

#060017078

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT AS LOT 1, BEING ALL OF TAX PARCEL (23-2)(1-50) AND PRIVATE RIGHT OF WAY, BEING ALL OF TAX PARCEL (23-2)(1-50C), WAS CONVEYED AS FOLLOWS:

TAX PARCEL (23-2)(1-50) WAS CONVEYED TO NORGE NEIGHBORHOOD, LLC BY EVELYN H. ANDERSON, INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF FREDERICK A. HOAR, AND MARIE A. HOVLAND, FORMERLY MARIE E. ANDERSON, CO-EXECUTOR OF THE ESTATE OF FREDERICK A. HOAR, AND HAROLD H. HOAR, INDIVIDUALLY BY DEED DATED MARCH 10, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 040009555.

TAX PARCEL (23-2)(1-50C), WAS CONVEYED TO NORGE NEIGHBORHOOD, LLC BY EVELYN H. ANDERSON BY DEED DATED MARCH 10, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 040009558.

**OWNER'S CONSENT AND DEDICATION**

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

NORGE NEIGHBORHOOD, LLC  
BY:

*Peter V. Henderson*  
NAME: Peter V. Henderson TITLE: Manager DATE: 6/5/06

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF YORK TO-WIT:

I, Julie A. Russell 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 HAND THIS 5<sup>th</sup> DAY OF June, 2006

MY COMMISSION EXPIRES 10-31-08

*Julie A. Russell*  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

I, ROBERT D. MANN, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANN., SUBSECTION 55-79.58 (A), AS AMENDED.

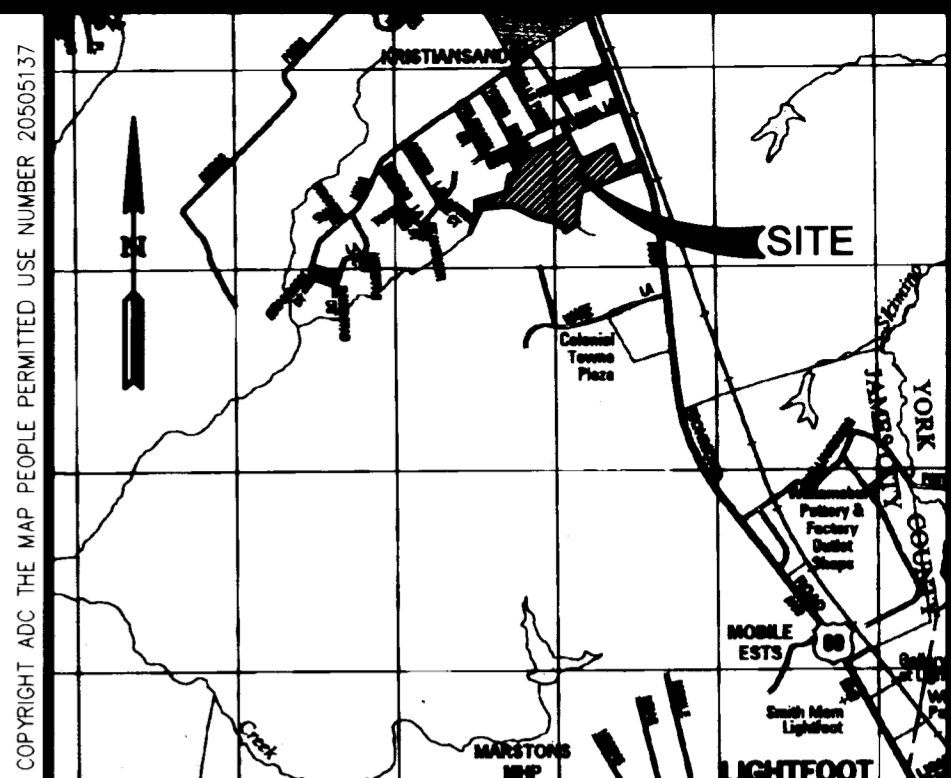
*Robert D. Mann*  
ROBERT D. MANN, L.S. #2509 DATE: 6/1/06

**AREA TABULATION**

OLD AREA LOT 1 ORIGINAL TAX PARCEL (23-20) (1-50) =	19.032 AC.±
NEW AREA LOT 1 ORIGINAL TAX PARCEL (23-20)(1-50) =	19.234 AC.±
OLD AREA 50' PRIVATE RIGHT-OF-WAY ORIGINAL (23-20) (1-50C) =	0.588 AC.±
NEW AREA 50' PRIVATE RIGHT-OF-WAY ORIGINAL (23-20)(1-50C) =	0.386 AC.±
TOTAL AREA SUBDIVIDED =	19.820 AC.±

**GENERAL NOTES:**

- 1.) THE PROPERTIES AS SHOWN ARE ALL OF TAX MAP PARCEL (23-2)(1-50); PROPERTY ADDRESS: 7145 RICHMOND ROAD & ALL OF TAX MAP PARCEL (23-2)(1-50C); PROPERTY ADDRESS: 75 NINA LANE.
- 2.) THE PROPERTIES AS SHOWN ARE ZONED MU WITH PROFFERS (PROFFERS RECORDED AS INSTRUMENT #040016082) AS APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON FEBRUARY 10, 2004 UNDER REZONING CASE NO. Z-8-03.
- 3.) PORTIONS OF LOT 1 LIE WITHIN RPA (RESOURCE PROTECTION AREA) AND/OR RMA (RESOURCE MANAGEMENT AREA) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 4.) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- 5.) PROPERTIES AS SHOWN LIE IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), PER F.I.R.M. 510201-00208, DATED FEBRUARY 6, 1991.
- 6.) THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- 7.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 8.) MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 9.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 10.) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.



**REFERENCES:**

D.B. 151, PG. 326  
INSTR. #040017945  
INSTR. #040029966  
INSTR. #040029998

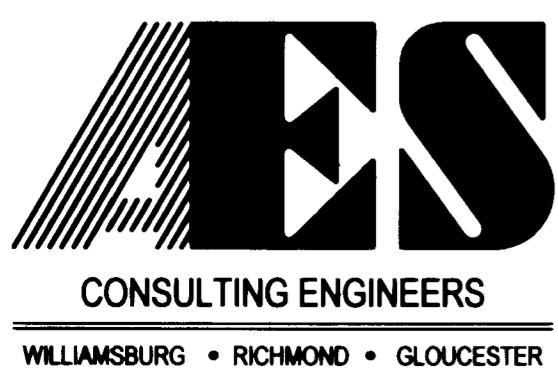
2 Large/Small Plat(s) Recorded  
herewith as # 060017078

**CERTIFICATE OF APPROVAL**

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

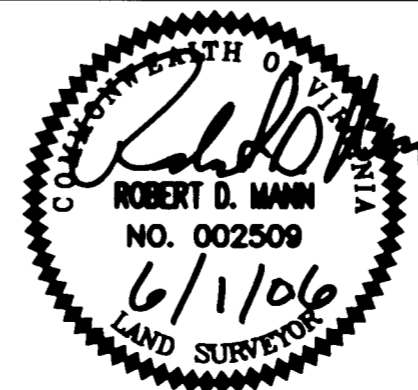
*[Signature]* 6/2/06  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA  
COUNTY OF JAMES CITY, VIRGINIA  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA  
THIS 17 DAY OF July 2006  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS AT 11:23 A.M.  
INSTRUMENT # 060017078  
TESTE: *Betsy B. Woolridge, Clerk*  
*By: [Signature]*  
CLERK



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

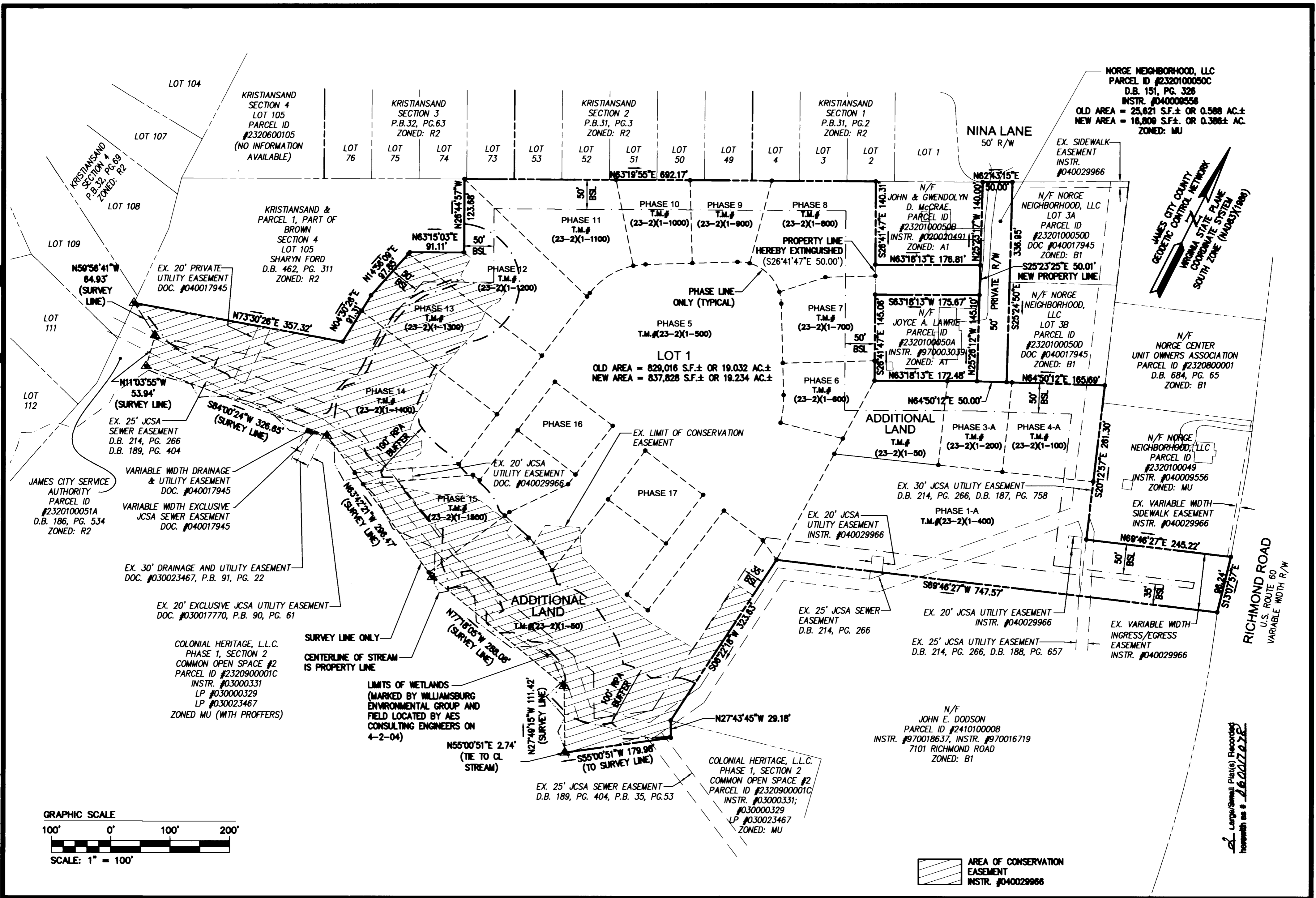
PLAT OF BOUNDARY LINE ADJUSTMENT  
BETWEEN LOT 1 AND 50' PRIVATE RIGHT-OF-WAY  
BEING THE PROPERTY OF  
NORGE NEIGHBORHOOD, LLC  
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court, This PLAT was recorded on	
at <u>11:23</u> AM/PM, PG. <u>17</u>	
DOCUMENT # <u>060017078</u>	
BETSY B. WOOLRIDGE, CLERK	
<i>Betsy B. Woolridge</i> Clerk	
1	5/16/06
REVISED PER COUNTY COMMENTS RDM	
No.	DATE
REVISION / COMMENT / NOTE	
	BY

Designed	Drawn
VMB/JAG	AWT
Scale	Date
1"=100'	12/19/05
Project No.	
9286-01	
Drawing No.	
1 of 2	

#060017078



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

PLAT OF BOUNDARY LINE ADJUSTMENT  
 BETWEEN LOT 1 AND 50' PRIVATE RIGHT-OF-WAY  
 BEING THE PROPERTY OF  
 NORGE NEIGHBORHOOD, LLC

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on	
		at 11:23 AM/PM, PG. 17 July 2006	
DOCUMENT # 060017078		BETSY B. WOOLRIDGE, CLERK	
		Clerk	
1	5/16/06	REVISED PER COUNTY COMMENTS	RDW
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMB/JAG	Drawn AWT
Scale 1"=100'	Date 12/19/05
Project No. 9286-01	
Drawing No. 2 of 2	