

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.

Randi E. Heath 3-27-08  
AFFORDABLE HOMES, LLC-I - OWNER DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF Va. Beach, 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 27<sup>th</sup> DAY OF March, 2007.  
MY COMMISSION EXPIRES 6-30-09.  
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  
DATE  
Matthew H. Connolly  
MATTHEW H. CONNOLLY, LIC. NO. #2053

**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  
DATE  
J. W. Brown  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
4/3/08  
DATE  
[Signature]  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA - JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 11<sup>th</sup> 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 Betsy B. Woolridge, Clerk  
Claudia H. Brinkley, 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**

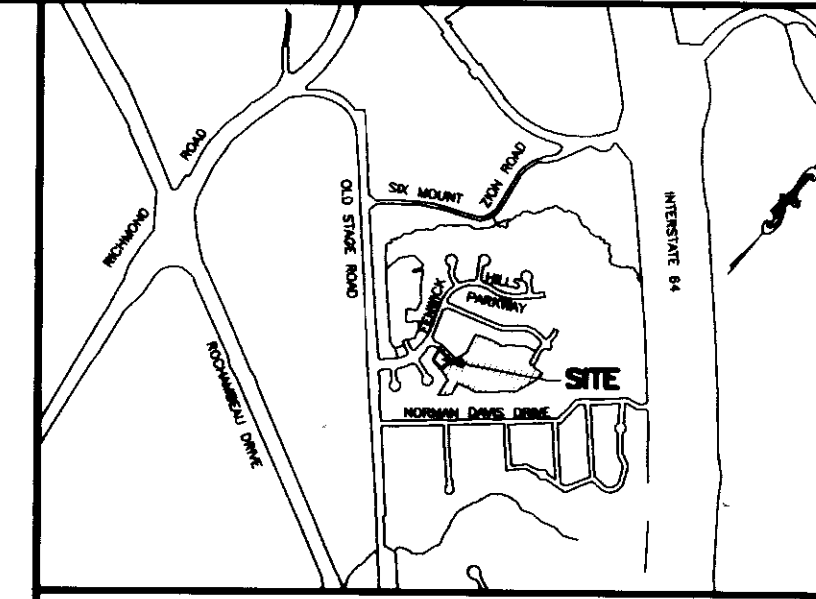
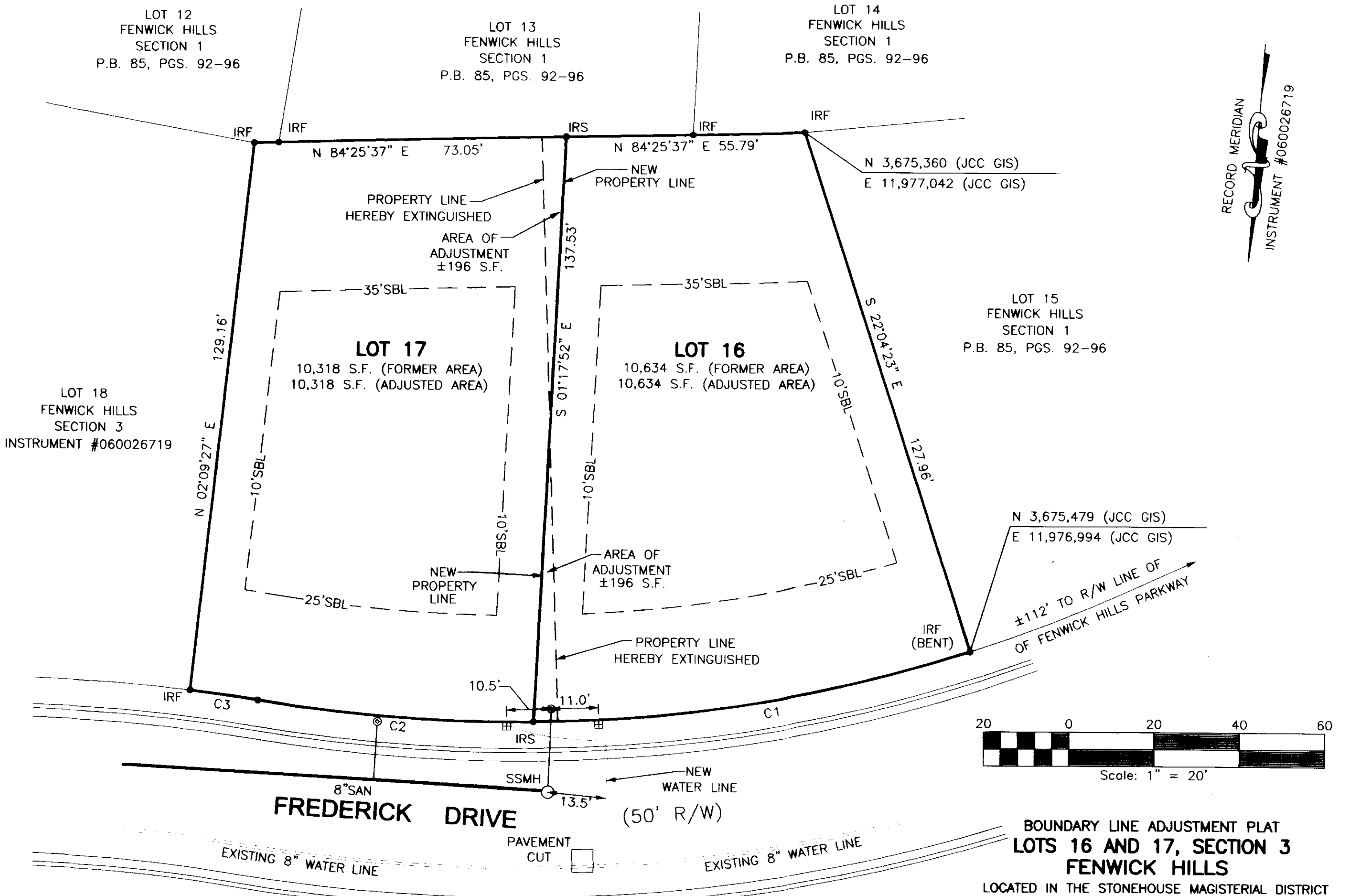
- IRF = Iron Rod Found
- IRS = Iron Rod Set
- ⊕ Water Meter
- ⊙ Sewer Clean Out
- Sanitary Sewer Manhole

**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

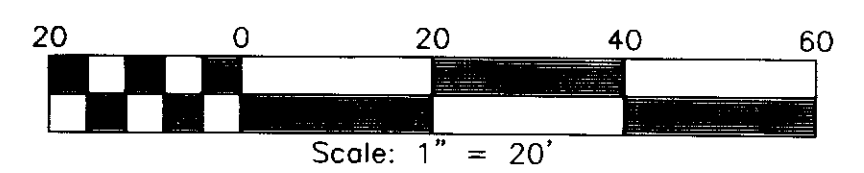
**GENERAL NOTES**

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)

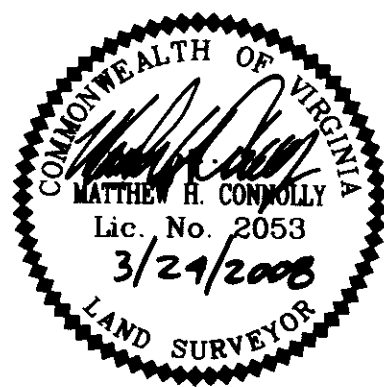
RECORD MERIDIAN  
INSTRUMENT #060026719



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



Large/Small Plats Recorded herewith as # 080009889

5-0079-2007