

090030969

**BOUNDARY LINE ADJUSTMENT**

OF THE PROPERTIES STANDING IN THE NAMES OF

**JOHN W. HULL & SONYA N. PERETTI**  
AND

**THE DEAN S. ALLEN**  
REVOCABLE LIVING TRUST

JAMES CITY COUNTY IDENTIFICATION  
# JCC-5-0039-2009

PROPERTIES ARE  
PARCEL ID # 2940100009 (HULL/PERETTI)  
2201 JOLLY POND ROAD  
WILLIAMSBURG, VA.

PARCEL ID # 2940100008 (ALLEN)  
2301 JOLLY POND ROAD  
WILLIAMSBURG, VA.

PROPERTIES ARE LOCATED  
IN THE POWHATAN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

PREPARED BY  
ANGLE & DISTANCE  
LAND SURVEYING, INC.  
66 OLD STAGE RD.  
TOANO, VA 23060  
(757) 661-5934  
DATE 6-8-09

**AREA CALCULATIONS**

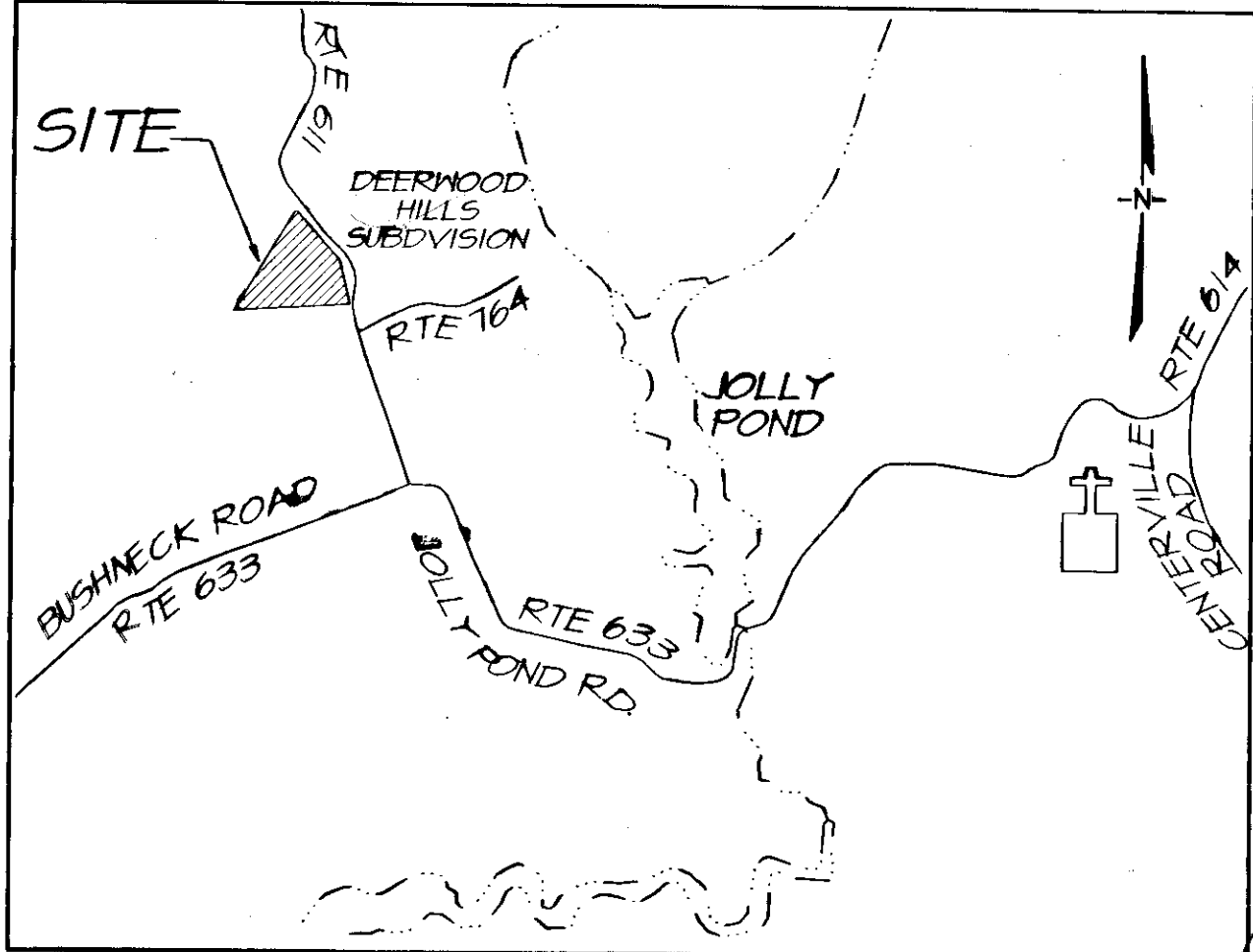
PARCEL ID # 2940100008 (ALLEN), 123.0 ACRES (BY TAX RECORDS) BEFORE ADJUSTMENT  
110.83 +/- ACRES (BY TAX RECORDS) AFTER ADJUSTMENT.

PARCEL ID # 2940100009 (HULL/PERETTI), 5.00 ACRES BEFORE ADJUSTMENT  
17.17 +/- ACRES AFTER ADJUSTMENT.

**LINE & CURVE TABLE**

LINE	RADIUS	ARC	CHORD BEARING	CHORD
L1		44.14'	S38°43'40"E	
C1	1348.68'	128.55'	N36°00'00"W	128.50'
L2		202.24'	N33°16'20"W	
L3		51.28'	S26°30'29"E	
C2	313.60'	250.99'	S03°34'48"E	244.34'
L4		81.72'	N17°37'30"E	
C3	622.52'	158.49'	S10°19'53"W	158.06'
L5		106.82'	N80°20'46"E	
L6		108.49'	N80°20'46"E	
L7		117.13'	N82°03'33"W	
L8		61.29'	S64°06'24"W	
L9		50.34'	S30°05'43"W	
L10		61.52'	S60°57'51"W	
L11		59.71'	S47°26'23"W	
L12		32.17'	N63°24'09"E	
L13		39.38'	S89°58'05"E	
L14		92.73'	N44°06'37"E	
L15		110.05'	N58°23'24"E	
L16		130.65'	N52°18'14"E	
L17		80.75'	N59°36'02"E	
L18		70.66'	N50°08'14"E	
L19		213.49'	S45°22'14"W	
L20		104.02'	S50°11'08"W	
L21		74.18'	S53°32'17"W	
L22		171.45'	S10°45'51"W	
L23		199.68'	S73°53'38"W	
L24		202.79'	S72°15'49"W	

2 Large/Small Plats Recorded  
Permit # 090030969



VICINITY MAP SCALE 1" = 2000'

**CERTIFICATE OF NOTARIZATION**  
(FOR JOHN W. HULL)

DEBRA M. BLAYLOCK  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES DEC. 31, 2013  
COMMISSION # 298907

THE STATE OF Virginia  
CITY/COUNTY OF James City Co  
I, Debra M. Blaylock, 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 ACKNOWLEDGE THE SAME  
BEFORE ME IN THE CITY/COUNTY AFORESAID  
GIVEN UNDER MY HAND THIS 10 DAY OF Oct, YR. 2009

Debra M. Blaylock MY COMMISSION EXPIRES 12/31/2013

**CERTIFICATE OF NOTARIZATION**  
(FOR SONYA N. PERETTI)

DEBRA M. BLAYLOCK  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES DEC. 31, 2013  
COMMISSION # 298907

THE STATE OF Virginia  
CITY/COUNTY OF James City Co  
I, Debra M. Blaylock, A NOTARY PUBLIC IN AND FOR  
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GIVEN UNDER MY HAND THIS 10 DAY OF Oct, YR. 2009

Debra M. Blaylock MY COMMISSION EXPIRES 12/31/2013

**CERTIFICATE OF NOTARIZATION**  
(FOR TRUSTEE OF THE ALLEN TRUST)

MICHELE A. D. SCINELLO  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
REGISTRATION NO. 348105  
MY COM. EXPIRES 06/30/2012  
OF VIRGINIA

THE STATE OF VA  
CITY/COUNTY OF Newport News  
I, Michele A. D. Scinello, 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 ACKNOWLEDGE THE SAME  
BEFORE ME IN THE CITY/COUNTY AFORESAID  
GIVEN UNDER MY HAND THIS 14 DAY OF Oct, YR. 2009

Michele A. D. Scinello MY COMMISSION EXPIRES 6/30/2012

**OWNERS CONSENT**

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

10-10-09 [Signature]  
DATE JOHN W. HULL  
PARCEL ID # 2940100009  
10/10/09 [Signature]  
DATE SONYA N. PERETTI  
PARCEL ID # 2940100009  
10/14/09 [Signature]  
DATE DEAN S. ALLEN TR.  
TRUSTEE OF DEAN S. ALLEN  
REVOCABLE LIVING TRUST  
PARCEL ID # 2940100008

**CERTIFICATE OF APPROVAL**

THIS BOUNDARY LINE ADJUSTMENT PLAT AS SHOWN HERE ON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS OF JAMES CITY COUNTY AND MAY BE COMMITTED TO RECORD.

THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD AS THE LAND DIRECTS.  
[Signature] 10/16/09  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE  
[Signature] 9/28/09  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
[Signature] 10/1/09  
VIRGINIA DEPARTMENT OF HEALTH DATE

STATE OF VIRGINIA  
COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE  
COUNTY OF JAMES CITY THE 14 DAY OF Nov. 2009  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD  
AS THE LAW DIRECTS IN PLAT BOOK        PAGE         
AND OR INSTRUMENT NUMBER 090030969  
TESTE: [Signature] CLERK  
BY: [Signature] Dep. Clerk

**GENERAL NOTES**

THE PROPERTY (HULL) WAS CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY AT INSTRUMENT # 050013342.  
BOUNDARY INFORMATION TAKEN FROM PLAT BY DOUGLAS E. WHITE DB 303 PAGE 565.  
PROPERTY ZONED AT ALL SETBACKS FRONT= 100' FROM CENTERLINE OF ROAD REAR= 35' SIDE= 15'  
PROPERTY BOUNDARIES AS SHOWN APPEAR TO BE LOCATED IN FLOOD ZONE X AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN BY F.I.R.M. MAP # 51045C015C, EFFECTIVE DATE SEPT. 20th, 2007.  
THIS BOUNDARY LINE ADJUSTMENT PLAT WILL HAVE NO ADVERSE EFFECTS ON ANY EXISTING WELL OR SEPTIC SYSTEMS IN PLACE AT THE TIME OF THIS PLAT.  
ALL UTILITIES SHALL BE PLACED UNDERGROUND PURSUANT TO SECTION 14-33 OF THE SUBDIVISION ORDINANCE.  
THIS BOUNDARY LINE ADJUSTMENT PLAT CREATES NO NEW TAX PARCELS.  
WETLANDS AND LANDS WITHIN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-1 (C)(1) OF THE JAMES CITY COUNTY CODE.  
THE RESOURCE PROTECTION AREA (RPA) LINE SHALL BE FIELD VERIFIED PRIOR TO ANY PLAN OF DEVELOPMENT FOR THE REMAINDER PARCEL. THE FIELD LOCATION OF THE RPA AND THE ADJACENT BUFFER MAY AFFECT THE DEVELOPABLE ACREAGE OF THE REMAINING PROPERTY.  
NO EXISTING SEPTIC SYSTEM DISCOVERED ON PARCEL ID # 2940100009.  
THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL EASEMENTS, SERVITUDES, AND COVENANTS ON RECORD. NO SUB-SURFACE INVESTIGATION WAS PERFORMED FOR THIS SURVEY.  
**SURVEYORS NOTE**  
PARCEL ID # 2940100008 WAS NOT SURVEYED IN ITS ENTIRETY. ONLY THE LINES AND ADJUSTED LINES SHOWN ON PARCEL # 2940100009 WERE SURVEYED IN THE FIELD AT THIS TIME. LINES SHOWN ON ADJOINING PARCELS NOT FIELD SURVEYED AT THIS TIME.  
**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.  
[Signature] 6-8-09  
EDWARD G. CARR II L.S.# 2505