080009889

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAT AND KNOWN AS LOTS 16 & 17 SECTION THREE, FENWICK HILLS IS WITH FREE CONSENT AND IN ACCORDANCE WITH OF THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Rami E. Hasith — 3-27-08

AFFORDABLE HOMES, LLC-I – OWNER — DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Va. Beach I, Mary K. Carr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY 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/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 27th DAY OF March, 2007.

MY COMMISSION EXPIRES 10.30.09.

Mary K. Carr #300289

NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE – LOTS 16 & 17

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FENWICK HILLS, LLC TO AFFORDABLE HOMES, LLC-I BY DEED DATED JANUARY 5, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN INSTRUMENT #070003238.

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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

3/24/2008 — MATTHEW H. CONNOLLY, LIC. NO. #2053

DATE

CERTIFICATE OF APPROVAL

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

4-2-08 — VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE

4/3/08 — SUBDIVISION AGENT OF JAMES CITY COUNTY

DATE

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 11th DAY OF April, ~~2007~~ 2008

THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:32 A.M./~~P.M.~~

INSTRUMENT # 080009889

TESTE Bates B. Woolridge, Clerk

By Claudia H. Birkhofer, D.C. CLERK

PROPERTY INFORMATION

TOTAL AREA OF ADJUSTMENT = AS SHOWN

LOTS 16 & 17, SECTION 3, FENWICK HILLS

PARCEL ID: LOT 16 – # 1220600016
LOT 17 – # 1220600017

ADDRESS : #3404 FREDERICK DRIVE (LOT 16)
#3408 FREDERICK DRIVE (LOT 17)

ZONING DISTRICT: R2

SETBACK REQUIREMENTS :

FRONT YARD : 25'

MINIMUM SIDE YARD = 10'

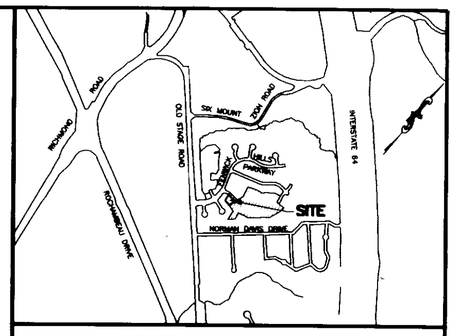
MINIMUM REAR YARD = 35'

LEGEND

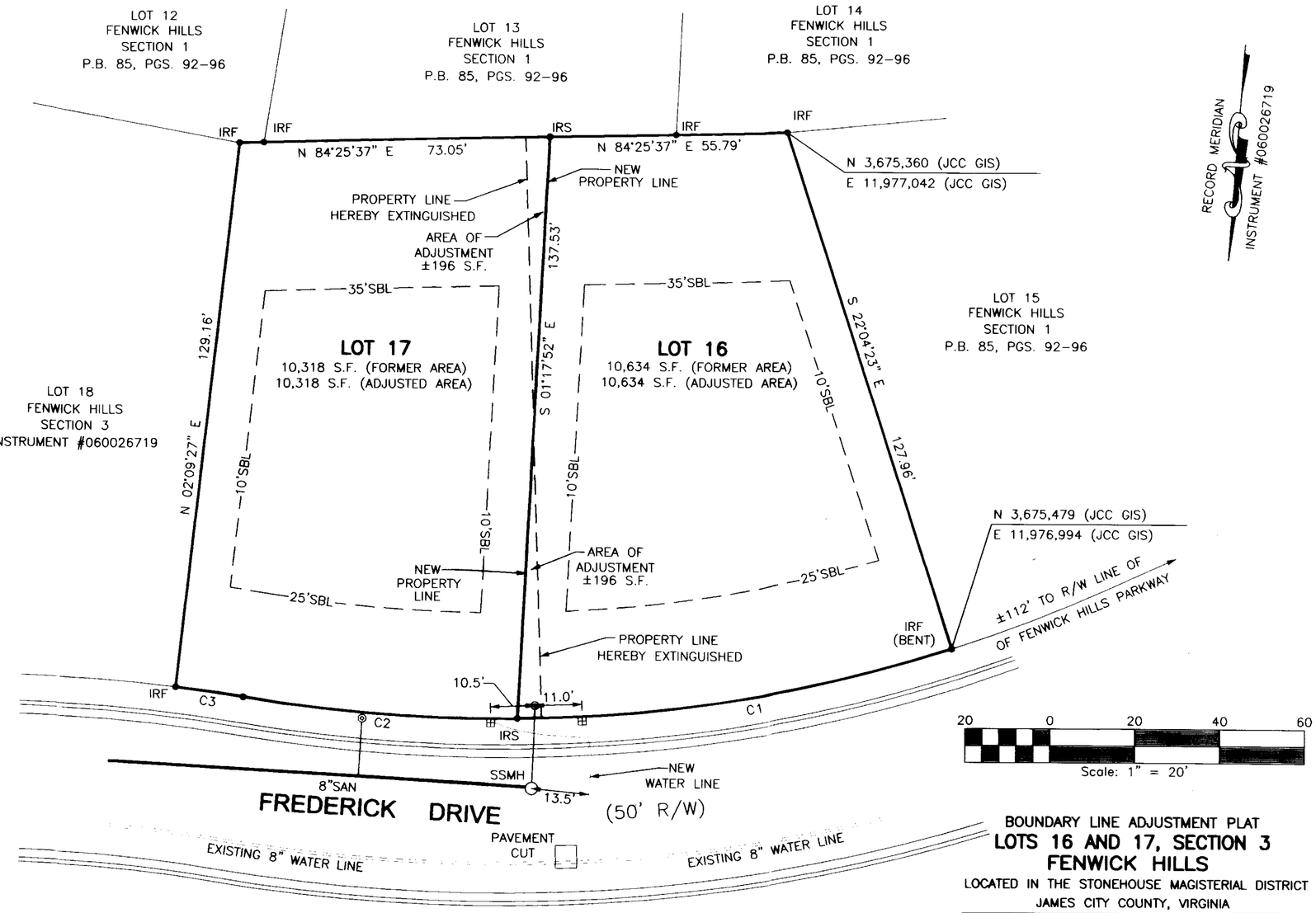
IRF = Iron Rod Found
IRS = Iron Rod Set
⊞ Water Meter
◎ Sewer Clean Out
○ Sanitary Sewer Manhole

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, ETC. AFFECTING PROPERTY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY, HOWEVER, ALL IMPROVEMENTS MAY NOT BE SHOWN.
3. WETLANDS AND RPA, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
7. PARCELS SHOWN ARE CURRENTLY SERVED BY PUBLIC WATER & PUBLIC SEWER.
8. PARCELS LIE IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #510201 0010 B DATED FEBRUARY 6, 1991.
9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.



VICINITY MAP (NOT TO SCALE)



20 0 20 40 60

Scale: 1" = 20'

CURVE TABLE

NO	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD
C1	16°56'01"	S 76°23'38" W	52.27	351.15	103.78	103.40
C2	10°33'58"	N 89°51'21" W	32.47	351.15	64.76	64.67
C3	02°30'00"	S 85°49'22" E	8.03	367.95	16.05	16.05

COMMONWEALTH OF VIRGINIA
MATTHEW H. CONNOLLY
Lic. No. 2053
3/24/2008
LAND SURVEYOR

Large/Small Plat(s) Recorded herewith as # 080009889

BOUNDARY LINE ADJUSTMENT PLAT
LOTS 16 AND 17, SECTION 3 FENWICK HILLS
LOCATED IN THE STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 10/10/07 SCALE: 1"=20' JOB #07-375
REV. 3/24/08

LandTech Resources, Inc.
Surveying · Mapping · Land Design
201 Bulifants Boulevard, Suite A Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

S-0079-2007