

100020969

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN OF THIS PLAT OF BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT WAS CONVEYED:

PARCEL A: TO JACK L. MASSIE CONTRACTOR, INC. FROM GEORGE A. MARSTON, JR., AND DOROTHY M. MARSTON BY DEED DATED JUNE 18, 1985, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY IN DEED BOOK 274, AT PAGES 158 AND 159;

PARCEL B: TO COKES LAND L.L.C. FROM MASSIE CORPORATION BY DEED DATED 10th SEPTEMBER 2010, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AT DOCUMENT NUMBER: 100020969

GENERAL NOTES

- 1. PROPERTIES ARE ZONED A-1, R-1, M-1 AND M-2, WITH PROFFERS UNDER CASE NUMBER Z-0017-1989 AND SUP-0046-1989, APPROVED MAY 16, 1994.
2. PROPERTIES ARE PART OF TAX PARCELS 1240100014, 1330100014, 1330100001, 1330100009, AND 1330100009B.
3. STREET ADDRESS OF PROPERTIES: 3900 AND 3920 COKES LANE; 125 AND 115A NICE DRIVE
4. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
7. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS (RPA) SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
9. IN ACCORDANCE WITH SECTION 19-29(h) OF THE JAMES CITY COUNTY ZONING ORDINANCE, NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
10. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. THIS PARCEL LIES IN FLOOD ZONE X PER FEMA PANEL NUMBER 51095C0045C, DATED 9/28/2007.

OWNER'S CONSENT AND DEDICATION

OWNERS' CONSENT AND DEDICATION

THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES

FOR JACK L. MASSIE CONTRACTOR, INC.:

9-27-2010 Date

[Signature] Signature

GARY M. MASSIE, PRESIDENT Printed Name and Title

CERTIFICATE OF NOTARIZATION

FOR JACK L. MASSIE CONTRACTOR, INC.:

STATE OF Virginia, CITY/COUNTY OF James City

TO-WIT:

Laverne M. Gossett, 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.

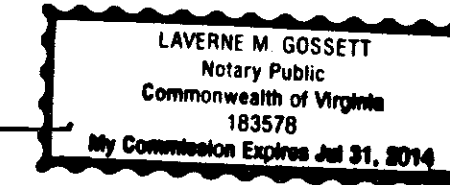
GIVEN UNDER MY HAND THIS 27 DAY OF Sept. 2010

MY COMMISSION EXPIRES July 31, 2014

[Signature] Notary Signature

Notary Signature

NOTARY REGISTRATION NUMBER: 183578



FOR COKES LANE, L.L.C.:

9-27-2010 Date

[Signature] Signature

GARY M. MASSIE, MANAGER Printed Name and Title

CERTIFICATE OF NOTARIZATION

FOR COKES LANE, L.L.C.:

STATE OF Virginia, CITY/COUNTY OF James City

TO-WIT:

Laverne M. Gossett, 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.

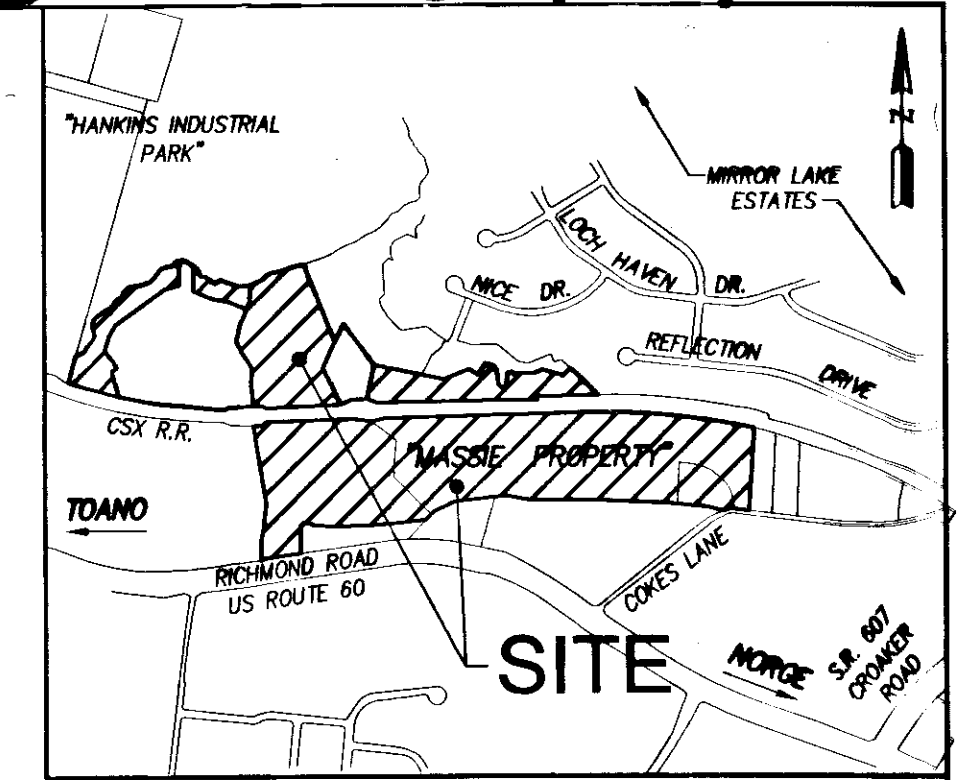
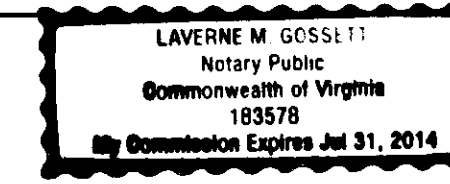
GIVEN UNDER MY HAND THIS 27 DAY OF Sept 2010

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[Signature] Notary Signature

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LOCATION MAP: SCALE: 1" = 1500'±

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] 8/31/10 DATE THOMAS C. SUBLETT, L.S. #1886

CERTIFICATE OF APPROVAL

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

[Signature] 9/28/10 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT,

THIS 1st DAY OF October, 2010, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE

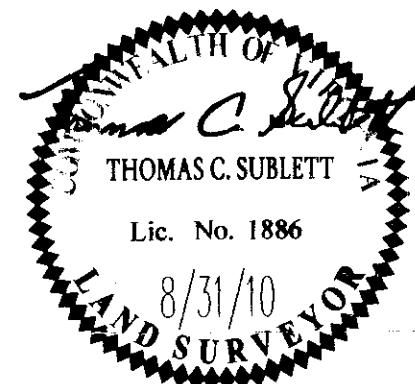
LAW DIRECTS AT 2:31 AM/PM

INSTRUMENT # 100020969

TESTE: Betsy B. Woolridge, BESSY B. WOOLRIDGE, CLERK By Claudia H. Bishop, Dep. Clerk

3 Large/Small Plat(s) Recorded herewith as # 100020969

Table with 4 columns: Rev, Date, Description, Revised By



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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT PARCELS A & B AND ALLOCATION OF OFFSITE NATURAL OPEN SPACE AREAS FOR PARCELS A, B, & C MASSIE PROPERTY STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: VMB Project Number: 8233-15 Scale: 1"=200' Date: 8-31-10 Sheet Number: 1 OF 3