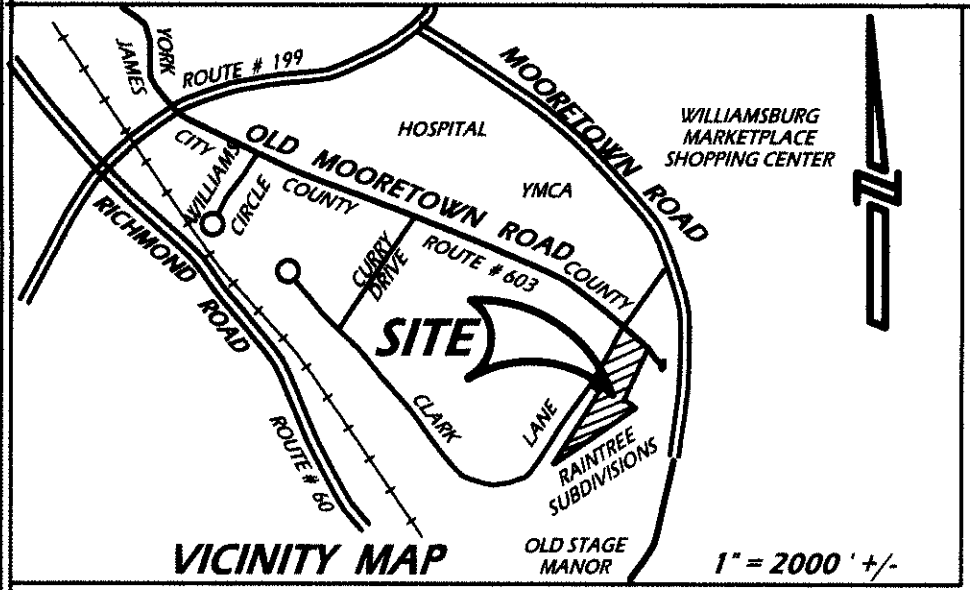
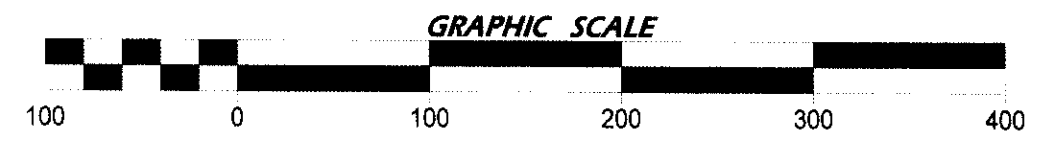


#070018386



**CERTIFICATE OF SOURCE OF TITLE :**

FRAZIER PARCEL SHOWN HEREON WAS CONVEYED BY DEED DATED SEPTEMBER 12, 1980 FROM H.B. JR. & BARBARA S. FRAZIER TO HEZEKIAH B. FRAZIER, JR. SAID DEED WAS RECORDED NOVEMBER 20, 1981 IN DEED BOOK 218, PAGE 645.  
REID LOT SHOWN HEREON WAS CONVEYED BY DEED DATED JULY 18, 2005 FROM MARY E. REID TO H.B. FRAZIER, JR. SAID DEED WAS RECORDED JULY 29, 2005 AS INSTRUMENT NUMBER 050017393.  
TRAVERS LOT SHOWN HEREON WAS CONVEYED BY DEED DATED SEPTEMBER 12, 2006 FROM JOYCE I. WILLIAMS TO TALISHA RODGERS-TRAVERS. SAID DEED WAS RECORDED SEPTEMBER 14, 2006 AS INSTRUMENT NUMBER 060023139.  
ALL OF THE ABOVE IS OF RECORD AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY.



**OWNER'S CERTIFICATE :**

THE ADJUSTMENT OF PROPERTY LINES SHOWN ON THIS PLAT AND KNOWN AS THE FRAZIER/TRAVERS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

SIGNED: Hezekiah B. Frazier, Jr. SEAL  
HEZEKIAH B. FRAZIER, JR.

DATE: 6-4-07

SIGNED: Talisha Rodgers-Travers SEAL  
TALISHA RODGERS-TRAVERS

DATE: 6/4/07

**NOTARY CLAUSE**

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF Williamsburg

I, Cecilia P. Pugh A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 4th DAY OF June, 2007.

SIGNED: Cecilia P. Pugh  
MY COMMISSION EXPIRES 12-31-07

**CERTIFICATE OF APPROVAL :**

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

SIGNED: [Signature] DATE: 6/4/07  
SUBDIVISION AGENT OF JAMES CITY COUNTY

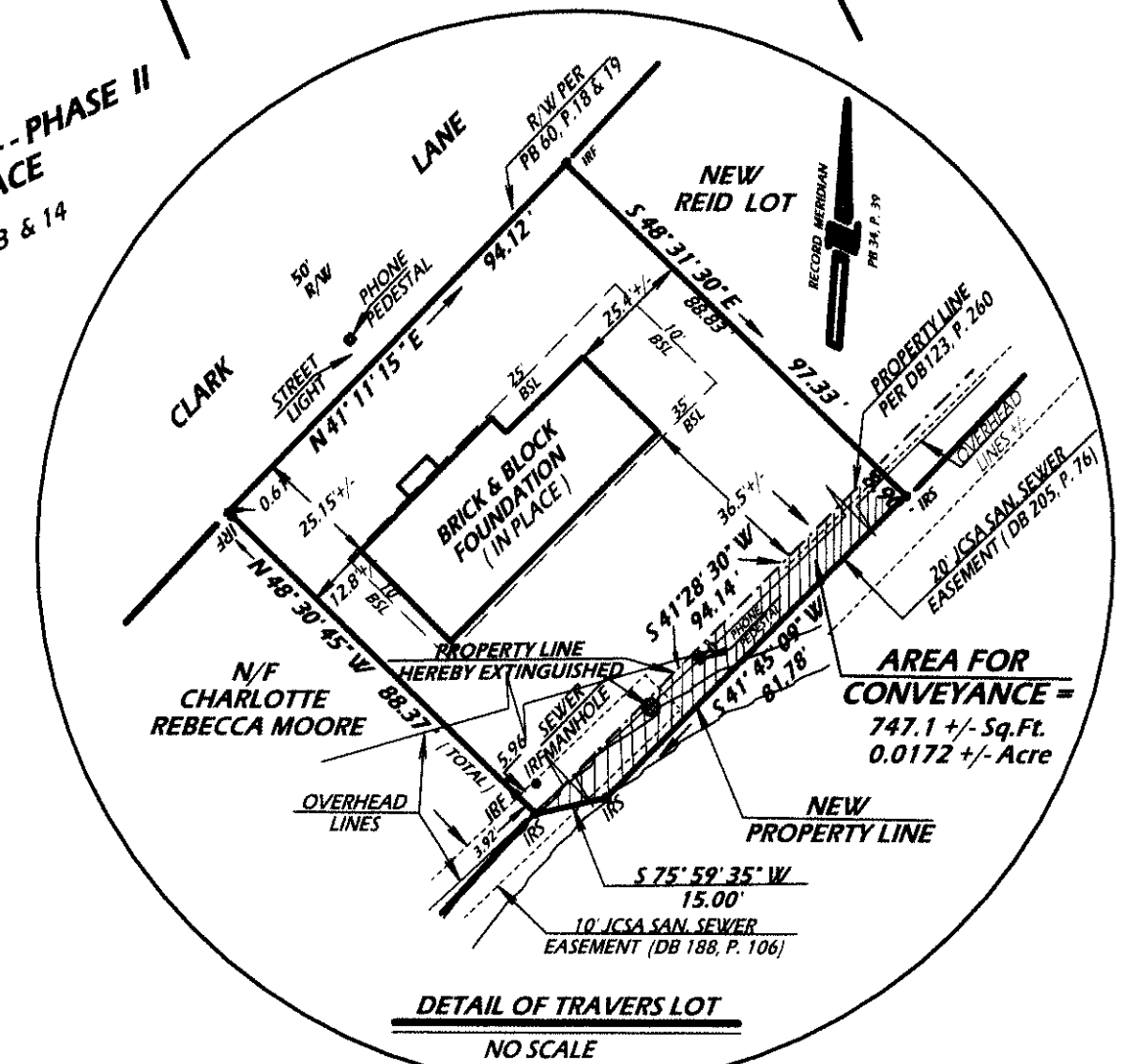
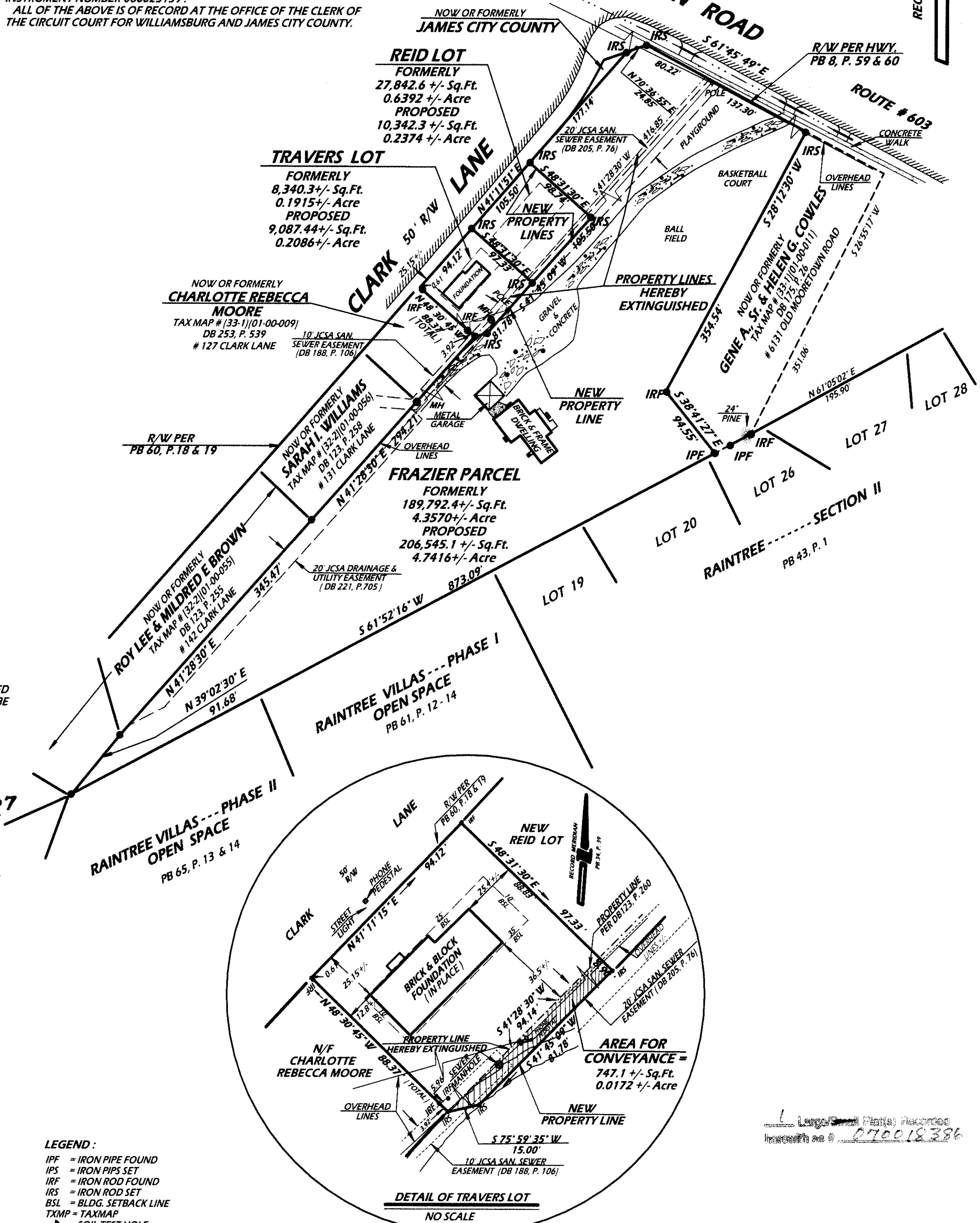
SIGNED: [Signature] DATE: 6-06-07  
VIRGINIA DEPT. OF TRANSPORTATION

SIGNED: [Signature] DATE: 6-6-07  
HEALTH DEPARTMENT

**SURVEYORS 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.

SIGNED: [Signature] DATE: 05/14/07



**GENERAL NOTES :**

- 1.) PROPERTY ADDRESSES :  
FRAZIER PARCEL = # 6137 OLD MOORETOWN ROAD  
REID LOT = # 6141 OLD MOORETOWN ROAD  
TRAVERS LOT = # 123 CLARK LANE
- 2.) PROPERTY IS ZONED "R2".
- 3.) PROPERTY TAX MAP #  
FRAZIER PARCEL = (33-1)(01-00-010)  
REID LOT = (33-1)(01-00-006)  
TRAVERS LOT = (33-1)(01-00-009A)
- 4.) IMPROVEMENTS ON PROPERTY APPEAR TO BE IN FLOOD HAZARD ZONE "X", (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AS SHOWN ON COMMUNITY PANEL 510 201 00200B WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991
- 5.) PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER FACILITIES.
- 6.) UNLESS OTHERWISE NOTED, ANY AND ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
- 7.) TOTAL AREA OF ADJUSTED PROPERTIES = 225,974.8 +/- Sq. Ft. OR 5.2279 +/- ACRES.
- 8.) MINIMUM LOT AREA FOR R2 ZONING DISTRICT = 10,000 Sq. Ft.
- 9.) MINIMUM SETBACK REQUIREMENTS FOR R2 ZONING DISTRICT.  
FRONT = 25'  
REAR = 35'  
SIDE = 10'
- 10.) MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 75'
- 11.) ANY NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 12.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 13.) NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 14.) WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREAS OF THE CHESAPEAKE BAY ACT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- 15.) UNLESS SHOWN AS "IPF", "IRF" OR "IRS" MONUMENTS ARE SHOWN IN ACCORDANCE WITH RECORD DATA OR OTHER INFORMATION. THIS PLAT DOES NOT REPRESENT A FULL OR COMPLETE SURVEY ON THE GROUND OF THE PROPERTIES DEPICTED HEREON.

WILLIAMSBURG/JAMES CITY COUNTY

RECORDED 26 DAY OF June 2007

INSTRUMENT # 070018386

Betsy B. Worlidge CLERK  
By: Claudia H. Binkley, Dep. Clerk

PLAT RECORDED AS  
INSTRUMENT # 070018386 @ 11:51 AM

**BOUNDARY LINE ADJUSTMENTS**  
ON PROPERTIES STANDING IN THE NAMES OF  
**HEZEKIAH B. FRAZIER, JR.**  
&  
**TALISHA RODGERS-TRAVERS**  
BEING  
**PART OF LOT # 3 OF "TAPLERS" AND**  
**AN ADJACENT ACREAGE PARCEL**

SITUATED IN POWHATAN DISTRICT OF  
**JAMES CITY COUNTY**, **VIRGINIA**

SCALE: 1" = 100'  
DATE: FEBRUARY 9, 2007  
REVISED: MAY 14, 2007

