

080028282

CERTIFICATE OF SOURCE OF TITLE:

TAX PARCEL 2140100021
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO WESLEY WALKER AND MARY C. WALKER BY LLOYD HAMPTON CHRISTIAN AND ANITA LYNDELL CHRISTIAN BY DEED DATED 07/11/74 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK AND TO MARY C. WALKER FROM THE ESTATE OF WESLEY WALKER BY WILL RECORDED AS WILL FILE #00-519 ON MARCH 7, 2000.

TAX PARCEL 2140100020
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO NEIGHBORHOOD BUILDERS, INC. BY JAMES L. WINDSOR, JAMES J. REID OR MICHAEL F. TOOLE, SPECIAL COMMISSIONER BY DEED DATED 08/15/06 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 060021679.

OWNER'S CERTIFICATE:

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

MARY C. WALKER

Mary C Walker 11/12/08
SIGNATURE DATE

MARY C. WALKER

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia

CITY/COUNTY OF James City
I, Beth Klapper 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 NAME THIS 12th DAY OF November, 2008. MY COMMISSION EXPIRES December 31, 2012.

Beth Klapper 7182762
SIGNATURE REGISTRATION NO.

OWNER'S CERTIFICATE:

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

NEIGHBORHOOD BUILDERS INC.

By: Gene Firth Jr. 11-12-08
SIGNATURE DATE

Gene Firth Jr. Manager
NAME (PRINTED) TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia

CITY/COUNTY OF James City
I, Beth Klapper 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 NAME THIS 12th DAY OF November, 2008. MY COMMISSION EXPIRES December 31, 2012.

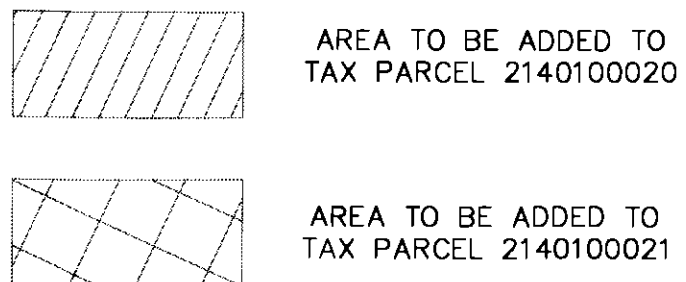
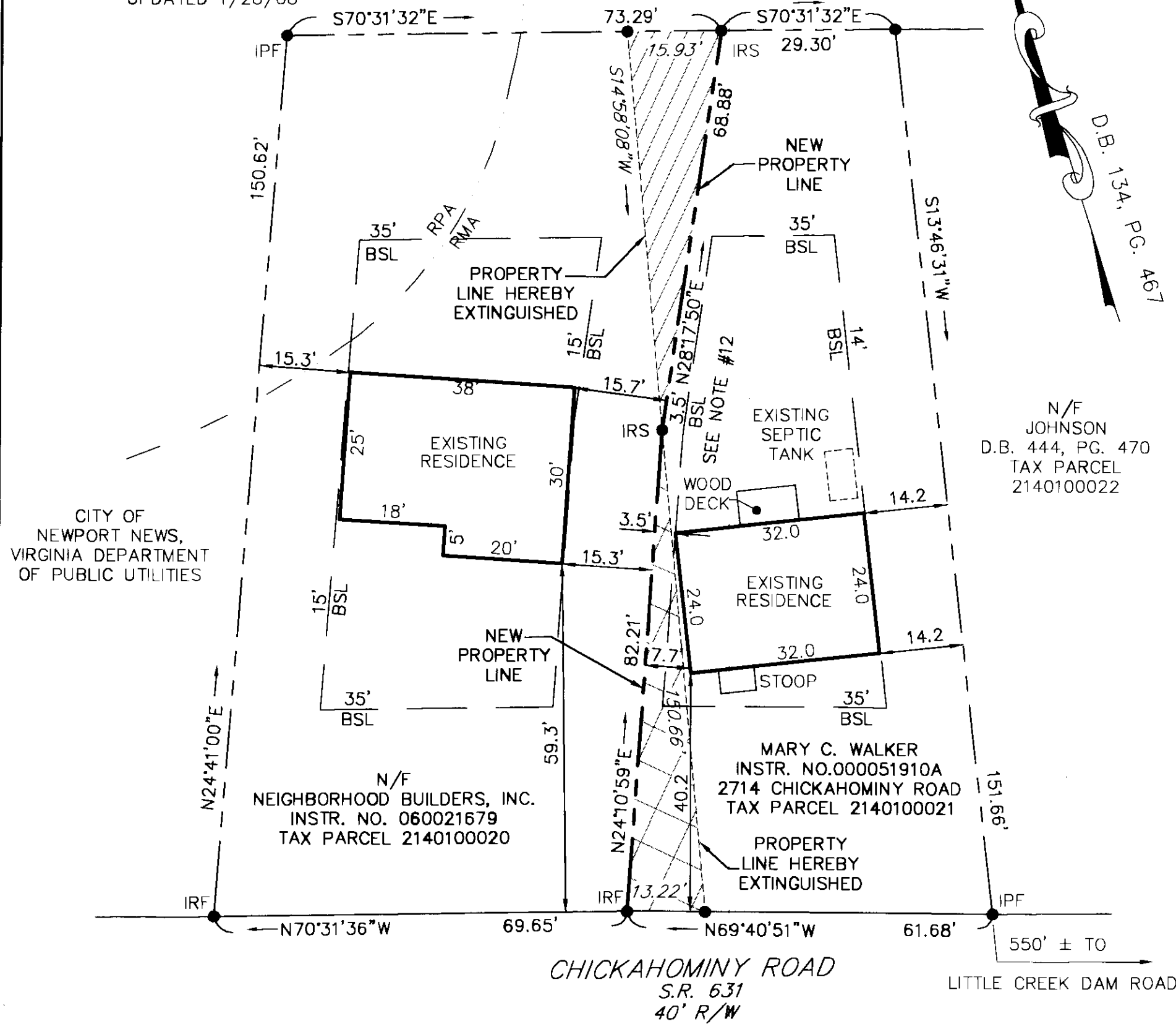
Beth Klapper 7182762
SIGNATURE REGISTRATION NO.

CERTIFICATE OF APPROVAL:

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

10/18/08
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

RPA LINE SHOWN WAS TAKEN FROM APPROVED DEVELOPMENT PLAN FOR 2710 CHICKAHOMINY ROAD PREPARED BY DONALD W. DAVIS, LS DATED 9/20/07 AND LAST UPDATED 1/28/08
CITY OF NEWPORT NEWS, VIRGINIA DEPARTMENT OF PUBLIC UTILITIES



AREA TABULATION
TAX PARCEL 2140100020
OLD AREA = 10,517 S.F.
AREA SUBTRACTED = 542 S.F.
AREA ADDED = 542 S.F.
NEW AREA = 10,517 S.F.
TAX PARCEL 2140100021
OLD AREA = 7,047 S.F.
AREA SUBTRACTED = 542 S.F.
AREA ADDED = 542 S.F.
NEW AREA = 7,047 S.F.

SURVEYOR'S CERTIFICATE:

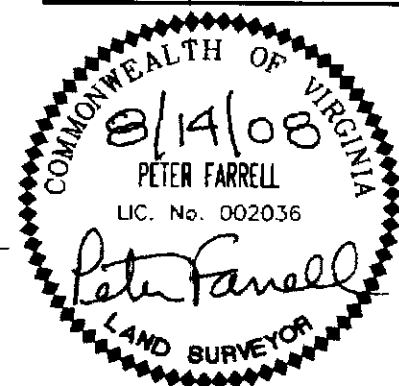
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Peter Farrell 8-14-08
PETER FARRELL, LS NO. 002036 DATE

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

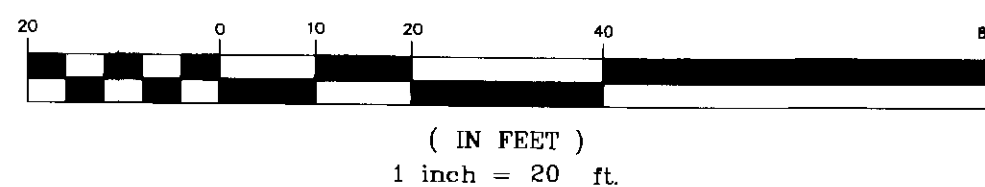
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 24 November, 2008 DATE OF 10:43 AM AS THE LAW DIRECTS.

TESTE: Beth B. Workhede CLERK
By: Claudia H. Binkholz, Dep. Clerk
DOCUMENT NO. 080028282

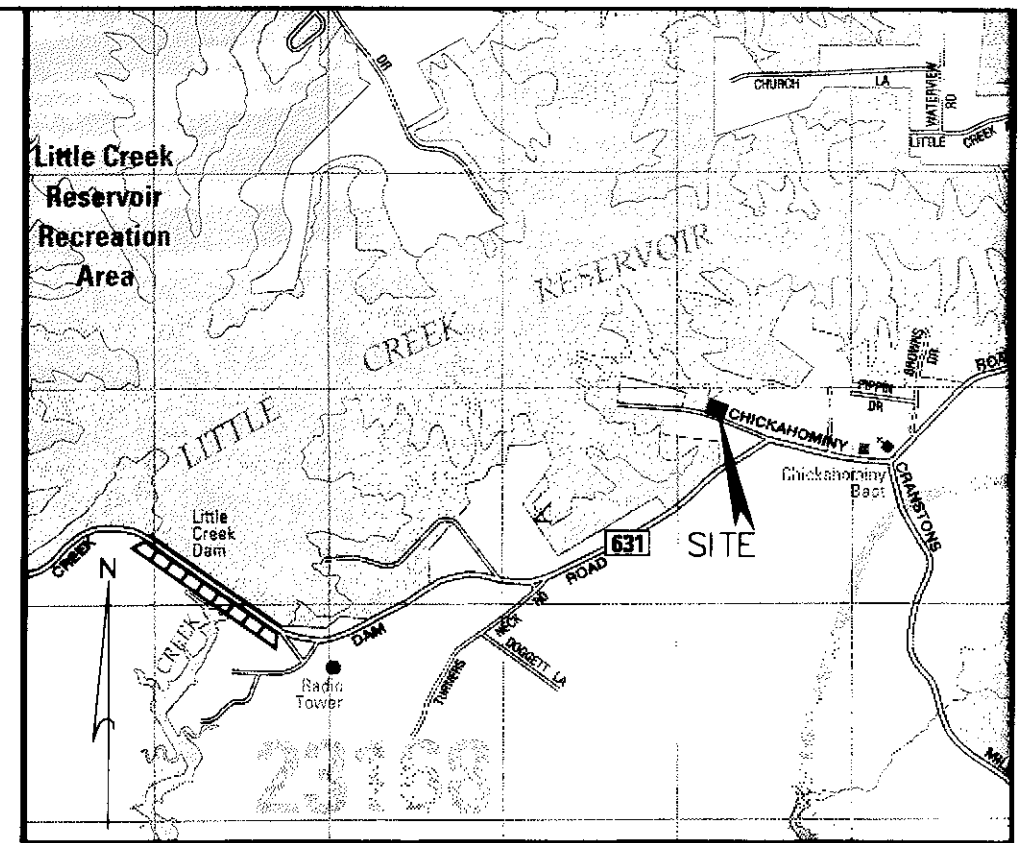


- LEGEND
● IRS IRON ROD TO BE SET
● IPF IRON PIPE FOUND
● IRF IRON ROD FOUND
RPA RESOURCE PROTECTION AREA
RMA RESOURCE MANAGEMENT AREA
BSL BUILDING SETBACK LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



VICINITY MAP 1" = 2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20807165

NOTES:

- 1. THESE PROPERTIES ARE JAMES CITY COUNTY TAX PARCELS 2140100021 AND 2140100020 AND ARE ZONED R8, RURAL RESIDENTIAL.
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 51095C0105C, DATED SEPT. 28, 2007.
3. THESE PROPERTIES ARE SERVED BY PRIVATE SEPTIC SYSTEMS AND BY PUBLIC WATER.
4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
5. THE FOLLOWING REFERENCES WERE USED IN PREPARATION OF THIS PLAT:
D.B. 244, PG. 112
D.B. 156, PG. 719
INST. NO. 000051910A
INST. NO. 060021679
D.B. 134, PG. 505
D.B. 134, PG. 467
6. THIS PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL AND THEREFORE IS NOT TIED TO COUNTY DATUM.
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
8. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. A PORTION OF THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA AND ALL OF THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND THEREFORE IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
10. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
11. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
12. A 3.5' MINIMUM SIDE BUILDING SETBACK FOR TAX PARCEL 2140100021 FOR THE EXISTING BUILDING WAS GRANTED BY THE BOARD OF ZONING APPEALS. CASE NO. ZA-0006-2008, DATED AUGUST 8, 2008.

BOUNDARY LINE ADJUSTMENT

BETWEEN THE PROPERTIES OF
MARY C. WALKER
AND
NEIGHBORHOOD BUILDERS, L.L.C.
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 08/14/08



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975
Fax (757) 229-0049
Email: lmdg@landmarkdg.com

5544 Greenwich Road
Suite 200
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