

070026309

BOUNDARY LINE ADJUSTMENT PLAT

OF THE PROPERTIES STANDING IN THE NAMES OF
JAMES N. & BETTY JO COOK
AND
TERRY L. & SHELIA J. RINEHART

PROPERTIES BEING A PORTION OF THE W. F. WOODWARD ESTATE AND LOT "B" OF THE JAMES N. & BETTY JO COOK FAMILY SUBDIVISION.

PROPERTIES SHOWN ARE LOCATED IN STONEHOUSE DISTRICT JAMES CITY COUNTY NORGE, VIRGINIA

TAX PARCEL ID # 1010100011
TAX PARCEL ID # 101010011B

PREPARED BY
ANGLE & DISTANCE LAND SURVEYING, INC.
156 OLD STAGE ROAD, TOANO, VA. 23168
757-561-5334
PLAT DATE 6-13-07

AREA CALCULATIONS

PARCEL ID # 1010100011
(OLD AREA BY RECORD) = 28.17 AC.
(NEW AREA BY RECORD) = 28.08 AC.

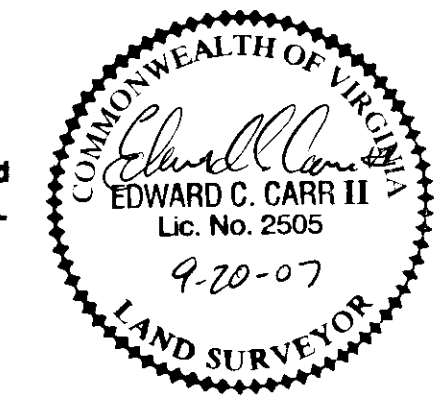
PARCEL ID # 101010011B
(OLD AREA) = 1.03 AC.
(NEW AREA) = 1.12 AC.

AREA OF BOUNDARY LINE ADJUSTMENT = .09 AC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND JAMES CITY COUNTY ORDINANCES REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

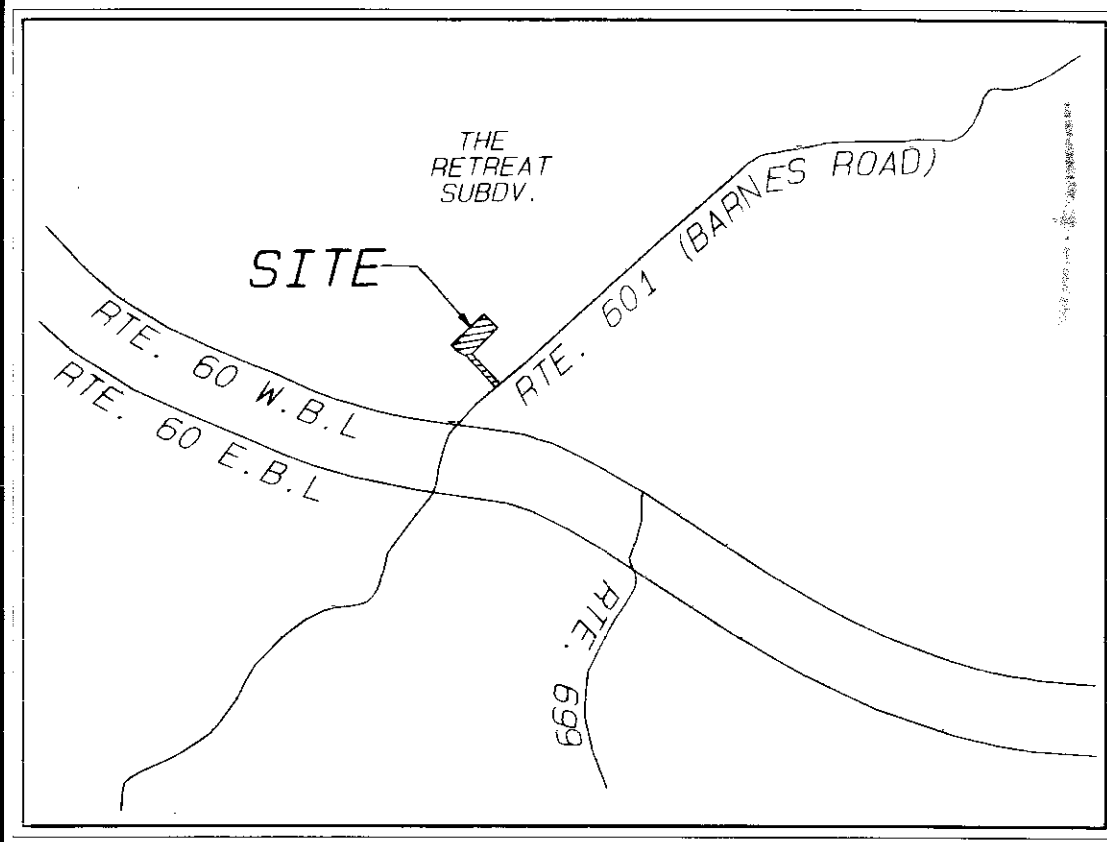
9-20-07 Edward C. Carr II
DATE EDWARD C. CARR II L.S.# 2505



Large/Small Plat(s) Recorded herewith as # 070026309

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 21 September 2007
at 12:29 AM/PM-PB PG
DOCUMENT # 070026309
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 21 DAY OF Sept, 2007
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE
AND OR INSTRUMENT NUMBER 070026309
TESTE: Betsy B. Woolridge
CLERK
BY: Claudia H. Binkholz, Dip. Clerk



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

BOUNDARY INFORMATION TAKEN FROM PLAT, PB 83 PAGE 35, BY MITCHELL-WILSON ASSOC. P.C. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. PROPERTIES SHOWN ARE BASED ON A CURRENT FIELD SURVEY.

PROPERTY IS ZONED A1. BUILDING SETBACK LINES ARE FRONT = 75' FROM CENTERLINE STREET
REAR = 35'
SIDE = 15'

PROPERTIES SHOWN APPEAR TO LIE IN FLOOD ZONE X AS SHOWN ON F.I.R.M. MAP # 510201-0005B EFFECTIVE DATE FEB. 6TH, 1991.

WETLANDS AND LANDS WITHIN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 (C) (1) OF THE JAMES CITY COUNTY CODE.

UNLESS OTHERWISE STATED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY ORDINANCE 19-34 THROUGH 19-36.

IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

SEPTIC TANK AND SOIL INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPT. PRIOR TO ANY NEW STRUCTURE.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

LOTS SHOWN ARE SERVED BY PRIVATE SEPTIC AND WELL.

ENTIRE BOUNDARY OF PARCEL ID # 1010100011 WAS NOT SURVEYED IN ITS ENTIRETY.

SOURCE OF TITLE

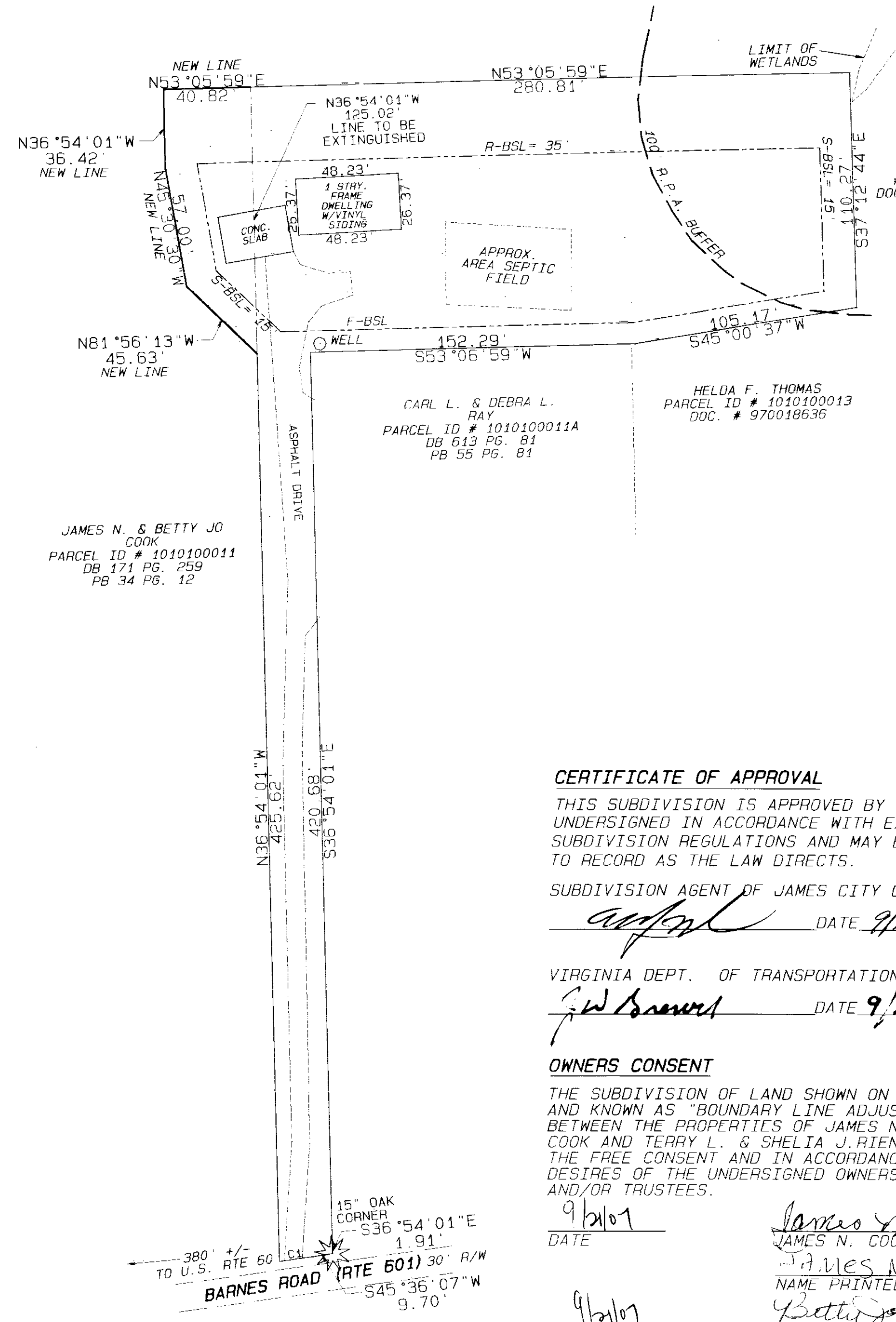
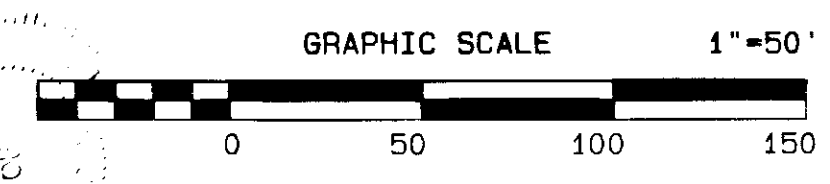
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY TERRY L. RINEHART TO TERRY L. AND SHELIA J. RINEHART BY DEED OF GIFT DATED MARCH 27th, 2007 AT INSTR. NUMBER 070009728 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF JAMES CITY
I, Lynda R. Kleiwerda, 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 21 DAY OF Sept, YR. 2007.
Lynda R. Kleiwerda MY COMMISSION EXPIRES 2/29/2008

LYNDA R. KLEIWERDA
NOTARY PUBLIC
REG. #348976
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEB. 29, 2008

LINE	ARC	CHORD	BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	15.48'	S46°34'07"W	734.24'	1°42'29"	15.48'	7.74'	



CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY
Edward C. Carr II DATE 9/21/07

VIRGINIA DEPT. OF TRANSPORTATION

John B. ... DATE 9/21/07

OWNERS CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF JAMES N. & BETTY JO COOK AND TERRY L. & SHELIA J. RINEHART" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

9/21/07
DATE
James N. Cook
JAMES N. COOK
NAME PRINTED
Betty Jo Cook
BETTY JO COOK
NAME PRINTED
Terry L. Rinehart
TERRY L. RINEHART
NAME PRINTED
Terry L. Rinehart
TERRY L. RINEHART
NAME PRINTED
Shelia J. Rinehart
SHELIA J. RINEHART
NAME PRINTED
Shelia J. Rinehart
SHELIA J. RINEHART
NAME PRINTED

