

070025714

# BOUNDARY LINE AGREEMENT PLAT

SHOWING THE PROPERTIES OF  
CAROLINE W. DOZIER  
AND THE PROPERTY OF  
CHARLES W. DOZIER

PROPERTIES LOCATED  
IN THE  
STONEHOUSE  
MAGISTERIAL DISTRICT

PROPERTIES LOCATED  
ON THE SOUTHSIDE OF  
RTE. 610 (FORGE ROAD)  
AND WEST OF RTE 631  
LITTLE CREEK DAM ROAD

PROPERTY ADDRESS OF THE PROPERTY  
STANDING IN THE NAME OF  
CHARLES W. DOZIER  
2001 FORGE ROAD  
TOANO, 23168

PREPARED BY  
ANGLE & DISTANCE  
LAND SURVEYING INC.  
156 OLD STAGE RD.  
TOANO, VA. 23168  
(757) 561-5334  
DATE 6-6-07

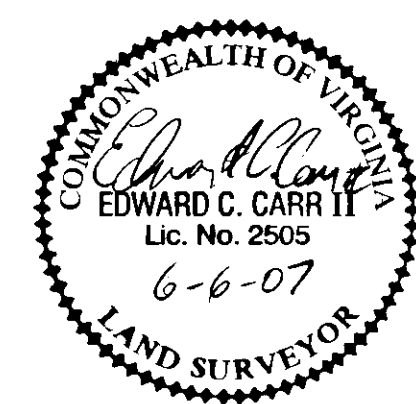
DRAWING SCALE  
1" = 200'

### AREA CALCULATIONS

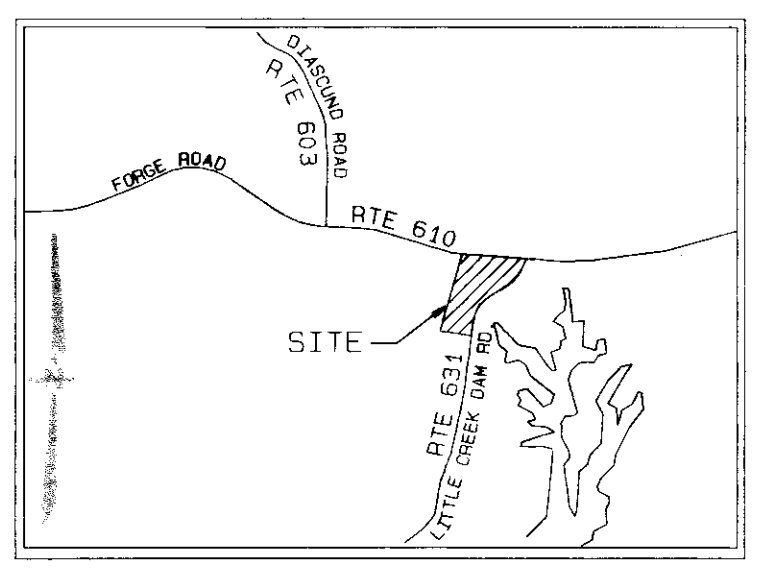
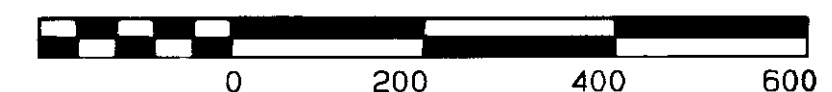
36.20 +/- ACRES TOTAL  
36.67 ACRES  
TO SURVEY LINES

City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on  
14 September 2007  
at 10:24 AM/PM, PG.         
DOCUMENT # 070025714  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

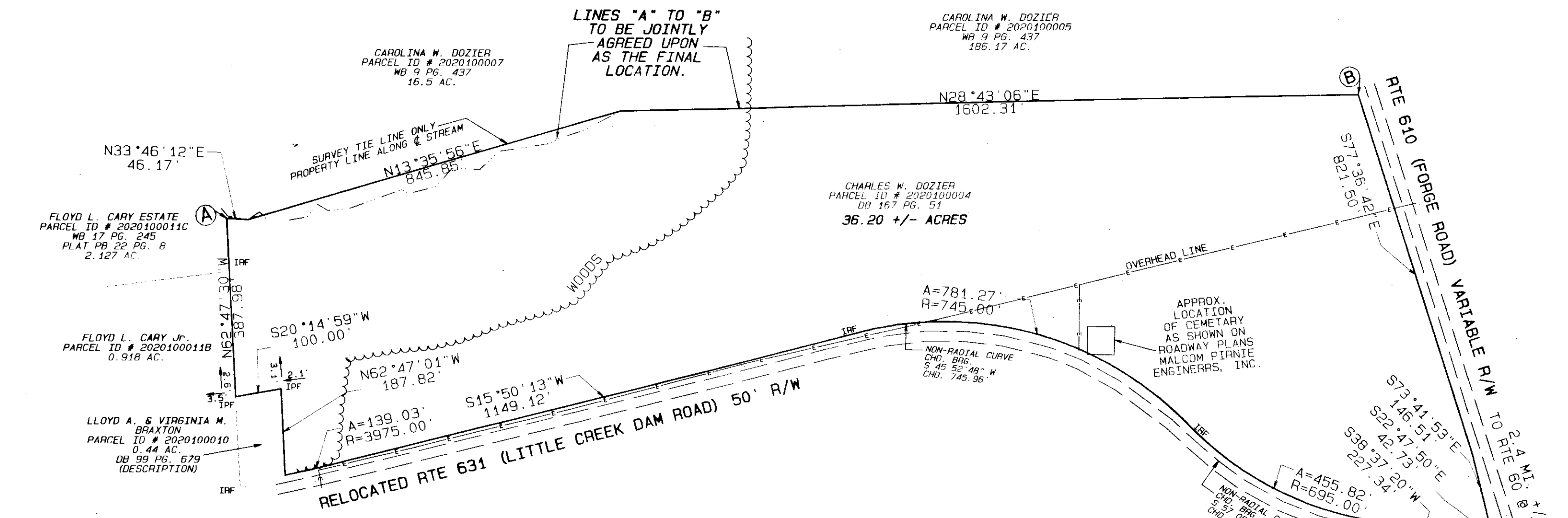
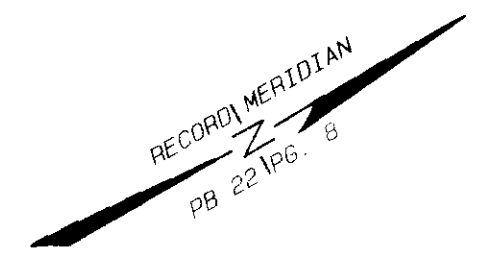
**L** Large/Small Plat(s) Recorded  
herewith as # 070025714



GRAPHIC SCALE 1"=200'



VICINITY MAP  
SCALE 1" = 1420'



### OWNERS CONSENT

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

5/6/20/07 *Caroline W. Dozier*  
DATE CAROLINE W. DOZIER

6/20/07 *Charles W. Dozier*  
DATE CHARLES W. DOZIER

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

*Edward C. Carr II*  
EDWARD C. CARR II L.S. # 2505

### GENERAL NOTES/SURVEYORS NOTES

THE PURPOSE OF THIS BOUNDARY LINE AGREEMENT PLAT IS TO DETERMINE THE LINE BETWEEN THE PROPERTIES OF CAROLINE W. DOZIER AND CHARLES W. DOZIER.

PROPERTY LINE AS SHOWN ON THIS PLAT IS THE MUTUALLY AGREED UPON LINE (A TO B ON PLAT) BETWEEN THE PROPERTIES OF CAROLINE W. DOZIER PARCEL ID # 2020100007 AND PARCEL ID # 2020100005 AND THE PROPERTY OF CHARLES W. DOZIER PARCEL ID # 2020100004. PROPERTY LINE DETERMINED BY PAROL EVIDENCE, UNABLE TO ACCURATLY DETERMINE THE LINE FROM PB 7 PG. 22, PLAT OF WARREN FARMS DATED 1929.

PROPERTY IS ZONED A1

PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN BY F.I.R.M. MAP # 510201-0015B EFFECTIVE DATE FEB. 6th, 1991.

THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SERVITUDES AND COVENANTS ON RECORD.

UNABLE TO ASSERTAIN THE EXACT LOCATION OF CEMETARY AS SHOWN. LOCATION AS SHOWN TAKEN FROM ROADWAY IMPROVEMENT PLANS MADE BY MALCOM & PIRNIE ENGINEERS INC.

### CERTIFICATE OF NOTARIZATION

(CAROLINE W. DOZIER)  
PARCEL ID # 2020100007  
PARCEL ID # 2020100005

THE STATE OF Virginia  
CITY/COUNTY OF James City  
I, R.M. Hazelwood, Jr. 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 ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 20 DAY OF June YR. 2007.  
MY COMMISSION EXPIRES 3-31-2010

### CERTIFICATE OF NOTARIZATION

(CHARLES W. DOZIER)  
PARCEL ID # 2020100004

THE STATE OF Virginia  
CITY/COUNTY OF James City  
I, R.M. Hazelwood, Jr. 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 ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 20 DAY OF June YR. 2007.  
MY COMMISSION EXPIRES 3-31-2010 BY: *Claudia H. Bishel, Jr., Clerk*

### STATE OF VIRGINIA

COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 14th DAY OF SEPT., 2007  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK        PAGE         
AND OR INSTRUMENT NUMBER 070025714  
TESTE: *Betsy B. Woolridge, Clerk*  
CLERK  
*Claudia H. Bishel, Jr., Clerk*