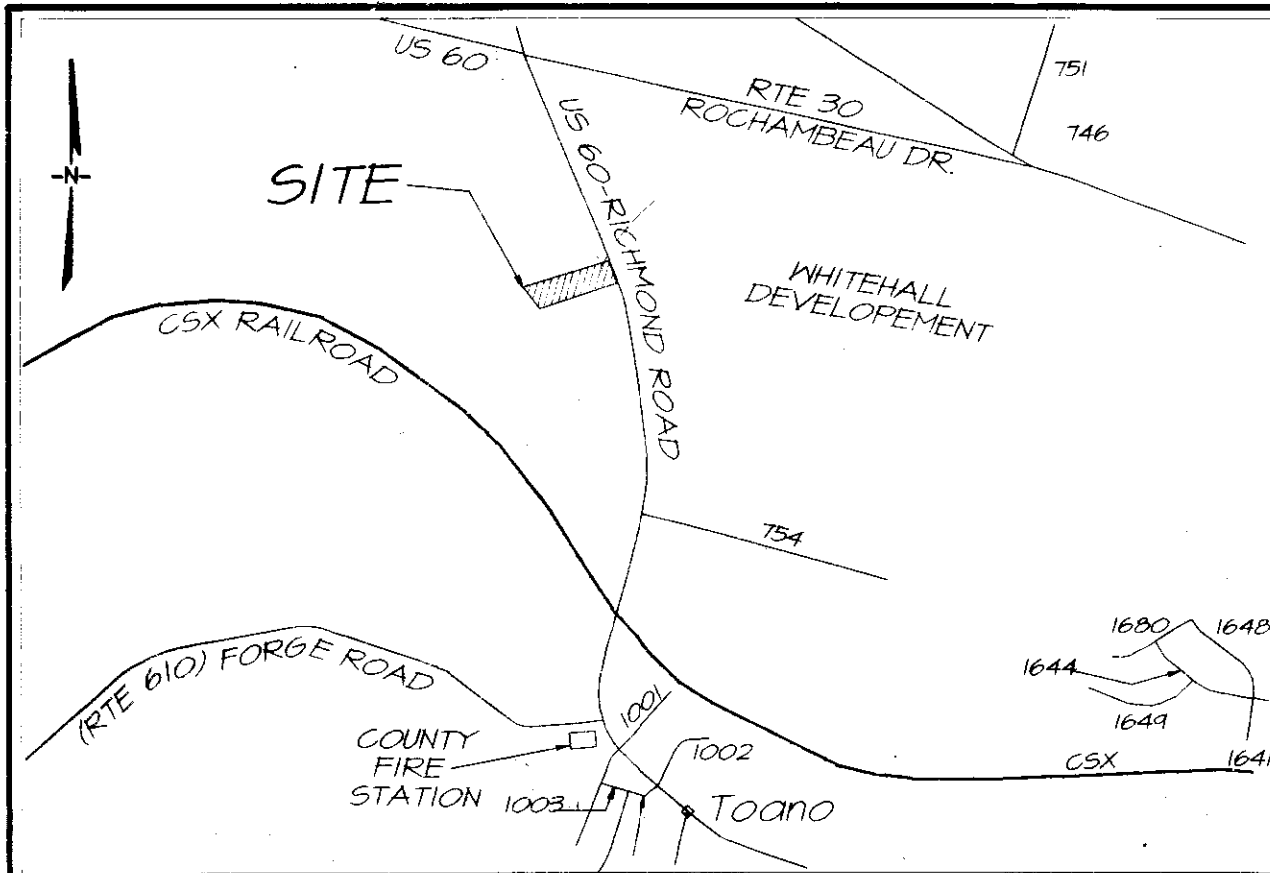
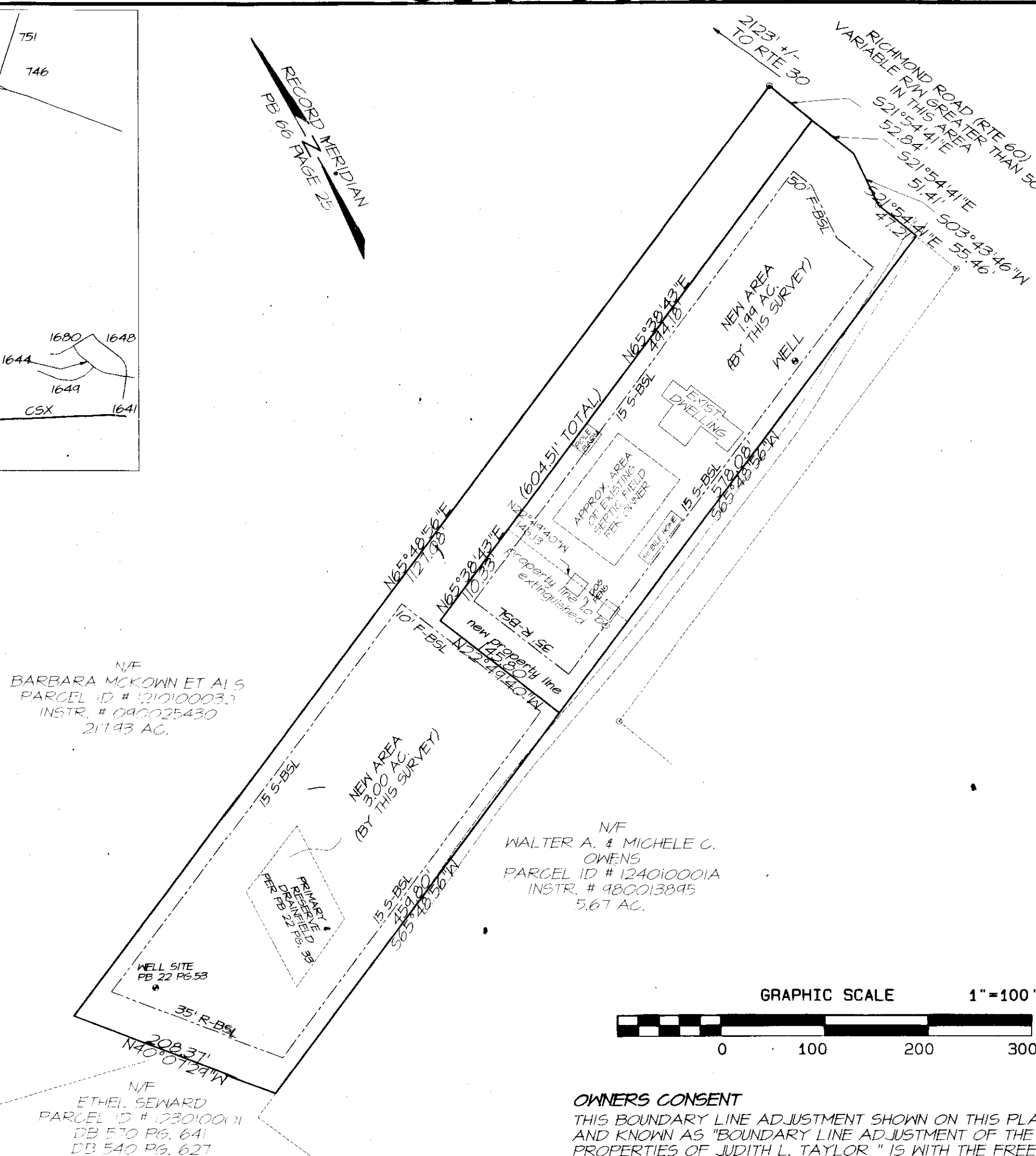


100018327



VICINITY MAP SCALE 1" = 2000'



BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF JUDITH L. TAYLOR

PARCEL ID # 1230100049 AND PARCEL ID # 1220100020

JAMES CITY COUNTY CASE # 5-0021-2010 PROPERTIES SHOWN BEING A PORTION OF THE PROPERTY OF STEWART U. TAYLOR.

PROPERTIES SHOWN ARE LOCATED IN STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA

PARCEL ID # 1230100049 PROPERTY ADDRESS 8415 RICHMOND ROAD TOANO, VA.

PARCEL ID # 1220100020 PROPERTY ADDRESS 8407 RICHMOND ROAD TOANO, VA.

PREPARED BY ANGLE & DISTANCE LAND SURVEYING, INC. P.O. BOX 854 TOANO, VA. 23168

AREA COMPUTATIONS

ORIGINAL PARCEL ID # 1230100049 AREA= 3.38 AC. BY PREVIOUS SURVEY ORIGINAL PARCEL ID # 1220100020 AREA= 1.62 AC. ADJUSTED AREA PARCEL ID # 1230100049 = 3.00 AC. ADJUSTED AREA PARCEL ID # 1220100020 = 1.99 AC.

GENERAL NOTES

BOUNDARY INFORMATION TAKEN FROM PLAT, PB 66 PAGE 25, PLAT BY HIS LAND SURVEYING, INC. PROPERTY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. PROPERTIES SHOWN ARE BASED ON A CURRENT FIELD SURVEY.

PROPERTY IS ZONED A1, BUILDING SETBACK LINES ARE FRONT = 50' REAR = 35' SIDE = 15'

PROPERTIES SHOWN DO NOT APPEAR TO LIE IN A FLOOD ZONE.

UNLESS OTHERWISE STATED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY ORDINANCE 19-34 THROUGH 19-36.

IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

NO EXISTING DRAINFIELDS OR WELLS TO BE AFFECTED BY THIS PLAT.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

LOTS SHOWN ARE LOCATED IN THE PRIMARY SERVICE AREA (PSA). LOTS SHOWN TO BE SERVED BY PRIVATE SEPTIC AND WELL.

DRAINFIELD FOR PARCEL ID # 1230100049 ADDED FROM RECORD PLAT PB 66 PAGE 25.

SEPTIC TANKS AND SOIL INFORMATION SHOULD BE VERIFIED AND REEVALUATED PRIOR TO ANY NEW CONSTRUCTION.

N/F BARBARA MCKOWN ET AL'S PARCEL ID # 1210100033 INSTR. # 090025430 21.93 AC.

N/F WALTER A. & MICHELE C. OWENS PARCEL ID # 124010001A INSTR. # 980013895 5.67 AC.

N/F ETHEL SEWARD PARCEL ID # 1230100011 DB 570 PG. 641 DB 540 PG. 627 16.00 AC.

SOURCE OF TITLE

PROPERTIES SHOWN ON THIS PLAT WAS CONVEYED BY WENDELL R. TAYLOR TO JUDITH L. TAYLOR BY WILL DATED 3-14-2001 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY AT INSTRUMENT # 010005912.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF JAMES CITY I, [Notary Name], 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 31st DAY OF August, YR 2010. My Commission Expires April 31, 2011. NOTARY REGISTRATION NUMBER 7153829

OWNERS CONSENT

THIS BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS "BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF JUDITH L. TAYLOR" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

PARCEL ID # 1230100049 & # 1220100020 SIGNATURE DATE 8-31-2010 JUDITH L. TAYLOR NAME PRINTED

CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD AS THE LAW DIRECTS.

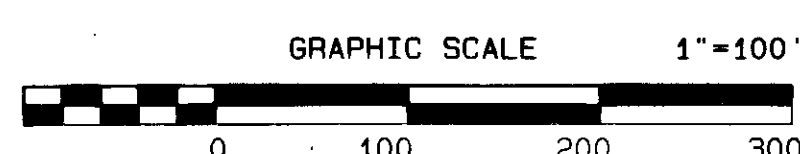
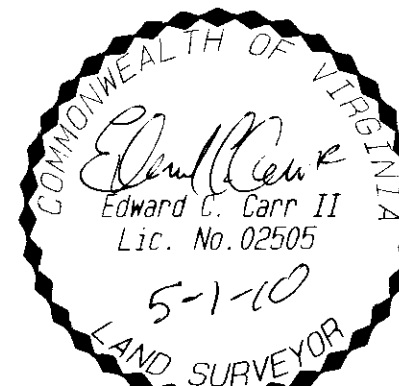
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 8/31/10 VIRGINIA DEPT. OF HEALTH DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND JAMES CITY COUNTY ORDINANCES REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS. EDWARD C. CARR II L.S.# 2505 DATE 5-1-10

STATE OF VIRGINIA

COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 1st DAY OF SEPT. 2010 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 100018327 PAGE AND OR INSTRUMENT NUMBER 100018327 TESTE: Betsy B. Worbridge CLERK BY: Claudia H. Binkholz, Dep. Clerk



Large/Small Plat(s) Recorded herewith as # 100018327