

060003591

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY AMERICAN RETIREMENT CORPORATION TO WILLIAMSBURG LANDING, INC., BY DEED DATED 02-14-84 AND RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT OF THE COUNTY OF JAMES CITY, IN D.B. 246, PG. 116. (TAX PARCEL 4820100002) AND BY MAMIE A. AND CECIL K. WALKER TO MARY S. WALTRIP BY DEED DATED 07-05-44 AND RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT OF THE COUNTY OF JAMES CITY, IN D.B. 36, PG. 122. (TAX PARCEL 4820100012).

OWNER'S CERTIFICATE, WILLIAMSBURG LANDING, INC.

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

OWNER: WILLIAMSBURG LANDING, INC.

BY: Wm. A. Doig 10-18-05
SIGNATURE DATE
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
I, Jeani M. Aguirre 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 18th DAY OF October, 2005. MY COMMISSION EXPIRES August 31, 2008
Jeani M. Aguirre
(SIGNATURE)

OWNER'S CERTIFICATE, MARY S. WALTRIP

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

OWNER: MARY S. WALTRIP

Mary S. Waltrip 12/5/2005
SIGNATURE DATE
MARY S. WALTRIP

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
I, Cheryl Payer 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 5th DAY OF December, 2005. MY COMMISSION EXPIRES 10/20/07
Cheryl Payer
(SIGNATURE)

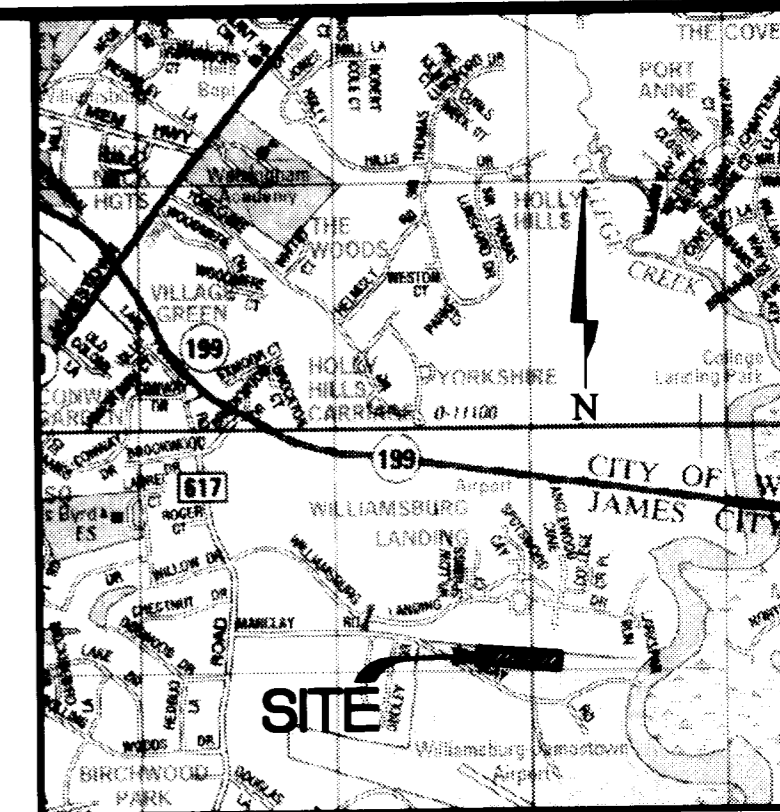
CERTIFICATE OF APPROVAL:

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

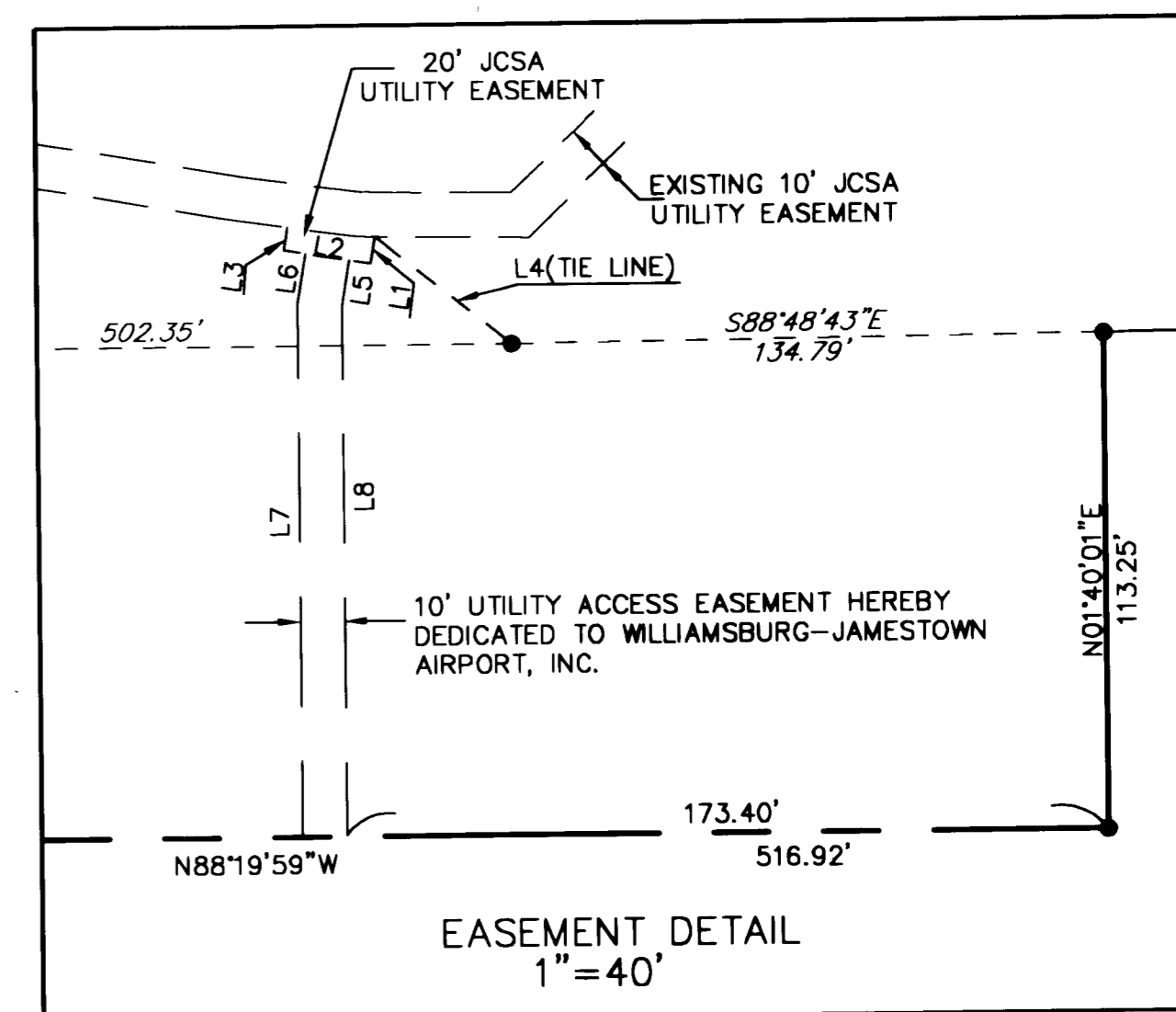
DATE 12/14/05 SUBDIVISION AGENT OF JAMES CITY COUNTY
DATE N/A VA DEPARTMENT OF TRANSPORTATION

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 4820100002, ZONED R5 AND 4820100012, ZONED R8.
- 2. AREA TABULATION
TAX PARCEL 482010002
OLD AREA=70.0630 AC.
PLUS B.L.A.=1,5709 AC.
NEW AREA=71.6339 AC.
TAX PARCEL 4820100012
OLD AREA=81.8600 AC.
MINUS B.L.A.=1,5709 AC.
NEW AREA=80.2891 AC.
(OLD AREAS BASED ON JCC PROPERTY INFORMATION)
- 3. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 4. THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 5. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO LIE WITHIN FLOOD ZONE X, X SHADED AND AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO.510201 0005B DATED 2-06-91. THE AREA OF B.L.A. APPEARS TO LIE IN ZONE X.
- 7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- 8. PROPERTY CORNER MONUMENTATION WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 9. 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.
- 10. REFERENCES USED IN THE PREPARATION OF THIS PLAT:
D.B. 246, PG. 116
P.B. 65, PG 26 & 27
P.B. 39, PG 21
P.B. 61, PG 15
- 11. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- 12. THESE PARCELS ARE CURRENTLY SERVED BY PUBLIC WATER AND SEWER.



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20504121
VICINITY MAP 1"=2000'



2 Large/Small Plat(s) Recorded
herewith as # 060003591

BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
WILLIAMSBURG LANDING, INC.

TAX PARCEL 4820100002
AND
MARY S. WALTRIP
TAX PARCEL 4820100012

JAMES CITY COUNTY, VIRGINIA
SCALE: AS SHOWN DATE: JUNE 1, 2005
SHEET 1 OF 2

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
21 February 2006
at 10:39 AM/PM: PB PG
DOCUMENT # 060003591
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

STATE OF VIRGINIA, COUNTY OF JAMES CITY

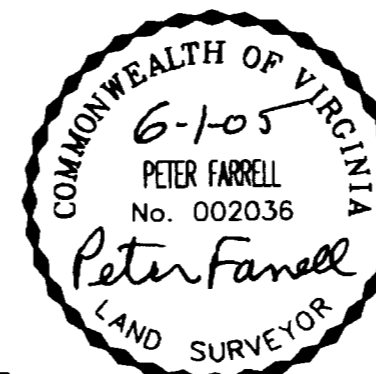
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY
THIS 21 DAY OF February 2006 THIS PLAT
WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTEE: Betsy B. Woolridge CLERK
Betsy B. Woolridge
DOCUMENT NO. 060003591

SURVEYOR'S 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.

DATE 6-1-05 Peter Farrell
PETER FARRELL, LS NO. 002036



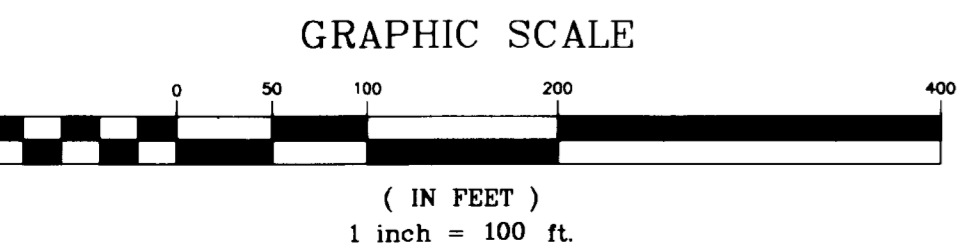
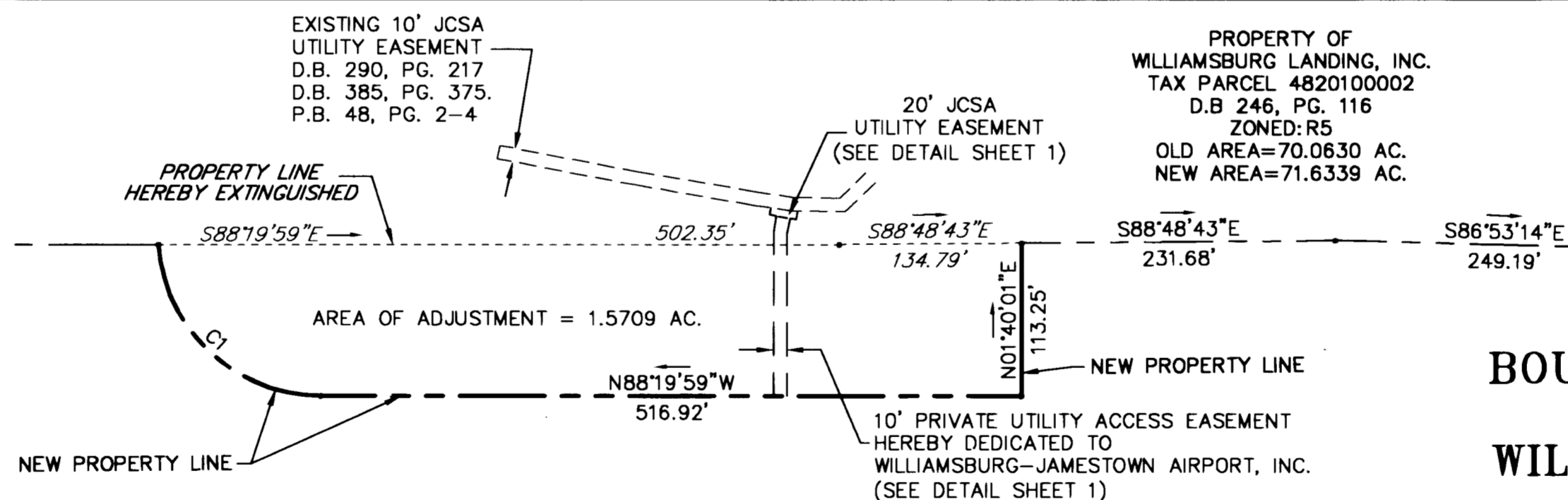
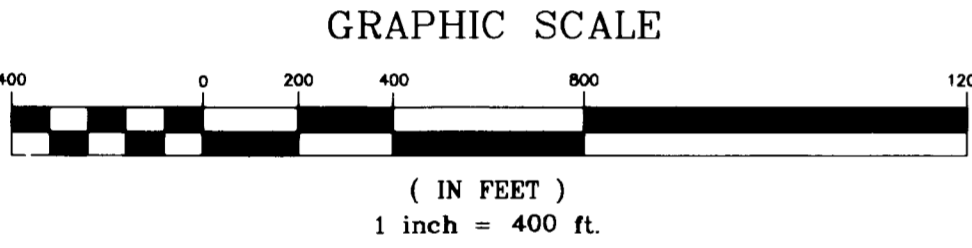
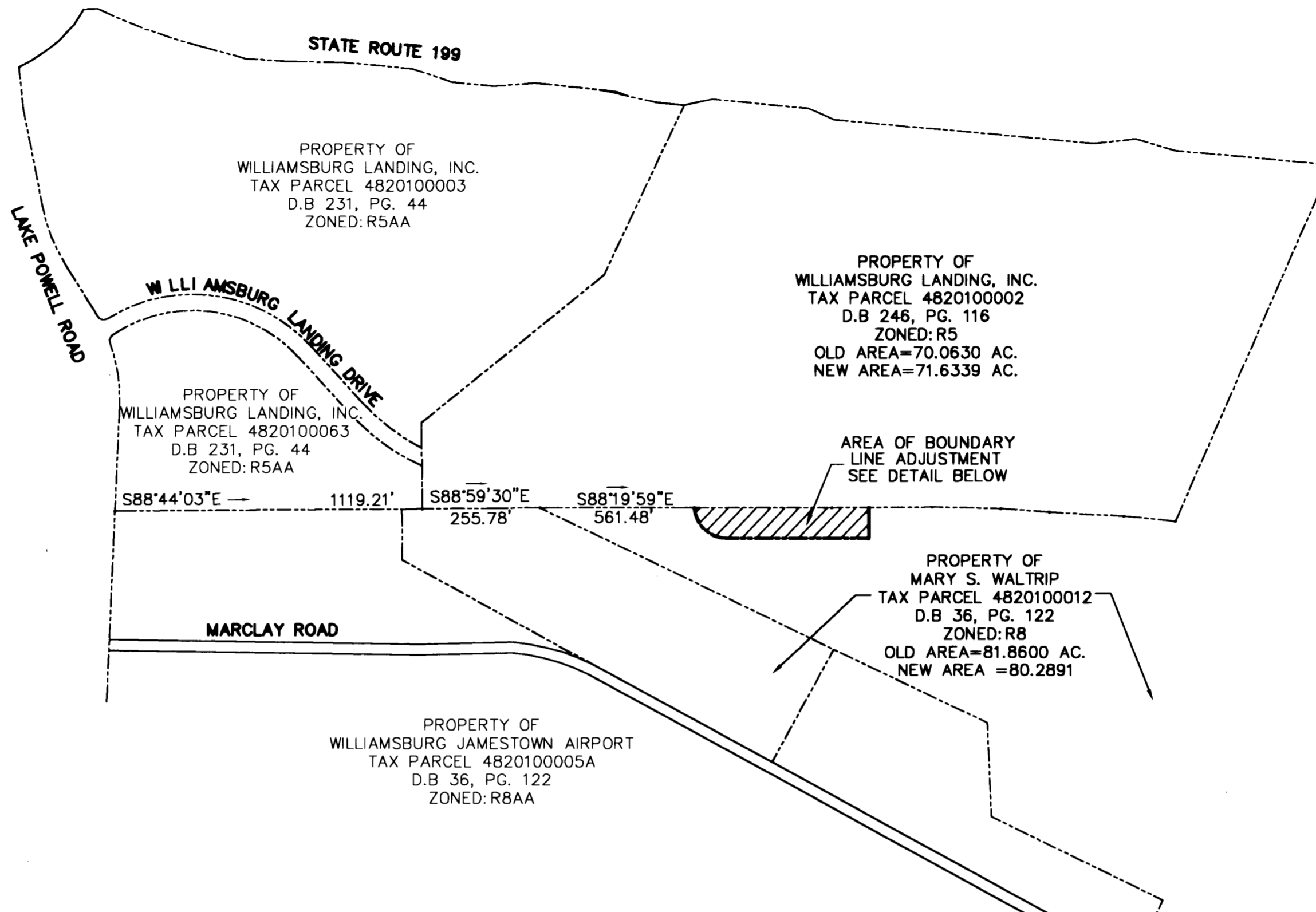
4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975
Fax (757) 229-0049
Email: lmdg@landmarkdkg.com

5544 Greenwich Road
Suite 206
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdkg.com

DRAWN BY: PF
CHKD. BY: AST

PROJ. NO.: 2000312-000.08
DWG. NO.: 16023W

#060003591



**BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
WILLIAMSBURG LANDING, INC.
TAX PARCEL 4820100002
AND
MARY S. WALTRIP
TAX PARCEL 4820100012**

**JAMES CITY COUNTY, VIRGINIA
SCALE: AS SHOWN DATE: JUNE 1, 2005
SHEET 2 OF 2**

**LANDMARK
DESIGN GROUP**
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975
Fax (757) 229-0049
Email: lmdg@landmarkdg.com

5544 Greenwich Road
Suite 200
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdg.com

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
21 February 2006
at *10:39* AM/PM, PG. *206*
DOCUMENT # *06 0003591*
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

LINE TABLE

LINE	LENGTH	BEARING
L1	6.19'	S11°05'05"W
L2	20.00'	S78°54'55"E
L3	5.22'	S11°05'05"W
L4	39.68'	N49°31'10"W
L5	10.74'	N11°05'05"E
L6	11.56'	N11°05'05"E
L7	121.50'	N01°40'01"E
L8	120.67'	N01°40'01"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	180.90'	120.50'	112.39'	164.38'	N45°19'36"W	B6°00'46"

Large/Small Plat(s) Recorded
herewith as # *060003591*



2000312-000.08 Wmbg_Lndg-Airport-BLA-Plat\WBL-BLA.dwg