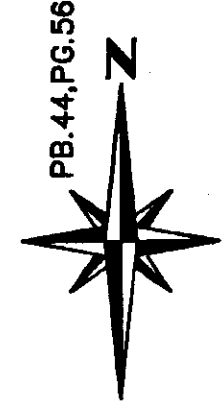


110010777

PLAT OF CONSOLIDATION
ON PROPERTY BEING
LOTS 31 & 32, SECTION 2
LAKEWOOD

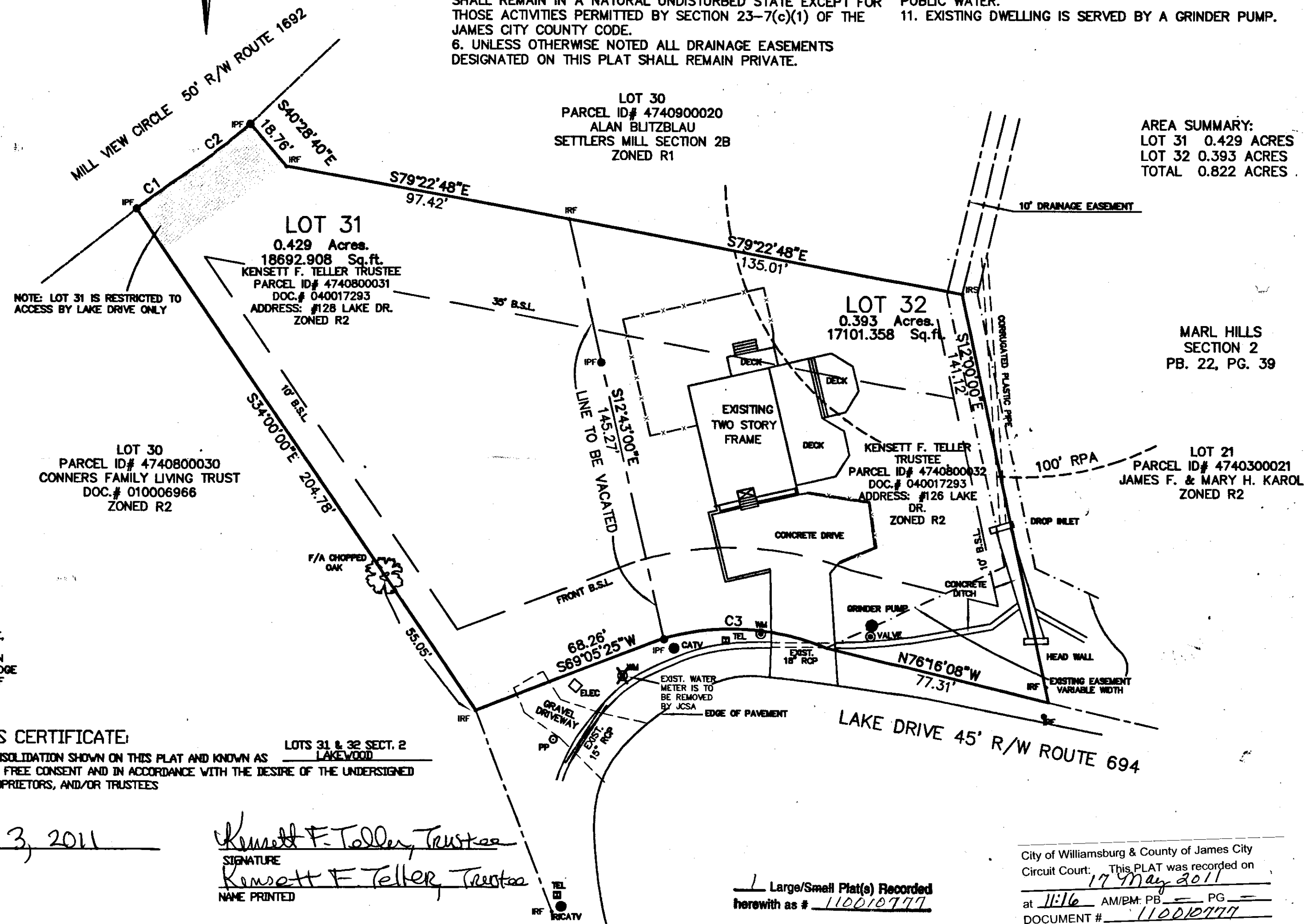
LOCATED IN JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=30' DATE: 02/18/2009
J.N. 342.1
JCC CASE #S-0071-2007
REVISED: 09/14/2009
REVISED: 04/18/2011



- NOTES:
1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
 2. THE PROPERTY SHOWN HEREON IS STANDING IN THE NAME OF KENSETT F. TELLER, TRUSTEE AND WAS CONVEYED BY DOCUMENT # 040017293 DATED 07/12/2004, AND RECORDED IN THE CIRCUIT COURT OF JAMES CITY COUNTY.
 3. THIS LOT CONSOLIDATION DOES NOT ADVERSELY IMPACT THE IMPROVEMENTS SHOWN HEREON.
 4. THIS SURVEY REPRESENTS AN IN THE FIELD BOUNDARY SURVEY.
 5. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
 6. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

7. SETBACK REQUIREMENTS: 25' FROM MILL VIEW CIRCLE
35' REAR YARD
50' FROM CENTERLINE OF LAKE DRIVE
- 10' SIDE YARDS
8. LOT 31 IS RESTRICTED TO ACCESS TO LAKE DRIVE ONLY.
9. ANY EXISTING OR UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
11. EXISTING DWELLING IS SERVED BY A GRINDER PUMP.

AREA SUMMARY:
LOT 31 0.429 ACRES
LOT 32 0.393 ACRES
TOTAL 0.822 ACRES



CERTIFICATE OF SOURCE OF TITLE:
THE PROPERTY SHOWN HEREON WAS CONVEYED BY MICHAEL C. TELLER IV TO KENSETT F. TELLER BY DOCUMENT DATED 7/12/2004 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT# 040017293.

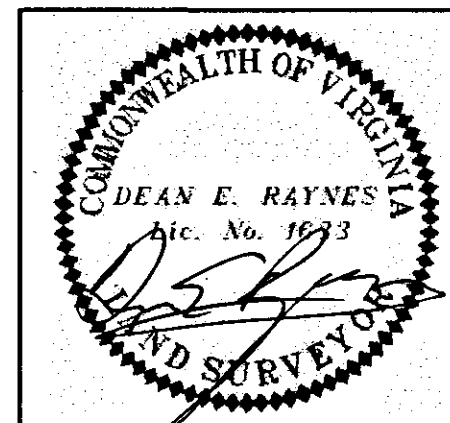
SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT TO THE BEST OF MY BELIEF OR KNOWLEDGE, THIS PLAT COMPLIES WITH ALL OF THE ORDINANCES OF JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES 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 4/12/2011
DEAN E. RAYNES CLS #1633 DATE

OWNER'S CERTIFICATE:
THE LOT CONSOLIDATION SHOWN ON THIS PLAT AND KNOWN AS LOTS 31 & 32 SECT. 2 LAKEWOOD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

DATE May 3, 2011

Kensett F. Teller, Trustee
SIGNATURE
Kensett F. Teller, Trustee
NAME PRINTED



CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY I, Beth Klapper, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 3rd DAY OF May, 2012

Beth Klapper
SIGNATURE

MY COMMISSION EXPIRES December 31, 2012

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°58'50"	17.39'	200.00'	S54°00'35"W	17.38'
C2	6°58'42"	30.45'	250.00'	N53°00'40"E	30.43'
C3	38°18'20"	56.07'	83.87'	N87°01'14"W	55.03'

CERTIFICATE OF APPROVAL:
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
5/11/11
DATE
[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

HIS Land Surveying, Inc.
P.O. Box 100
Providence Forge, Virginia 23140
Phone: 804-966-7017

Beth Klapper
Notary Public No.: 7182762
Commonwealth of Virginia
My Commission Expires:
December 31, 2012

Large/Small Plat(s) Recorded
herewith as # 110010777

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
17 May 2011
at 11:16 AM/PM: PB PG
DOCUMENT # 110010777
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk