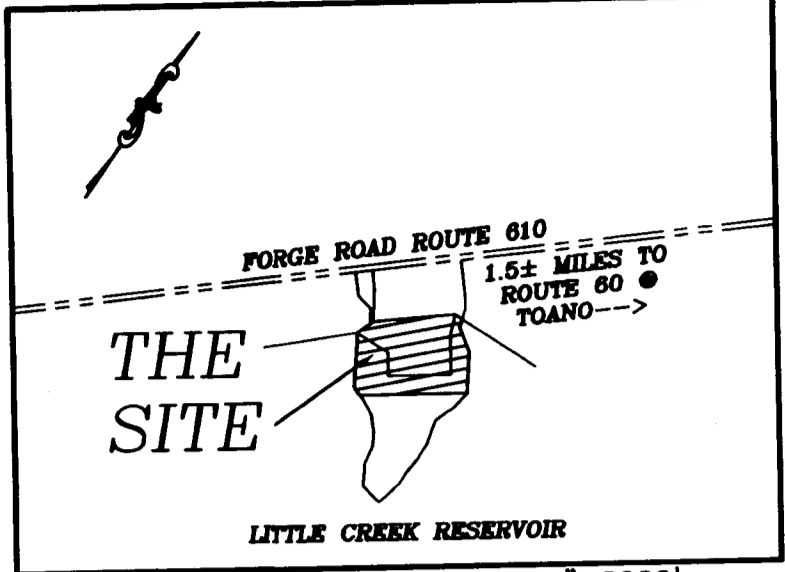


Table with columns: LINE, BEARING, DISTANCE. Row 1: L1, N 46°28'17" E, 34.12'

MMW PARCEL #2, PB 30 PG 48 S-003-05 RECEIVED PLANNING DEPARTMENT

STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY THIS 20 DAY OF JULY 2005...

STATE OF VIRGINIA CITY OF NEWPORT NEWS IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NEWPORT NEWS THIS DAY OF 2005...



VICINITY MAP SCALE: 1"=2000'

OWNER'S CERTIFICATE THE BOUNDARY LINE ADJUSTMENT OF THE LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. 8/29/05 Stephen C. Clement, Trustee

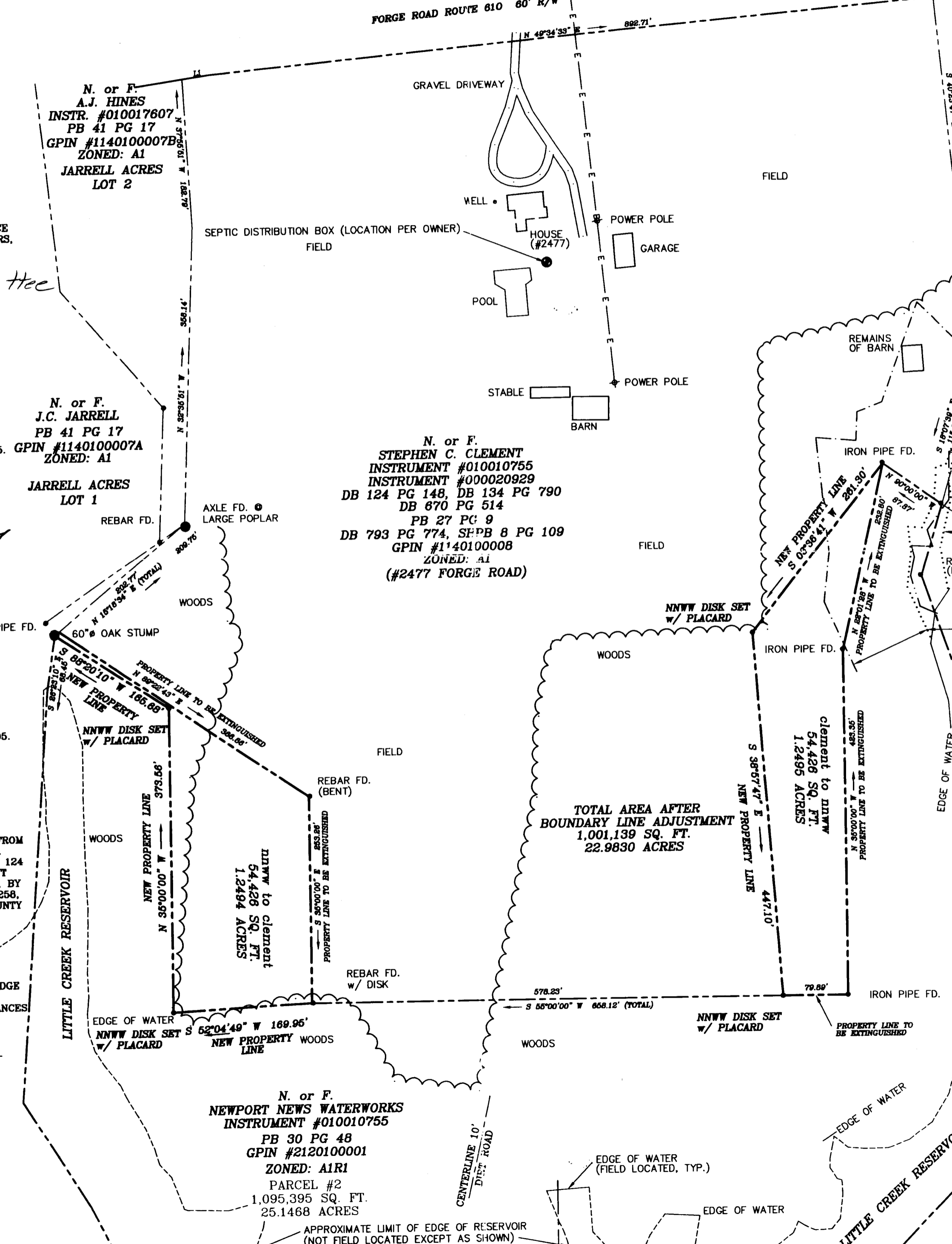
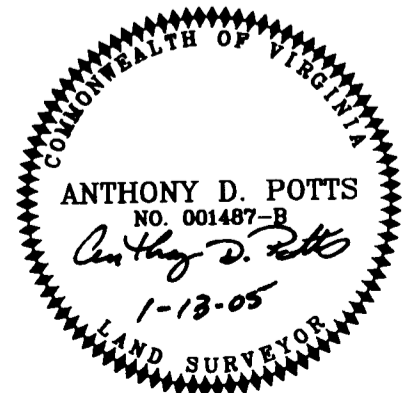
CERTIFICATE OF NOTARIZATION STATE OF VIRGINIA CITY/COUNTY OF Newport News I, Elizabeth D. Bennick - 233497 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 29 DAY OF AUGUST, 2005. MY COMMISSION EXPIRES June 30, 2009. Elizabeth D. Bennick NOTARY PUBLIC

9/30/05 Edgar E. Maroney NEWPORT NEWS WATERWORKS

CERTIFICATE OF NOTARIZATION STATE OF VIRGINIA CITY/COUNTY OF Newport News I, Angela D. Bittigfeld 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 30th DAY OF September, 2005. MY COMMISSION EXPIRES May 31, 2007. Angela D. Bittigfeld NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED FROM MARY M. BRANCH, et. als, TO STEPHEN C. AND ELIZABETH Q. CLEMENT BY DEED DATED OCTOBER 27, 1969, IN DEED BOOK 124 PAGE 148 AND FROM STEPHEN C. AND ELIZABETH Q. CLEMENT TO THE CITY OF NEWPORT NEWS, A MUNICIPAL CORPORATION, BY DEED DATED FEBRUARY 15, 1973, IN DEED BOOK 143 PAGE 258, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

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. 1-13-05 ANTHONY D. POTTS L.S.



N. or F. STEPHEN C. CLEMENT INSTRUMENT #010010755 INSTRUMENT #000020929 DB 124 PG 148, DB 134 PG 790 DB 670 PG 514 PB 27 PG 9 DB 793 PG 774, SHPB 8 PG 109 GPIN #1140100008 ZONED: A1 (#2477 FORGE ROAD)

N. or F. J.C. JARRELL PB 41 PG 17 GPIN #1140100007A ZONED: A1 JARRELL ACRES LOT 1

N. or F. A.J. HINES INSTR. #010017607 PB 41 PG 17 GPIN #1140100007B ZONED: A1 JARRELL ACRES LOT 2

TOTAL AREA AFTER BOUNDARY LINE ADJUSTMENT 1,001,139 SQ. FT. 22.9830 ACRES

N. or F. NEWPORT NEWS WATERWORKS INSTRUMENT #010010755 PB 30 PG 48 GPIN #2120100001 ZONED: A1R1 PARCEL #2 1,095,395 SQ. FT. 25.1468 ACRES

N. or F. L.G. HALL, JR. & M. TEMPLE INSTRUMENT #970004274 GPIN #1140100009 ZONED: A1

- NOTES: 1. THIS PROPERTY IS LOCATED IN FIRM ZONE X (UNSHADED, AREA OUTSIDE 500 YEAR FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 510201 0015 B DATED FEBRUARY 6, 1991. 2. NO TITLE REPORT PROVIDED. 3. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. 4. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 5. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 6. WETLANDS AND LANDS WITHIN THE 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. 7. ZONED: A1 FRONT SETBACK: 50 FEET SIDE SETBACK: 15 FEET REAR SETBACK: 35 FEET 8. REFERENCE: CITY OF NEWPORT NEWS ORDINANCE NO. 6101-05 BOUNDARY LINE ADJUSTMENT APPROVED BY CITY COUNCIL APRIL 12, 2005.

CERTIFICATE OF APPROVAL THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. 10/16/05 SUBDIVISION AGENT OF JAMES CITY COUNTY