

#070022832

OWNERS CERTIFICATE

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

7-17-07 DATE
Kermit A. Waltrip OWNERS SIGNATURE
Kermit A. Waltrip, Jr. PRINTED NAME
 7-17-07 DATE
Susan G. Waltrip OWNERS SIGNATURE
Susan G. Waltrip PRINTED NAME
 7-17-07 DATE
Daniel A. Waltrip OWNERS SIGNATURE
Daniel A. Waltrip PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY OF Williamsburg, I, Barbara J. Claus, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY AFORESAID. GIVEN UNDER MY HAND THIS 17 DAY OF July, 2007.
Barbara J. Claus
 NOTARY PUBLIC
 ID # 332352
 MY COMMISSION EXPIRES 1/31/11

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY KERMIT A. & LOUISA F. WALTRIP TO KERMIT A. WALTRIP, JR. & SUSAN DENISE GAMBRELL BY DEED DATED MARCH 12, 1980 AND RECORDED IN D.B. 201 @ PG. 708 (PARCEL E-1, P.B. 26 @ PG. 33) AND BY KERMIT A. WALTRIP, JR. & SUSAN G. WALTRIP TO DANIEL A. WALTRIP BY DEED DATED OCTOBER 6, 2005 & RECORDED AS INSTRUMENT # 060027294 (PARCEL "D-1" - INSTRUMENT # 050025341 - PLAT). THE ABOVE REFERENCED DEEDS ARE DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

ENGINEERS OR 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

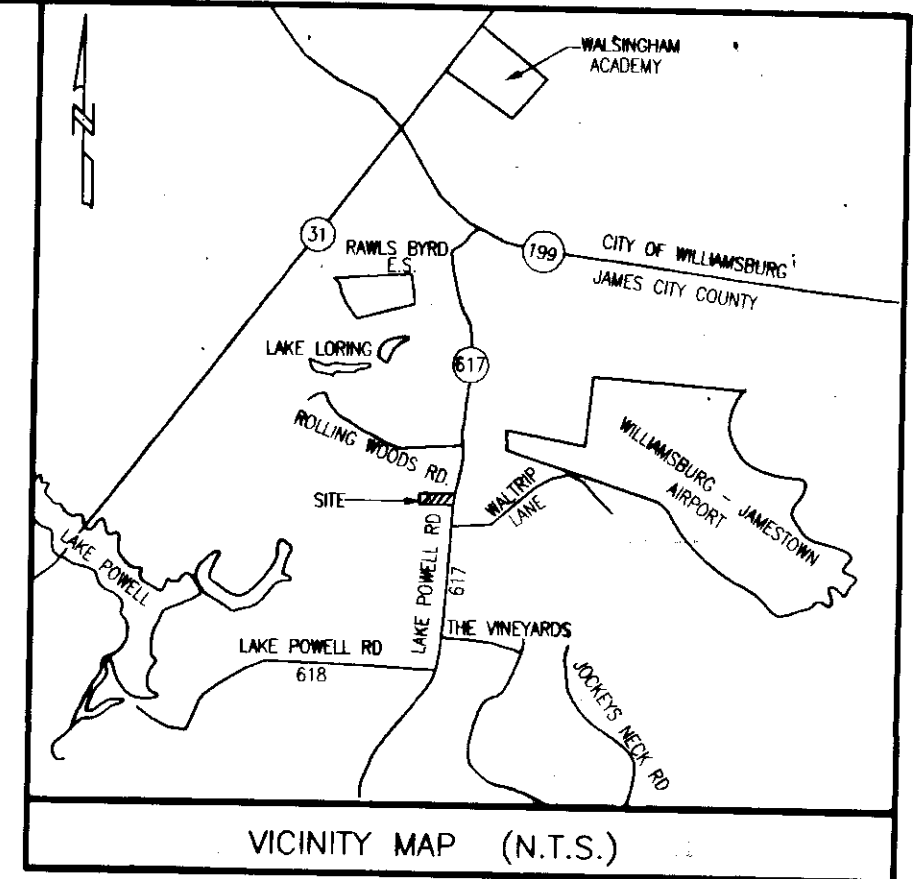
7/17/2007 DATE
Matthew H. Connolly MATTHEW H. CONNOLLY PRINTED NAME
 MATTHEW H. CONNOLLY, L.S. PRINTED NAME
 #002053

CERTIFICATE OF APPROVAL

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

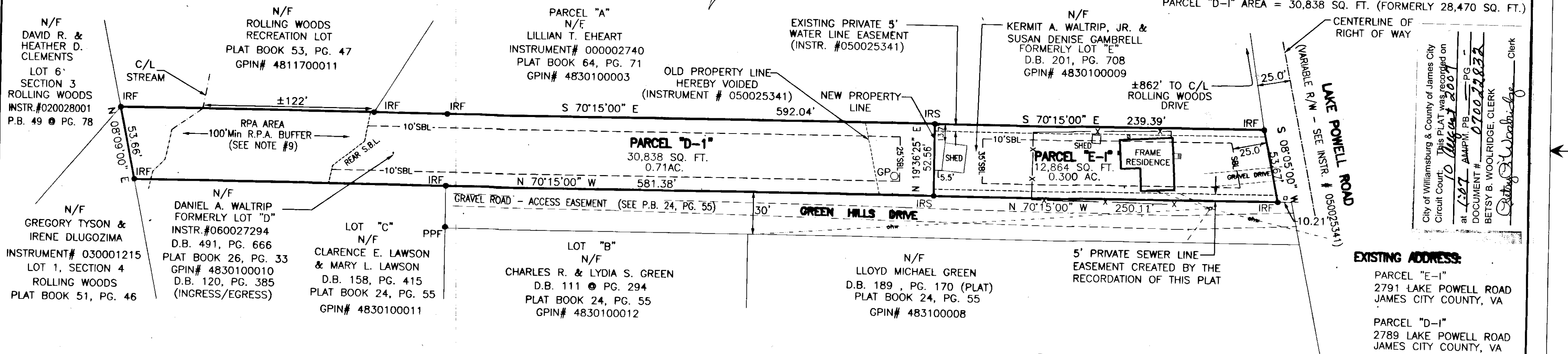
7/20/07 DATE
Alan P. Meyer VIRGINIA DEPARTMENT OF TRANSPORTATION
 8/1/07 DATE
[Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY, VA.

ZONING DISTRICT: R2
 BUILDING SETBACK (SBL)
 FRONT = 25'
 REAR = 35'
 SIDE = 10'



RECORD MERIDIAN
 INSTR. # 050025341

PROPERTY INFORMATION
 PARCEL "E-1" GPIN: # 4830100009
 PARCEL "D-1" GIN: # 4830100010
 PARCEL "E-1" AREA = 12,864 SQ. FT. (FORMERLY 15,231 SQ. FT.)
 PARCEL "D-1" AREA = 30,838 SQ. FT. (FORMERLY 28,470 SQ. FT.)



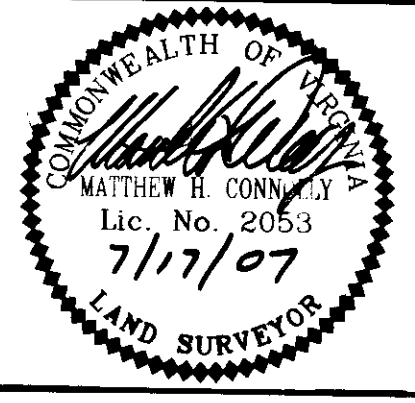
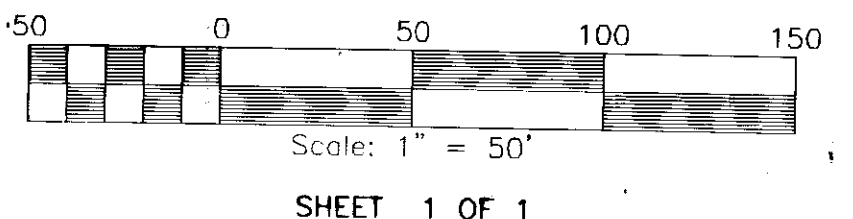
City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on at 1:27 AM/PM, PG. 1 DOCUMENT # 070022832 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

EXISTING ADDRESS:
 PARCEL "E-1"
 2791 LAKE POWELL ROAD
 JAMES CITY COUNTY, VA
 PARCEL "D-1"
 2789 LAKE POWELL ROAD
 JAMES CITY COUNTY, VA

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN INST.#050025341
- THE PERIMETER PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON PLATS AND AND DEEDS FOUND IN THE JAMES CITY COUNTY COURTHOUSE AS NOTED. THEY DO NOT REFLECT ANY ADVERSE RIGHTS BY ADJOINERS THAT MAY HAVE BEEN GAINED BUT NOT PERFECTED.
- THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

- GENERAL NOTES**
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 - PARCELS SHOWN HEREON TO BE SERVED BY PUBLIC WATER AND SEWER
 - 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.
 - RPA BUFFER LINE SHOWN IS 120' FROM CENTERLINE OF CREEK.
 - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

- LEGEND**
- IRF = Iron Rod Found
 - IRS = Iron Rod Set
 - IF = Iron Pipe Found
 - ohw = Overhead Utility Line
 - PPF = Pinched Pipe Found
 - Cable Pedestal
 - Electric Box
 - Telephone Pedestal
 - Min. Bldg. Setback Line
 - GP = Proposed Grinder Pump
- IRS DENOTES IRON ROD TO BE SET. ALL MONUMENTS SHALL BE IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE J.C.C. SUBDIVISION ORDINANCE. (UNLESS NOTED OTHERWISE)



DATE: 5/29/07
 DRAWN BY: MHC
 PROJECT NO. 05-148
 REFERENCES:
 INSTR. # 050025341
 D.B.201, PG. 708
 D.B.491, PG. 666
 P.B.. 26, PG. 33

PLAT OF REVISED BOUNDARY LINE ADJUSTMENT
LOTS "D" AND "E", WITHIN SECTION 4
SECTION II - GREEN HILLS SUBDIVISION
 JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA
 DATE : JULY 2, 2007 SCALE: 1" = 50'

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