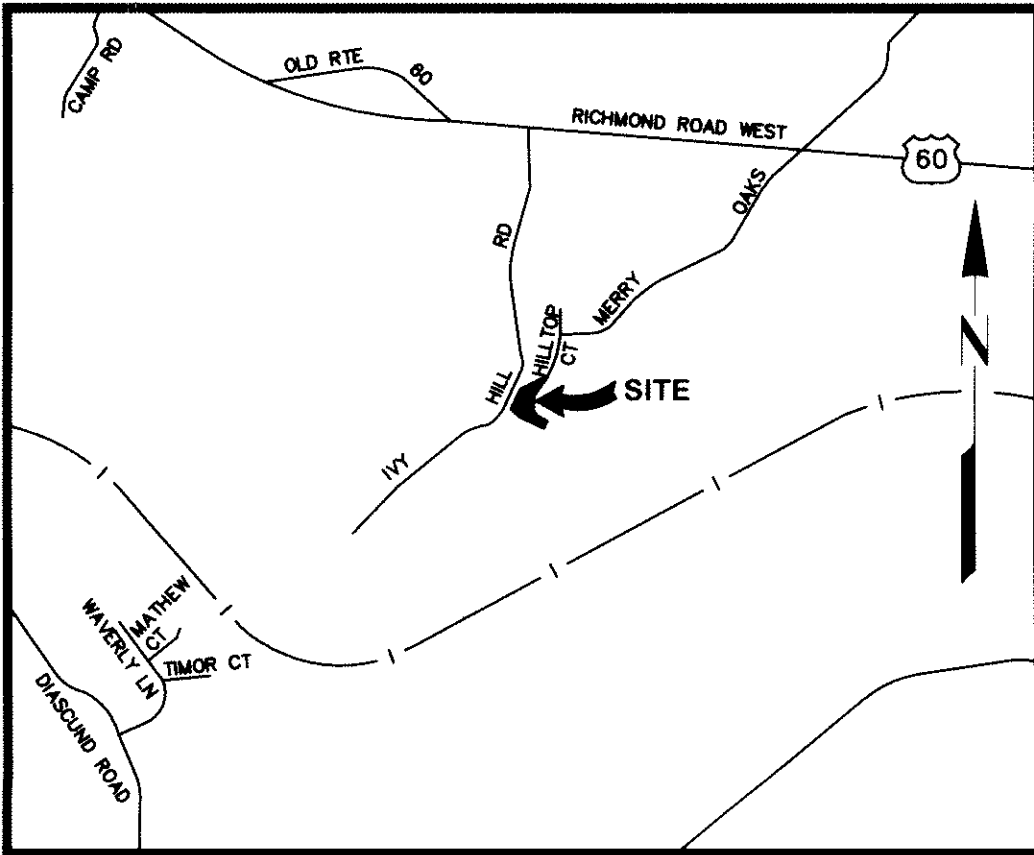


#070015684



VICINITY MAP  
SCALE: 1"=2000'

BOUNDARY LINE ADJUSTMENT  
OF  
LOT 20  
MERRY OAKS, SECTION ONE  
AND THE PROPERTY OF  
MC REAL ESTATE HOLDINGS, LLC  
STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
JANUARY 9, 2007, SHEET 1 OF 5  
REVISION DATE: MARCH 15, 2007  
REVISED: APRIL 5, 2007

NOTE:

1. NORTH MERIDIAN BASED ON PLAT RECORDED IN PLAT BOOK 493, PAGE 514.
2. THIS SUBDIVISION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANYLL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
3. BOUNDARY LINE INFORMATION TAKEN FROM PLAT ENTITLED PLAT OF THE PROPERTY CHRISTINA R. & JAVIER LOPEZ, LOT 20 MERRY OAKS SECTION-1, JAMES CITY COUNTY VA. DATED OCTOBER 29, 1990. PREPARED BY BECOUVARAKIS AND ASSOC. LAND SURVEYING. RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT, JAMES CITY COUNTY, VIRGINIA.
4. TOTAL AREA ENCOMPASSED BY THE SUBDIVISION = 229,185 SF. OR 5.26 AC. 5. FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 510201 0005B, EFFECTIVE DATE 2-6-91.
6. THIS PROPERTY IS CURRENTLY ZONED A-1
7. ALL UTILITIES TO BE PLACED UNDERGROUND
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
11. ALL NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
12. 10' ADDITIONAL RIGHT-OF-WAY WAS ADDED TO IVY HILL ROAD (RTE 657) AT LOT 20 AS DEPICTED ON PLAT RECORDED IN DB 481, PG 141.
13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
14. WETLANDS AND LAND WITHIN 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.

SETBACKS: 15. LOT 20 SECTION 1 MERRY OAKS IS SERVED BY PRIVATE WELL AND DRAIN FIELD SYSTEM.  
FRONT 100' 16. THE RPA ON NEW PARCEL "A" HAS NOT BEEN FIELD VERIFIED  
SIDE 15' BY THE COUNTY AS OF 5-01-07.  
BACK 35'

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RESUBDIVISION PLAT OF LOT 20, MERRY OAKS, SECTION ONE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES FOR RICHARD C. VAUGHN SR..

*Richard C. Vaughn Sr.*  
RICHARD C. VAUGHN SR.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City, Virginia  
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 17th DAY OF April, 2007.

*Farah S. Davis*  
MY COMMISSION EXPIRES 10/31/10

FARAH S. DAVIS  
NOTARY PUBLIC  
SURRY COUNTY, NC

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City, Virginia  
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 April, 2007.

MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CHESTER & MITZI HOLLEY, TO RICHARD C. VAUGHN SR. BY INSTRUMENT 060024388 DATED 09/28/2006 AND TO MC REAL ESTATE HOLDING, LLC, ET AL, BY INSTRUMENT 06000494 DATED 03/06/2006, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, JAMES CITY COUNTY VIRGINIA.

LEGEND:

- IPF ○ - DENOTES IRON PIPE FOUND
- IRS ● - DENOTES IRON ROD SET
- IRF ⊙ - DENOTES IRON ROD FOUND
- CMF □ - CONCRETE MONUMENT FOUND

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RESUBDIVISION PLAT OF LOT 20, MERRY OAKS, SECTION ONE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES FOR RICHARD C. VAUGHN SR..

*Richard C. Vaughn Sr.*  
MC REAL ESTATE, LLC

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City, Virginia  
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 April, 2007.

*Carol A. Burge*  
MY COMMISSION EXPIRES 10/31/10

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City, Virginia  
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 April, 2007.

*Carol A. Burge*  
MY COMMISSION EXPIRES 10/31/10

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.

*Lynn D. Evans*  
LYNN D. EVANS  
DATE 4/5/07

5 Large Scale Plats Recorded  
Recorded as 070015684

CERTIFICATE OF APPROVAL

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

*W. J. ...* DATE 5/24/07  
AGENT OF GOVERNING BODY

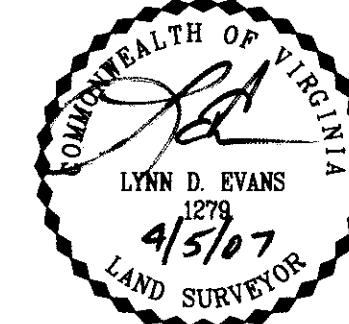
HEALTH OFFICER  
*Valerie Jordan* DATE April 23, 2007

*Walter ...* DATE 5-02-07  
VIRGINIA DEPARTMENT OF TRANSPORTATION

STATE OF VIRGINIA

COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 4 DAY OF June, 2007 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

*Betsy B. Workneffer, Clerk*  
*Buy Charles ...*  
CLERK



**Bury+Partners**  
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Checked By: LDE	Drawn By: KTL	Scale: N/A	Date: 1/09/07	Project No.: 211030008
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