

CERTIFICATION OF SOURCE OF TITLE

FORMER LOT 4 & LOT 4A AS SHOWN ON THIS PLAT OF LOT LINE EXTINGUISHMENT WAS CONVEYED TO CHARLES A. HENRY & POLLYANNA HENRY BY DEED DATED APRIL 20, 1956 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS D.B. 54, PG. 256 AND BY DEED DATED JUNE 15, 1956 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS D.B. 58, PG. 283.

OWNER'S CERTIFICATE

THE LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Charles A. Henry 5/11/06
 CHARLES A. HENRY DATE

Pollyanna Henry 7-11-06
 POLLYANNA HENRY DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, I, Linda S. Sutton
 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 11th DAY OF July, 2006. MY COMMISSION EXPIRES 1/31/07

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.

G. T. Wilson, Jr. 5/25/06
 G. T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL

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

[Signature] 7/11/06
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

LEGEND

- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- B.S.L. = BUILDING SETBACK LINE
- N/F = NOW OR FORMERLY
- T.M. = TAX MAP
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- PP = POWER POLE

AREA OF EXISTING LOTS

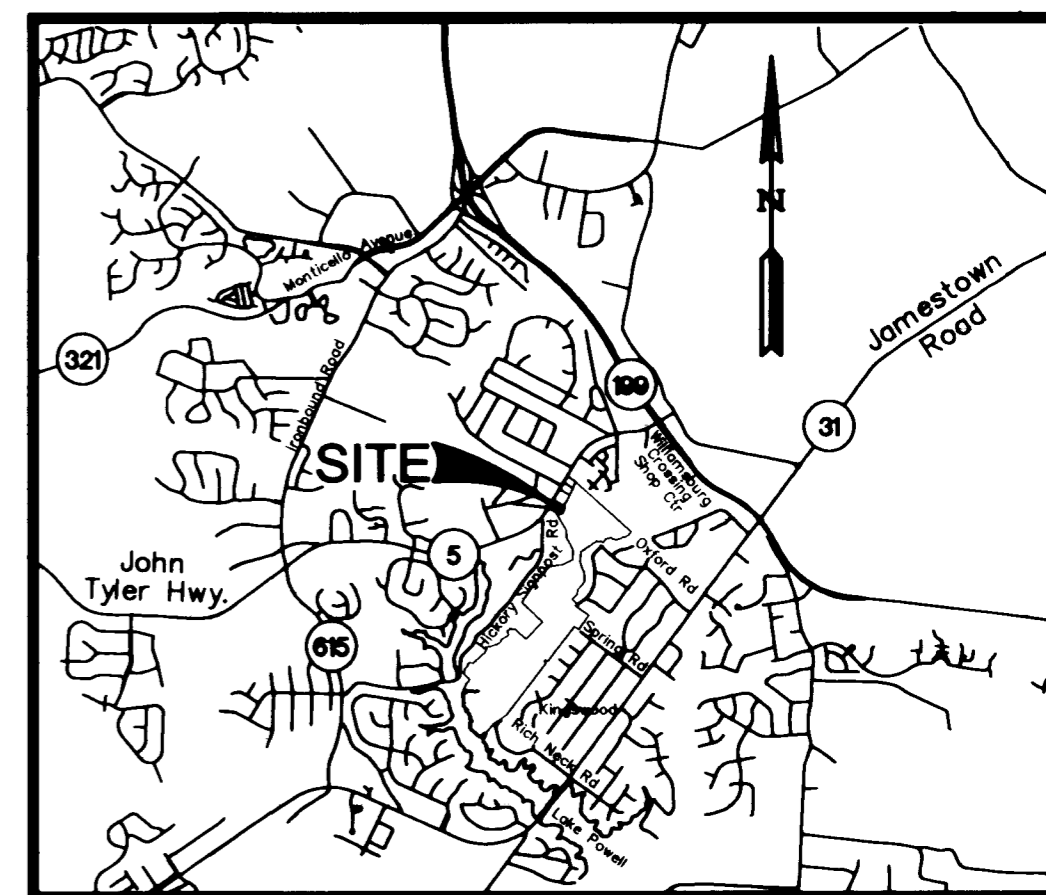
LOT 4A	=	6,634 S.F. OR 0.152 AC.
LOT 4	=	13,910 S.F. OR 0.319 AC.
TOTAL	=	20,544 S.F. OR 0.471 AC.

AREA OF NEW LOT

LOT 4	=	20,544 S.F. OR 0.471 AC.
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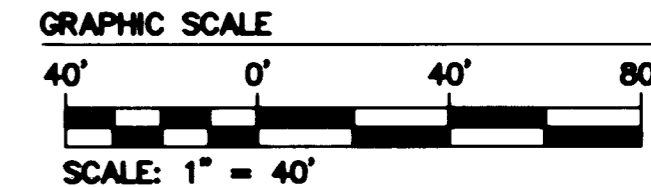
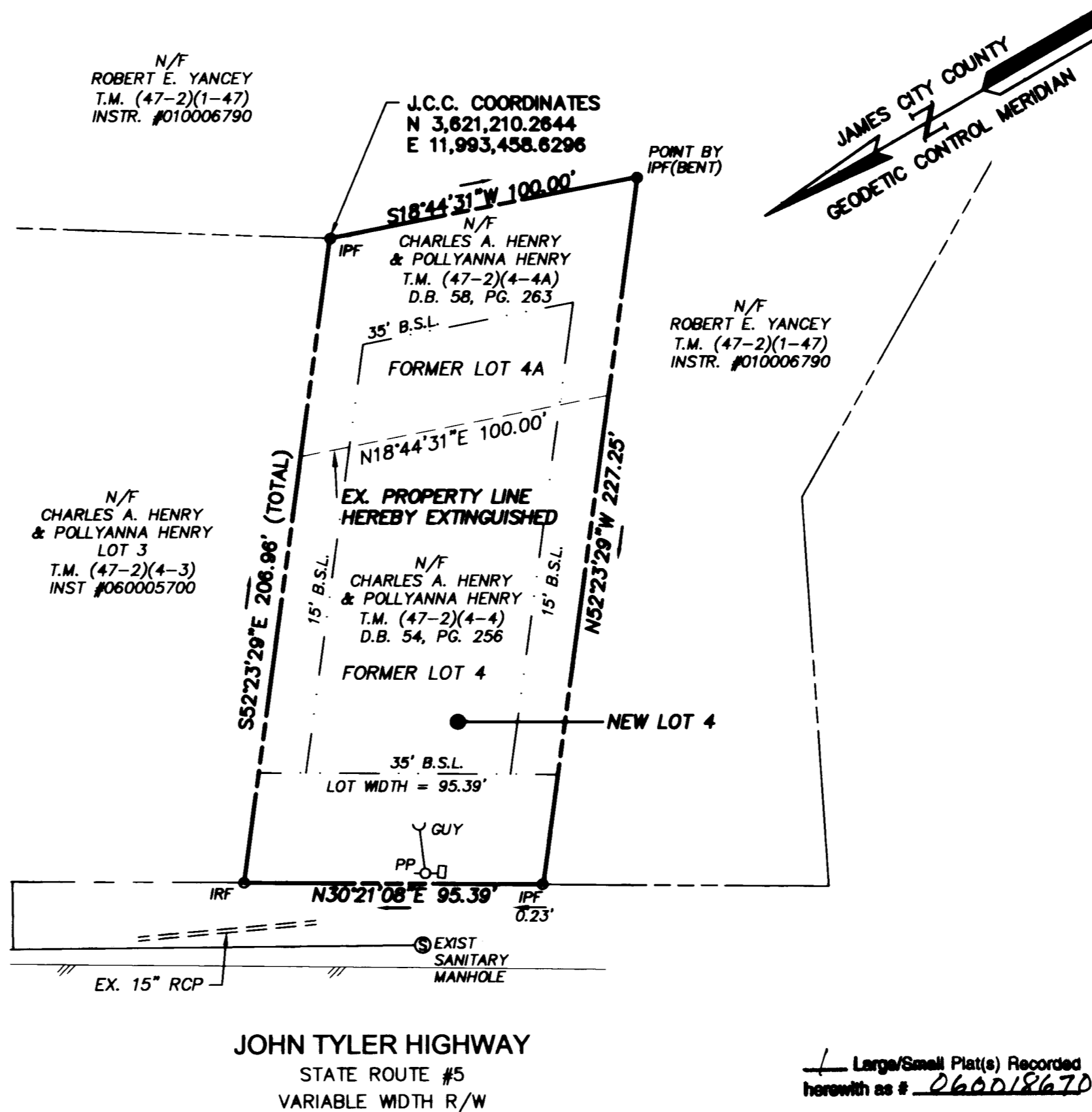
GENERAL NOTES

1. PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
2. SETBACKS:
 FRONT = 35'
 SIDE = 15'
 REAR = 35'
 PER CURRENT ZONING ORDINANCE, MINIMUM LOT WIDTH AT BUILDING SETBACK LINE IS 100' FOR LOTS LESS THAN 1 ACRE. THE WIDTH AT THE BUILDING SETBACK LINE FOR LOT 4, RECORDED IN DEED BOOK 54 AT PAGE 256, DATED APRIL 20, 1956 IS 95.39'
3. LOTS SHALL BE SERVED BY PUBLIC SEWER AND WATER.
4. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
5. THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510201-00208, DATED 2/8/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.



LOCATION MAP SCALE: 1"=2000'

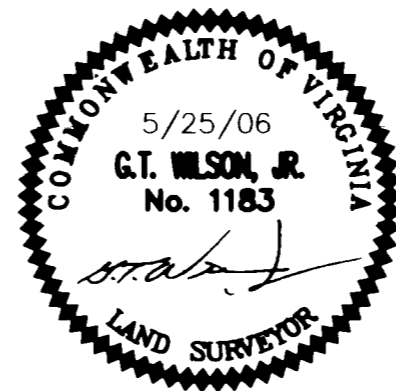
#060018670



5248 Olde Towne Road, Suite 1
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PLAT SHOWING
 LOT LINE EXTINGUISHMENT
 5015 JOHN TYLER HIGHWAY (STATE ROUTE 5)
 BEING THE PROPERTY OWNED BY:
 CHARLES A. &
 POLLYANNA HENRY

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on <u>31 July 2006</u> at <u>4:43</u> AM/PM-PB-PG- at DOCUMENT # <u>060018670</u> BETSY B. WOOLRIDGE, CLERK			
TESTE: <u>Betsy B. Woolridge, Clerk</u> BETSY B. WOOLRIDGE, CLERK <u>By Clerk in Absence of Clerk</u>			
1	7/06/06	REVISED PER JCC COMMENT LETTER DATED 12/1/05	RED
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed RED	Drawn RED
Scale 1"=40'	Date 5/25/06
Project No. 9568	
Drawing No. 1 of 1	