

080023088

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Timothy K. Johnston 7/28/08
TIMOTHY K. JOHNSTON DATE
Kelly T. Johnston 7/28/08
KELLY T. JOHNSTON DATE

CERTIFICATE OF NOTARIZATION (TIMOTHY K. JOHNSTON)

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Belvin Robert, 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 28 DAY OF July, 2008. MY COMMISSION EXPIRES March 31, 2009.
Belvin Robert 355250
NOTARY PUBLIC REGISTRATION NO.

CERTIFICATE OF NOTARIZATION (KELLY T. JOHNSTON)

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Belvin Robert, 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 28 DAY OF July, 2008. MY COMMISSION EXPIRES March 31, 2009.
Belvin Robert 355250
NOTARY PUBLIC REGISTRATION NO.

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON WAS CONVEYED TO TIMOTHY K. AND KELLY T. JOHNSTON FROM M M & W PROPERTIES, LLC. PER DEED DATED 04-03-08 RECORD IN INSTR.#080010130 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY.

ENGINEERS OR 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.

Matthew H. Connolly 7/15/2008
MATTHEW H. CONNOLLY, L.S. #002053 DATE

CERTIFICATE OF APPROVAL

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

Paul L. Davis, P.E. 8/22/08
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
Matthew H. Connolly 8/24/08
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 15th DAY OF September, 2008. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:35 AM/P.M. INSTRUMENT # 080023088

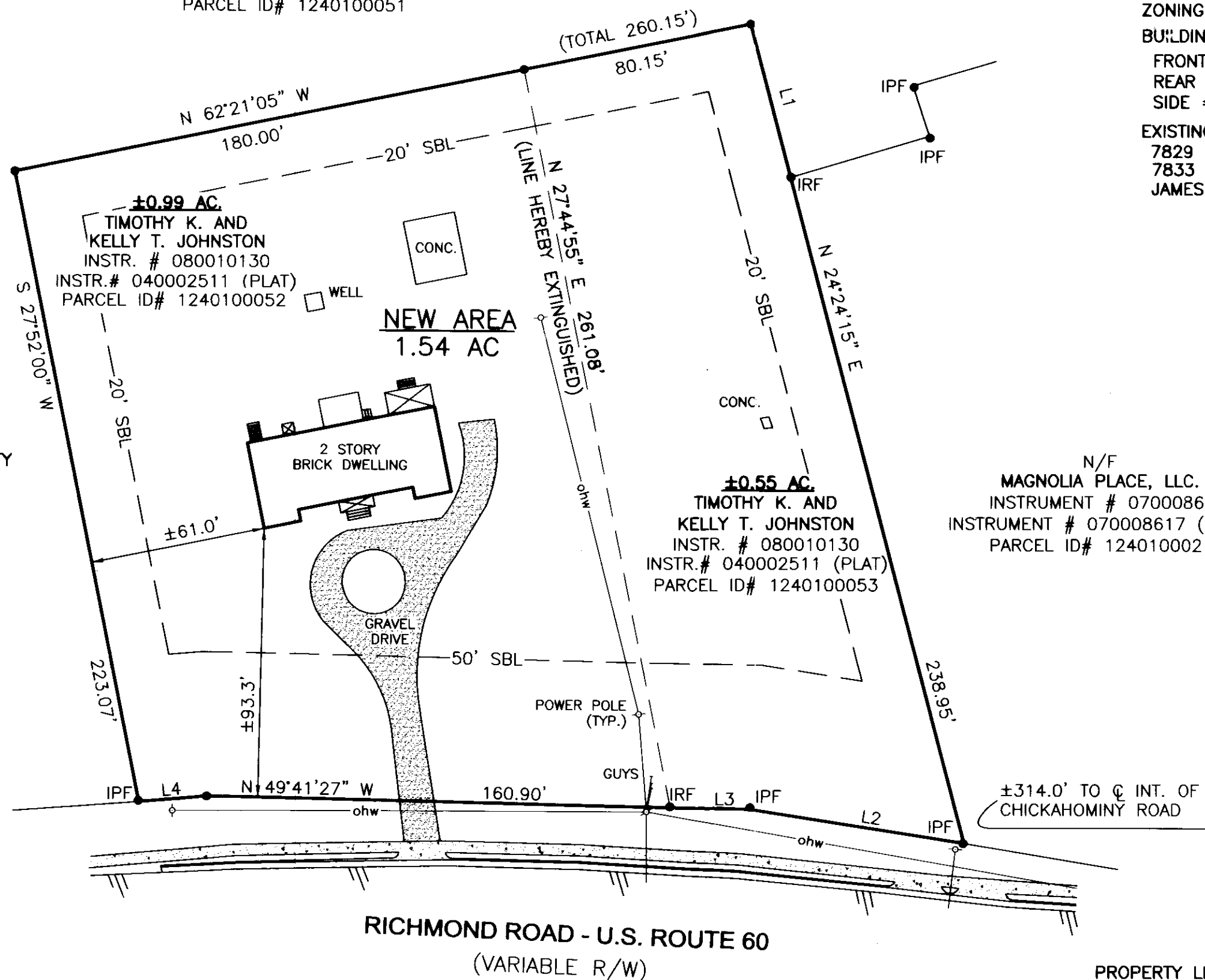
TESTE Betsy B. Worledge Clerk
Betsy B. Worledge CLERK

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. THE PURPOSE OF THIS PLAT IS TO VACATE THE INTERIOR PROPERTY LINES AS SHOWN. THIS PLAT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY OF THE PARCELS SHOWN. EXTERIOR PROPERTY LINES WERE ESTABLISHED FROM RECORD PLAT AS NOTED.
3. ALL IMPROVEMENTS MAY NOT BE SHOWN.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. PARCEL SHALL BE SERVED BY PUBLIC WATER AND SEWER PROVIDED BY THE JAMES CITY SERVICE AUTHORITY (JCSA).
9. THIS PLAT IS RECOGNIZED BY JAMES CITY COUNTY AS PROJECT NO. JCC-S00028-2008.

N/F
WILLIAMSBURG - JAMES CITY COUNTY SCHOOL BOARD
D.B. 548, PG. 582
P.B. 55, PG. 47
PARCEL ID# 1240100051

N/F
WILLIAMSBURG - JAMES CITY COUNTY SCHOOL BOARD
D.B. 548, PG. 582
P.B. 55, PG. 47
PARCEL ID# 1240100051



PROPERTY INFORMATION

PARCEL ID #1240100052 = 0.99 AC.
PARCEL ID #1240100053 = 0.55 AC.
NEW COMBINED AREA: 1.54 AC.
ZONING DISTRICT: B-1
BUILDING SETBACK (SBL)
FRONT = 50'
REAR = 20'
SIDE = 20'
EXISTING ADDRESS:
7829 RICHMOND ROAD
7833 RICHMOND ROAD
JAMES CITY COUNTY, VA

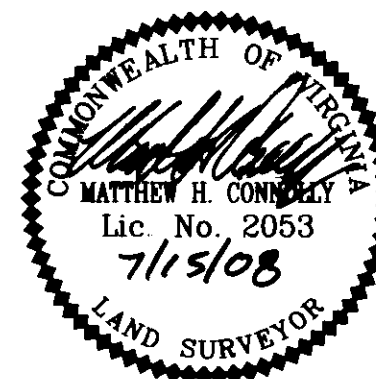
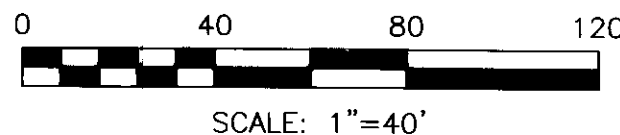
N/F
MAGNOLIA PLACE, LLC.
INSTRUMENT # 070008617
INSTRUMENT # 070008617 (PLAT)
PARCEL ID# 1240100021

PROPERTY LINE EXTINGUISHMENT PLAT
ON 2 PARCELS OF LAND
STANDING IN THE NAME OF
TIMOTHY K. AND KELLY T. JOHNSTON
LOCATED IN THE POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 5/14/08 SCALE 1" = 40' JOB: 08-118
REV: 07/15/08 SHEET 1 OF 1

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 24°25'29" E	55.03'
L2	S 41°48'44" E	75.35'
L3	S 49°41'27" E	27.33'
L4	S 55°39'28" E	23.57'

Large/Small Plat(s) Recorder
herewith as # 080023088



LandTech Resources, Inc.
Surveying • Engineering • GPS

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