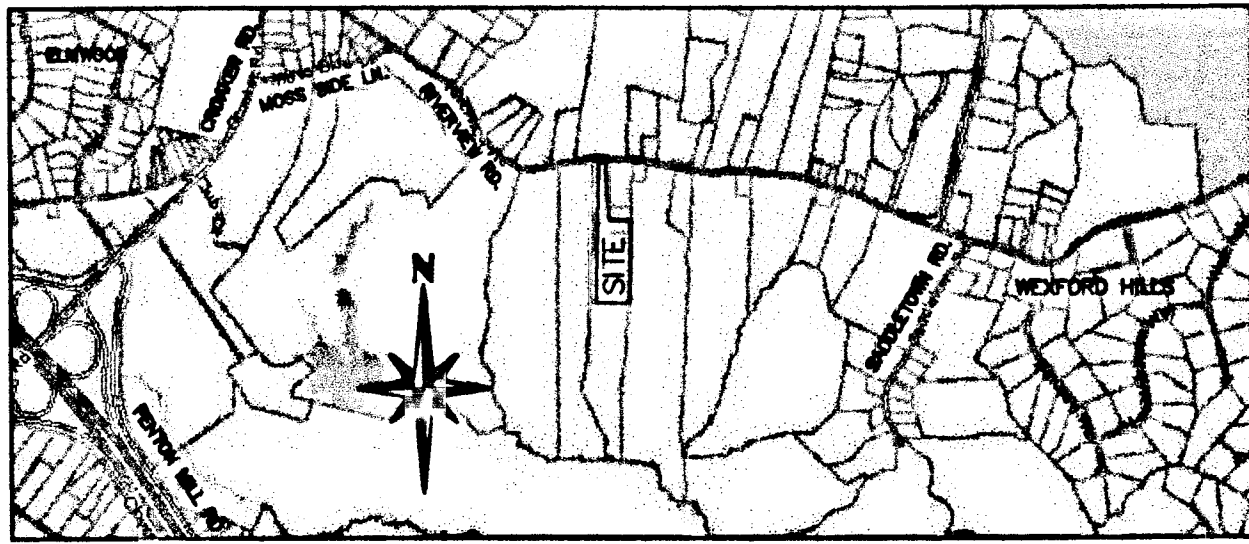


RIVERVIEW ROAD ST. ROUTE 608
30' PRESCRIPTIVE R/W (EXISTING)

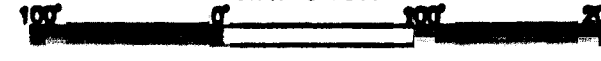


VICINITY MAP SCALE: 1"=2000'

BOUNDARY LINE ADJUSTMENT

BETWEEN
LINDA THEIS DORSEY AND
DONALD D. & DEBORAH L.
MOWRY

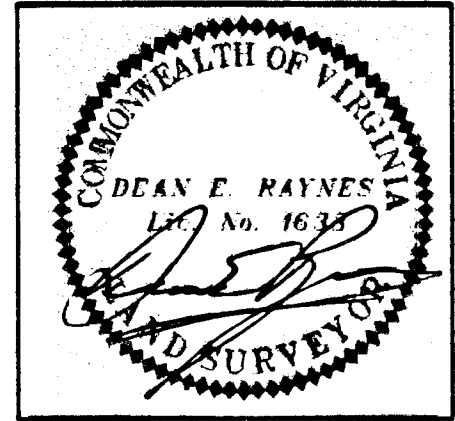
BEING #5107 & #5111 RIVERVIEW ROAD
LOCATED IN STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"= 100' DATE: 05/04/2009
J.N. 343.7



ID. # JCC-S-0025-2009
REVISED: 06/17/09

NOTES:

1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE PROPERTY SHOWN HEREON IS STANDING IN THE NAME OF LINDA T. DORSEY AND WAS CONVEYED BY DOCUMENT DB.436, PG.28 DATED 12/01/1988, AND RECORDED IN THE CIRCUIT COURT OF JAMES CITY COUNTY, AND STANDING IN THE NAME OF DONALD D. & DEBORAH L. MOWRY BY DOCUMENT #990014728 DATED 07/08/1999 AND RECORDED IN THE CIRCUIT COURT OF JAMES CITY COUNTY.
3. THIS LOT BOUNDARY LINE ADJUSTMENT DOES NOT ADVERSELY IMPACT THE IMPROVEMENTS SHOWN HEREON.
4. THIS PLAT REPRESENTS A PARTIAL IN THE FIELD SURVEY. COMPILED LINES AS NOTED BY ***.
5. PROPERTY IS ZONED A-1 SETBACK REQUIREMENTS: BUILDINGS MUST BE 80' FROM ANY ROAD R/W 80' OR GREATER IN WIDTH.
SIDE: 15' MINIMUM
REAR: 35' MINIMUM
6. THIS PROPERTY IS NOT IN A RESOURCE PROTECTION AREA.
7. PROPERTY IS SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.
8. PROPERTY IS TAX ID #1440100011B & 1440100011C.
9. UNLESS OTHERWISE NOTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL REMAIN PRIVATE.
10. ALL OUTDOOR SIGNS ON THE PROPERTIES SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE 4, DIVISION 3 OF THIS CHAPTER.
11. IN ACCORDANCE WITH SECTION 18-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
12. ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED FOR IN SECTION 19-35 OF THE SUBDIVISION ORDINANCE.
13. OWNER NEEDS TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.



ID. #1440100010
JUDITH R. PIEPER
DB.721, PG.863

City of Williamsburg & County of James City
Circuit Court - This PLAT was recorded on
at 2:15 AM/PM, PG. PG.
DOCUMENT # 090020488
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge
Clerk

HIS LAND SURVEYING, INC.
P.O. BOX 180
PROVIDENCE FORGE VIRGINIA 23148
(804) 966-7817

NUM	BEARING	DISTANCE
L1	S20°44'03"W	19.17'
L2	N8°36'35"E	16.17'
L3	S8°36'35"W	50.00'
L4	S86°08'35"E	80.98'
L5	S79°59'13"E	25.03'

ID. #1440100012
CLARENCE DINWOOD RICHARDSON, JR.
DOC#04005911W
DOC#990004139

ID. #1440100011A
DONALD D. & DEBORAH L. MOWRY
DOC#990014728

OLD AREA= 1.49 Acres
NEW AREA= 1.49 Acres
ID. #1440100011B
DONALD D. & DEBORAH L. MOWRY
DOC#990014728

OWNER'S CERTIFICATE:

THE LOT CONSOLIDATION SHOWN ON THIS PLAT AND KNOWN AS PARCEL ID#1440100011C & IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

6/24/09 DATE *Donald D. Mowry* SIGNATURE DONALD MOWRY
6/24/09 DATE *Deborah L. Mowry* SIGNATURE DEBORAH MOWRY
6/23/09 DATE *Linda Dorsey* SIGNATURE LINDA DORSEY

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY, J. Cole Townsend, 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 24 DAY OF June, 2009.
J. Cole Townsend SIGNATURE BY COMMISSION EXPIRES 8/31/12

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY, J. Cole Townsend, 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 24 DAY OF June, 2009.
J. Cole Townsend SIGNATURE BY COMMISSION EXPIRES 8/31/12

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY, J. Cole Townsend, 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 23 DAY OF June 2009
J. Cole Townsend SIGNATURE BY COMMISSION EXPIRES 5/31/12

ID. #1440100014
JOHN R., JR. & SUSAN H. ZSOLDOS
DB.702, PG.807

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

Dean E. Raynes 6/22/09 DATE
DEAN E. RAYNES, C.L.S. #1633

CERTIFICATE OF SOURCE OF TITLE:
THE PROPERTY SHOWN HEREON WAS CONVEYED BY ROBERT N. KANE TO DONALD D. & DEBORAH L. MOWRY BY DEED DATED 7/08/1999 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT# 990014728.

CERTIFICATE OF SOURCE OF TITLE:
THE PROPERTY SHOWN HEREON WAS CONVEYED BY MORACE GERALD DORSEY TO LINDA THEIS DORSEY BY WILL DATED 03/03/1997 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT# 970004277W.

L. Larga/Plat(s) Recorded herewith as # 090020488

#-090020488

