

#070011660

CERTIFICATE OF SOURCE OF TITLE (JERRY H. BLEDSOE)

THE PROPERTY SHOWN ON THIS PLAT KNOWN AS LOT 11 WAS CONVEYED BY SHARON C. BLEDSOE TO JERRY H. BLEDSOE BY DEED DATED JUNE 14, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY, VIRGINIA IN D.B. 805, PAGE 359.

OWNERS CERTIFICATE

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

Signature and date of Jerry H. Bledsoe, Owner (Printed).

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City, Notary Public Mary R. Selton certifying the document.

SURVEYORS 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.

Signature and date of Charles A. Calhoun, L.S., Surveyor.

CERTIFICATE OF SOURCE OF TITLE (M&MH2, LLC.)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FREDERICK L. TAYLOR TO M&MH2, LLC. BY DEED DATED MARCH 20, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT NO. 060006916.

OWNERS CERTIFICATE

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

Signature and date of Matthew S. Hypple, Owner (Printed).

CERTIFICATE OF NOTARIZATION

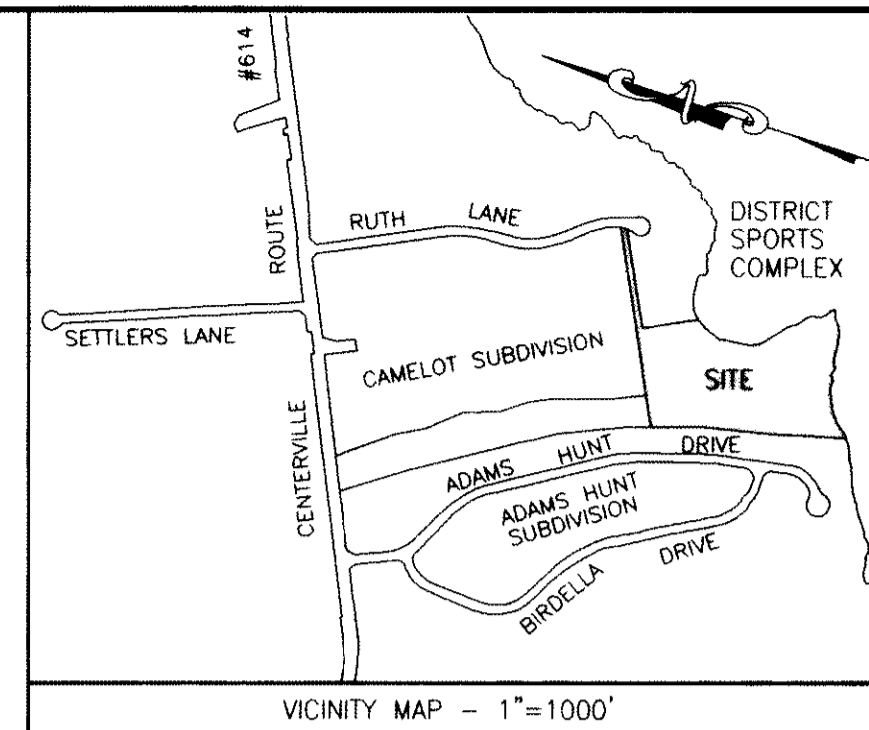
STATE OF VIRGINIA, Notary Public certifying the document.

Notary Public signature line.

CERTIFICATE OF APPROVAL

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

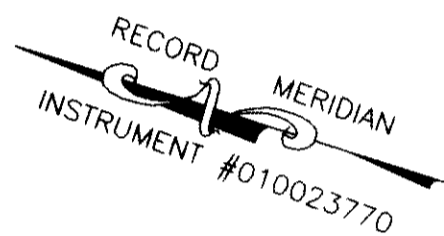
Date 3-20-07 and 4/5/07, Virginia Department of Transportation and Subdivision Agent of James City County.



LOT 11 BUILDING SETBACK REQUIREMENTS

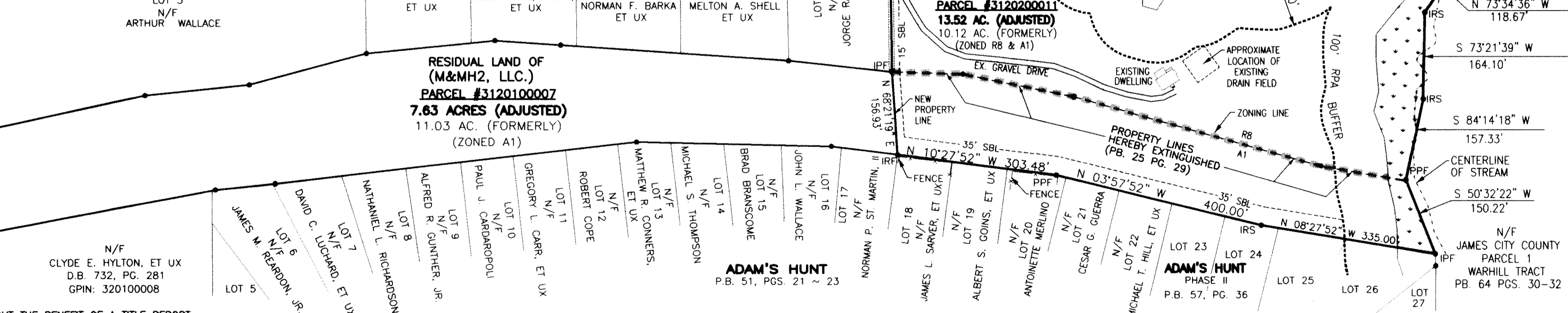
Side yard: Main structure - 15' minimum, Accessory structure - 5' minimum. Rear yard: Main structure - 35' minimum, Accessory structure - 5' minimum.

N/F James City County Parcel 1 Warhill Tract, PB. 64 PGS. 30-32.



CAMELOT SUBDIVISION SECTION 2 P.B. 25, PG. 29

Vertical text on the left side of the plat: CENTERVILLE ROAD STATE ROUTE 614, S.H.P.B. 7 PG. 108, 70' R/W.



GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
3. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
4. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
5. LOT 6262 CENTERVILLE ROAD IS CURRENTLY BEING SERVED BY PUBLIC WATER AND SEWER & THE LOT 162 RUTH LANE IS SERVED BY A PRIVATE WELL & SEPTIC SYSTEM.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
7. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0020B, DATED FEBRUARY 6, 1991.
8. UNDERGROUND AND ABOVE GROUND UTILITIES WERE NOT LOCATED.
9. PROPERTY LINES SHOWN WERE ESTABLISHED FROM RECORD DOCUMENTS NOTED AND FIELD MONUMENTATION FOUND.
10. ALL OUTDOOR SIGNS ON THE PROPERTY WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
11. WETLANDS AND LAND 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. (REFER TO 19-29 (g) OF THE SUBDIVISION ORDINANCE.)

LEGEND

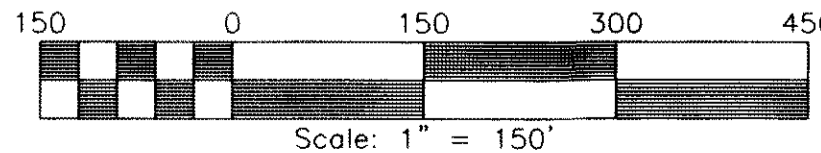
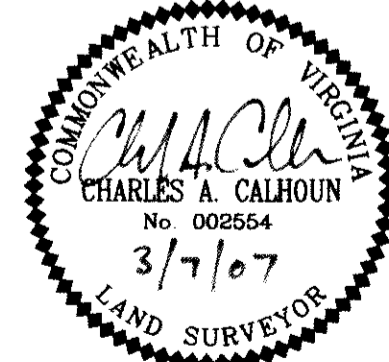
- IRF = Iron Rod Found
PPF = Pinched Pipe Found
IPF = Iron Pipe Found
IRS = Iron Rod Set

ADDITIONAL LOT OWNERS:

- LOT 23 - N/F - SUZANNE M. HART
LOT 24 - N/F - DICKIE W. JONES
LOT 25 - N/F - JEFFREY S. BERRY, ET UX
LOT 26 - N/F - RODNEY D. BIENFANG

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 30 DAY OF April, 2007. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 070011660. TESTE BY Claudia S. Woodruff, Clerk.



BOUNDARY LINE ADJUSTMENT PLAT BETWEEN #6262 CENTERVILLE ROAD AND #162 RUTH LANE BEING IDENTIFIED AS PARCEL ID.#3120100007 & #3120200011 POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA. DATE: 01/29/07 SCALE 1"=150' JOB# 07-018 REV: 3/7/07

LandTech Resources, Inc. Surveying - Engineering - GPS

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