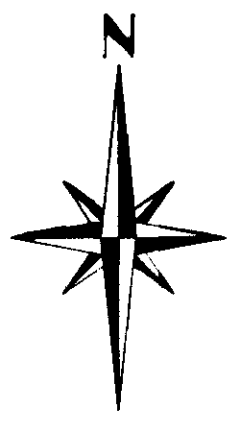
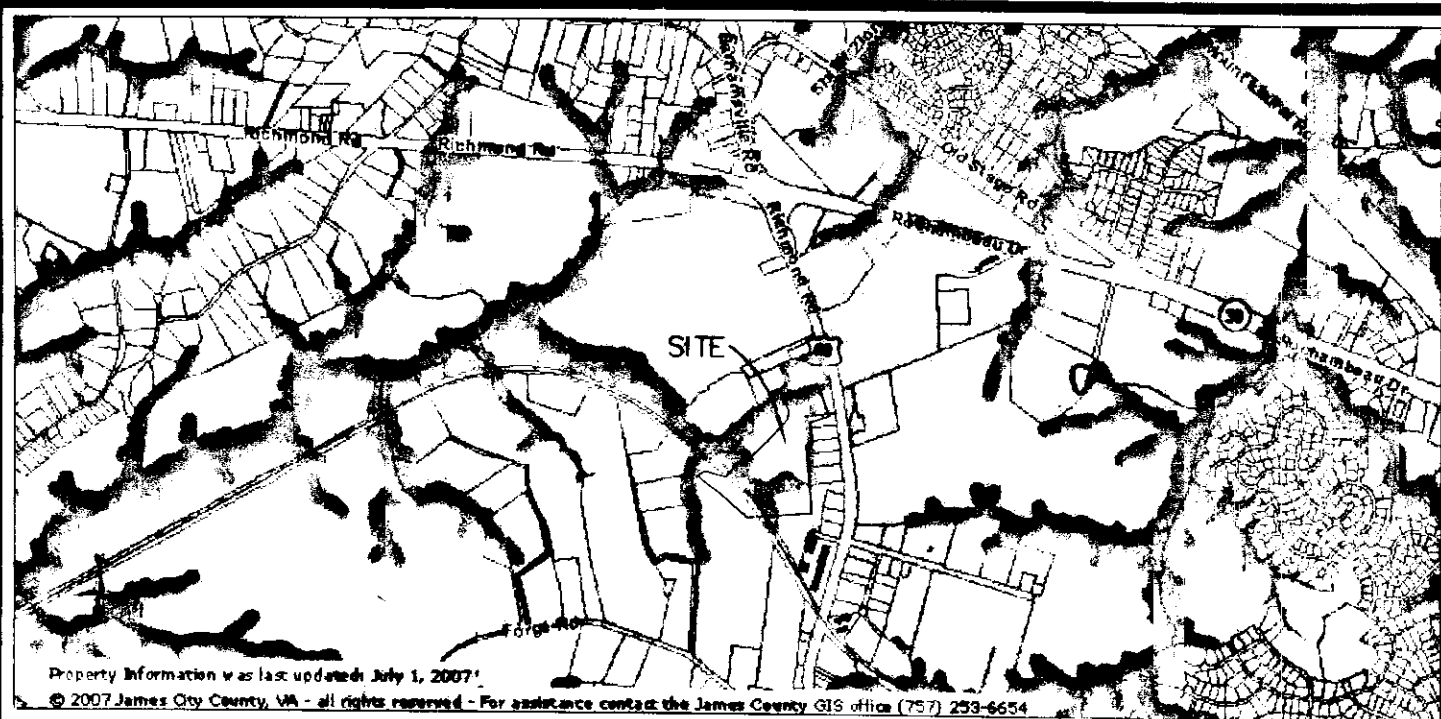
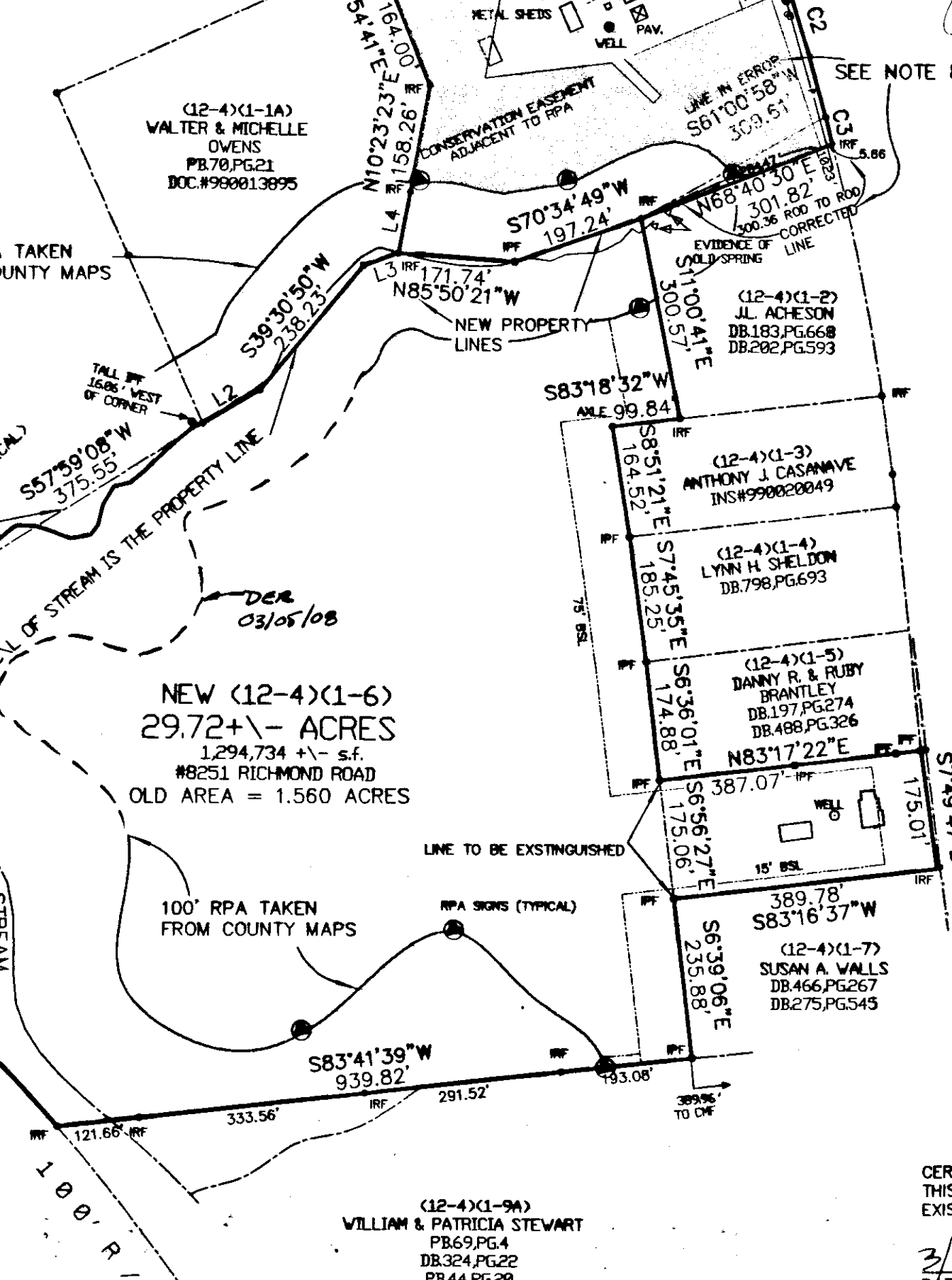


080007241



NEW (12-4)(1-1)  
6.237 Acres.  
271,683.72 Sq.ft.  
OLD AREA = 34.40 ACRES  
#8391 RICHMOND ROAD



OWNER'S CERTIFICATE:  
THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS TAX MAP 12-4 PARCELS 1-1 & 1-6 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEES.

ACAH LLC 2/13/08  
DATE  
Robert A. Murphy  
SIGNATURE  
Robert A. Murphy  
NAME PRINTED

CERTIFICATE OF NOTORIZATION:  
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY  
I, JAMES B. MARRAS, 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 HAND THIS 13 DAY OF February, 2008.

James B. Marras  
SIGNATURE  
MY COMMISSION EXPIRES 3/31/2011

VICINITY MAP 1"=2000'  
NOTES:  
1. WETLANDS AND LAND WITHIN THE 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.  
2. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.  
3. EXISTING SEPTIC SYSTEMS AND PRIVATE WELLS WILL NOT BE ADVERSELY AFFECTED BY THIS BOUNDARY LINE ADJUSTMENT.  
4. THIS PROPERTY IS ZONED A-1.  
5. SETBACK REQUIREMENTS:

FRONT= 75'  
SIDE= 15'  
REAR= 35'  
6. 100' RPA TAKEN FROM COUNTY MAPS FOR RECORDATION OF BOUNDARY LINE ADJUSTMENT. PER JAMES CITY COUNTY CODE SECTION 23-1(2), SITE-SPECIFIC BOUNDARIES OF THE RPA SHALL BE DETERMINED BY THE APPLICANT AS PART OF ANY FUTURE PLAN OF DEVELOPMENT REVIEW PROCESS AND WILL BE SUBJECT TO REVIEW AND APPROVED BY THE ENVIRONMENTAL DIVISION.  
7. THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE AS SHOWN A FIRM COMMUNITY #510201 PANEL#0010B, EFFECTIVE DATE 02/06/91.  
8. THE LINE SHOWN AS LINE IN ERROR WAS SHOWN ON A PLAT BY ME DATED 07/06/06 AND WAS BASED ON PLAT BOOK 4 PAGE 31 THIS LINE WAS CHANGED ON 09/30/77 AND SHOWN ON A PLAT BY PAUL SMALL RECORDED IN DB 183.PG.668. THE LINE LABELED CORRECTED LINE REFLECTS THE LINE BY PAUL SMALL AND MONUMENTATION FOUND IN THE FIELD.  
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.  
10. CONSERVATION EASEMENT TAKEN FROM PLAT BY LANDTECH.  
11. RPA SIGNS TO BE INSTALLED IDENTIFYING THE LANDWARD LIMIT OF THE RPA PER SECTION 23-7(C) OF CHAPTER 23 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE.

CERTIFICATE OF SOURCE OF TITLE: (12-4)(1-1)  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY PATRICIA ANNE STEWART TRUSTEES TO ACAH LLC. BY DEED, ON 07/28/2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED DOCUMENT #060018437, AND RECORDED ON 07/28/2006.  
CERTIFICATE OF SOURCE OF TITLE: (12-4)(1-6)  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANSELMO BERADI TO ACAH LLC. BY DEED, ON 07/27/2007 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED DOCUMENT #070023297, AND RECORDED ON 08/17/2007.

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.  
02/12/08  
DATE  
Dean E. Raynes  
SIGNATURE  
DEAN E. RAYNES  
NAME PRINTED



HIS LAND SURVEYING, INC.  
P.O. BOX 100  
PROVIDENCE FORGE VIRGINIA 23140  
(804) 966-7817

NUM	BEARING	DISTANCE
L1	N18°50'23"W	80.21'
L2	+N59°47'20"E	97.42'
L3	N70°39'40"E	55.00'
L4	N11°10'25"E	92.00'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	12°35'03"	638.79'	2908.43'	N47°27'57"W	637.51'
C2	4°18'46"	291.20'	3868.72'	N16°50'30"W	291.13'
C3	0°36'56"	41.57'	3868.72'	N14°22'39"W	41.57'

BOUNDARY LINE ADJUSTMENT  
ON TWO PARCELS OF LAND  
BEING  
TAX MAP (12-4)(1-1) & (12-4)(1-6)  
LOCATED IN STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=200' DATE: 11/15/2007  
J.N. 322.1  
REVISED: 01/29/2008  
REVISED: 02/13/2008



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

3/5/08  
DATE  
Virginia Department of Transportation  
3/6/08  
DATE  
SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
3-7-2008  
at 1:37 PM, PG-  
DOCUMENT # 080007241  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

Large Plat(s) Recorded  
herewith as # 080007241