

100015400

**CERTIFICATION OF SOURCE OF TITLE**

**LOT 7, PHASE 1, SHELLBANK WOODS**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID B. SMITH AND ANN K. SMITH (GRANTORS) TO CALVIN K. JOHNSTON AND ELIZABETH M. JOHNSTON (GRANTEES) BY DEED DATED JULY 30, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS DEED BOOK NO. 291, PAGE 32

**OWNER'S CONSENT AND DEDICATION**

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOT 7, PHASE 1, SHELLBANK WOODS AND PARCEL A-1 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Calvin K. Johnston 6/30/10  
 CALVIN K. JOHNSTON DATE  
Elizabeth Johnston June 30 2010  
 ELIZABETH M. JOHNSTON DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia, CITY/COUNTY OF Williamsburg  
 TO-WIT:  
Katie T. Blanton A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.  
 GIVEN UNDER MY HAND THIS 30th DAY OF June, 2010.  
 MY COMMISSION EXPIRES Nov 30 2013  
Katie T. Blanton  
 NOTARY PUBLIC  
 NOTARY REGISTRATION NUMBER: 150630

**CERTIFICATION OF SOURCE OF TITLE**

**PARCEL A-1**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SUNTRUST MORTGAGE, INC., A VIRGINIA CORPORATION (GRANTOR) TO SHELDON M. FRANCK & PAMELA D. FRANCK (GRANTEES) BY DEED DATED SEPTEMBER 30, 2008 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. 080025061.

**OWNER'S CONSENT AND DEDICATION**

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOT 7, PHASE 1, SHELLBANK WOODS AND PARCEL A-1 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Sheldon M. Franck 6-28-10  
 SHELDON M. FRANCK DATE  
Pamela D. Franck 6-28-2010  
 PAMELA D. FRANCK DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia, CITY/COUNTY OF Williamsburg  
 TO-WIT:  
Katie T. Blanton A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.  
 GIVEN UNDER MY HAND THIS 28th DAY OF June, 2010.  
 MY COMMISSION EXPIRES Nov. 30, 2013  
Katie T. Blanton  
 NOTARY PUBLIC  
 NOTARY REGISTRATION NUMBER: 150630

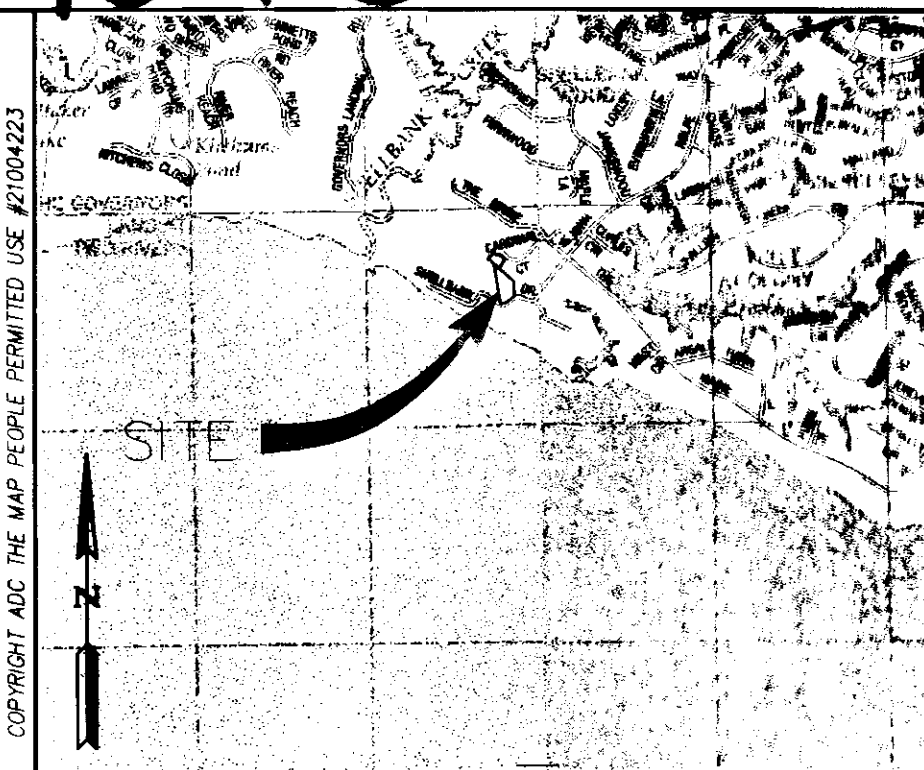
**CERTIFICATE OF APPROVAL**

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

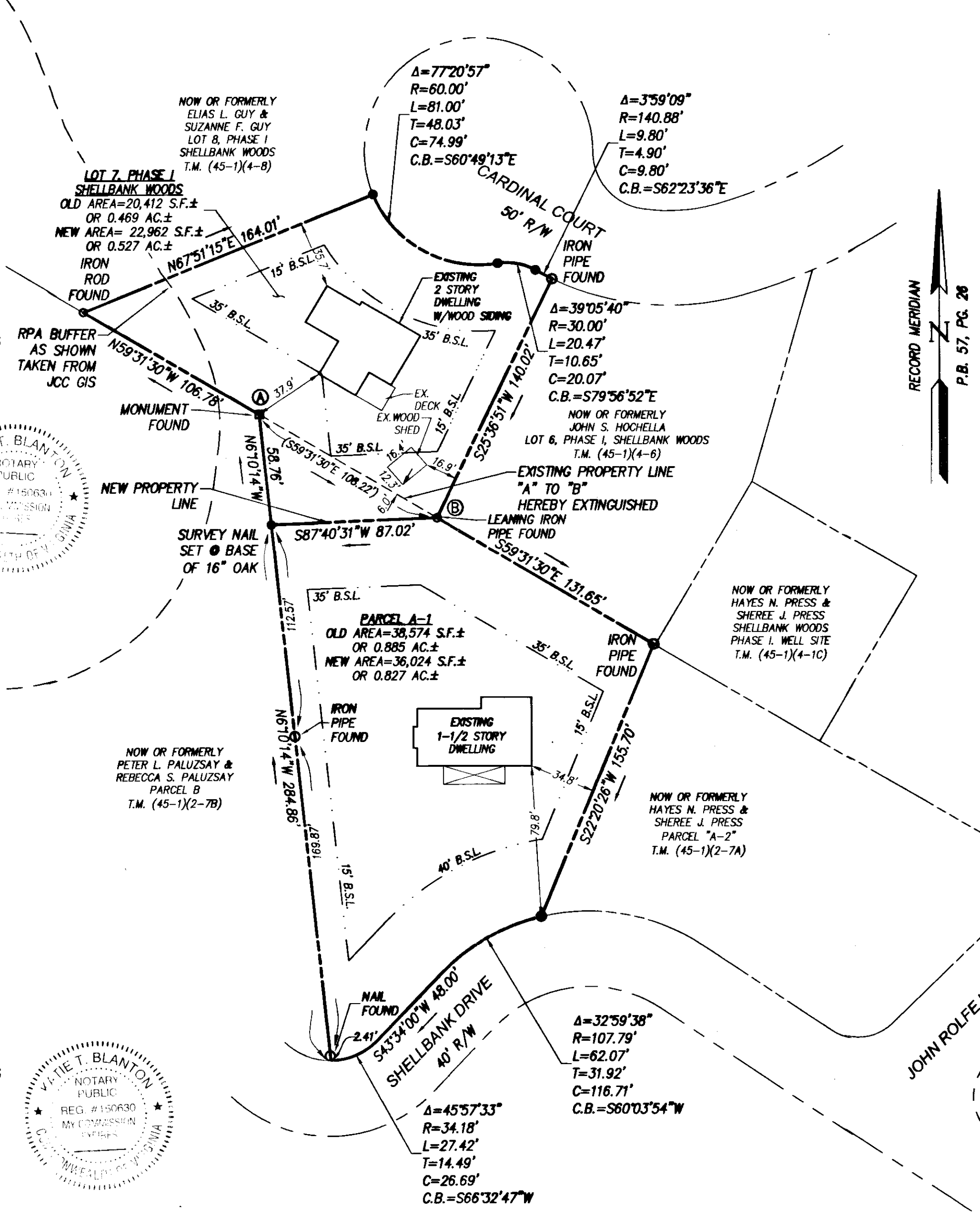
[Signature] 7/29/10  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**AREA TABULATION**

LOT 7 OLD AREA= 20,412 S.F.± OR 0.469 AC.±  
 PARCEL A-1 OLD AREA= 38,574 S.F.± OR 0.885 AC.±  
 TOTAL AREA= 58,986 S.F.± OR 1.354 AC.±  
 LOT 7 NEW AREA= 22,962 S.F.± OR 0.527 AC.±  
 PARCEL A-1 NEW AREA= 36,024 S.F.± OR 0.827 AC.±  
 TOTAL AREA= 58,986 S.F.± OR 1.354 AC.±



VICINITY MAP  
 1"=2000'



**GENERAL NOTES**

1. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 18-34 THROUGH 18-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
2. PROPERTY ADDRESSES ARE 108 SHELLBANK DRIVE, WILLIAMSBURG, VA. (TAX MAP PARCEL (45-1)(2-7C)) AND 107 CARDINAL COURT, WILLIAMSBURG, VA. (TAX MAP PARCEL (45-1)(4-7)).
3. THESE PROPERTIES LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN), PER F.I.R.M. # 51095C0120C DATED 09/28/07.
4. PROPERTIES SHOWN ARE ALL OF TAX MAP PARCEL (45-1)(2-7C) AND (45-1)(4-7).
5. TAX MAP PARCELS (45-1)(2-7C) AND (45-1)(4-7) ARE CURRENTLY ZONED R1 (LIMITED RESIDENTIAL DISTRICT).
6. WETLANDS AND LAND 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.
7. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. THIS PLAT DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. PROPERTY LINES AS SHOWN WERE BASED ON FOUND MARKERS AS NOTED, RECORDED, AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN, THERE MAY BE EASEMENTS, COVENANTS AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. PARCELS ARE SERVED BY PUBLIC WATER AND SEWER.

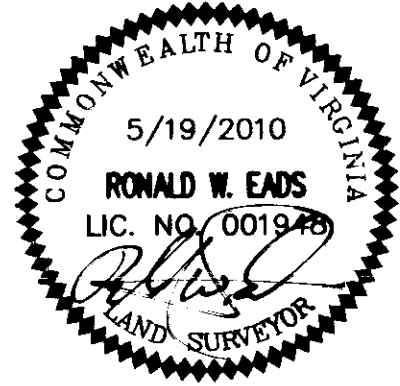
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

[Signature] 5/19/2010  
 RONALD W. EADS, L.S. #001948 DATE

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 30 DAY OF July, 2010.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:46 AM/PM  
 INSTRUMENT # 100015400  
 TESTE: Betsy B. Woolridge, Clerk  
Betsy B. Woolridge, Clerk

Rev.	Date	Description	Revised By
1	6/23/2010	REVISED PER JCC COMMENTS	MAI



**INES**  
 CONSULTING ENGINEERS  
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 Fax: (757) 220-8994  
 www.inesva.com

PLAT SHOWING BOUNDARY LINE ADJUSTMENT  
 BETWEEN  
 LOT 7, PHASE 1, SHELLBANK WOODS  
 AND PARCEL A-1  
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RWF  
 Project Number: 25061-02  
 Scale: 1"=50' Date: 5/19/2010  
 Sheet Number:  
**1 OF 1**

S:\Survey\25961\02\_Shellbank\_S.Franck\_Survey\_Base\25961-02\_BASE.DWG 5/24/2010 9:44:18 AM mark.mcdanis