

GENERAL NOTES

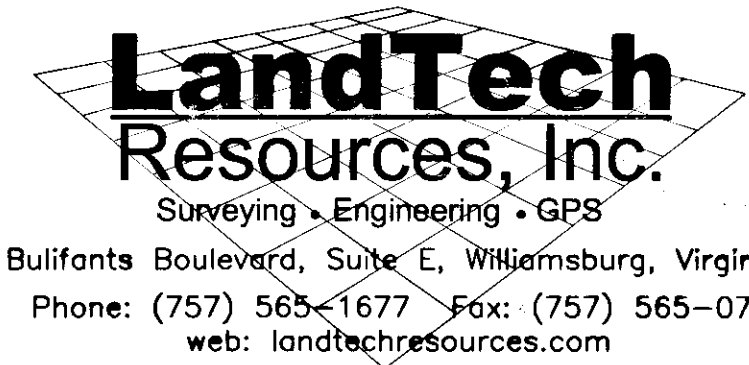
- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE...
3. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
5. PARCELS SHOWN LIE IN FIRM ZONE "AE" (EL=7.5) ACCORDING TO COMMUNITY PANEL #51095C0185C DATED SEPTEMBER 28, 2007.
6. THE PROPERTIES SHOWN ARE IN AN RPA AS SHOWN PER THE JCC GIS.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
9. AREAS SHOWN HEREON ARE CALCULATED TO BULKHEAD ALONG REAR OF PROPERTIES. PROPERTY LINE IS MEAN LOW WATER LINE PER RECORD PLAT RECORDED AT P.B. 33, PGS. 27-29.
10. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

PROPERTY INFORMATION

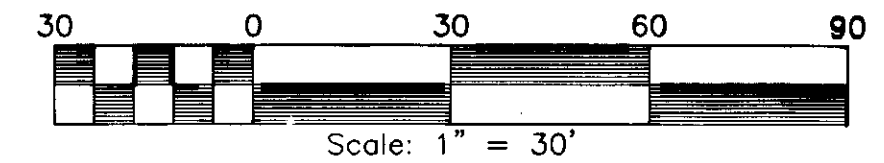
PARCEL ID: #4730500037, #4730500038 & #4730500039
ZONING DISTRICT: R1
BUILDING SETBACK: (PER RECORD PLAT)
FRONT = 35'
REAR = 35'
SIDE = 15'
EXISTING ADDRESS: #5, #7 & #9 LAVELLE COURT WILLIAMSBURG, VIRGINIA 23185

BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT BETWEEN LOTS 37, 38 & 39, SECTION 1, POWHATAN SHORES

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
DATE: 05-05-2011 SCALE: 1"=30' JOB # 07-217



SHEET 1 OF 2



OWNERS CERTIFICATE (LOT 37, GPIN: 4730500037)

THE BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT OF THE PROPERTIES AS SHOWN ON THIS IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Carole R. Lynch 05-10-11
CAROLE R. LYNCH DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, Tina Lester, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 10th DAY OF MAY, 2011.
MY COMMISSION EXPIRES 9-30-2014

Tina Lester
NOTARY PUBLIC
REGISTRATION NO. 7059209
TINA LESTER
Notary Public
Commonwealth of Virginia
7059209
My Commission Expires Sep 30, 2014

OWNERS CERTIFICATE (LOT 38, GPIN: 4730500038)

THE BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT OF THE PROPERTIES AS SHOWN ON THIS IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Robert P. Clagett 5/10/2011
CAROLE R. LYNCH 05-10-11
CAROLE R. LYNCH DATE

CERTIFICATE OF NOTARIZATION

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CITY/COUNTY OF James City I, Tina Lester, A NOTARY PUBLIC
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Tina Lester
NOTARY PUBLIC
REGISTRATION NO. 7059209
TINA LESTER
Notary Public
Commonwealth of Virginia
7059209
My Commission Expires Sep 30, 2014

CERTIFICATE OF APPROVAL

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

5/13/11
DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR SURVEYORS CERTIFICATE

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.

5/5/2011
DATE
MATTHEW H. CONNOLLY #2053

OWNERS CERTIFICATE (LOT 39, GPIN: 4730500039)

THE BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT OF THE PROPERTIES AS SHOWN ON THIS IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Robert P. Clagett 5/10/2011
BRYAN E. CLAGETT 5/10/2011
BRYAN E. CLAGETT DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, Tina Lester, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 10 DAY OF MAY, 2011.
MY COMMISSION EXPIRES 9-30-2014

Tina Lester
NOTARY PUBLIC
REGISTRATION NO. 7059209
TINA LESTER
Notary Public
Commonwealth of Virginia
7059209
My Commission Expires Sep 30, 2014

CERTIFICATE OF SOURCE OF TITLE

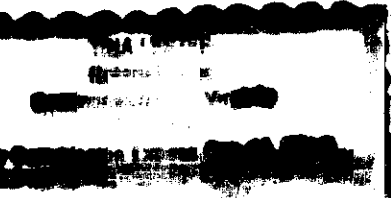
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS OWNED AS FOLLOWS:

PARCEL I.D. #4730500037 - STANDS IN THE NAME OF CAROLE R. LYNCH AND WAS ACQUIRED FROM E.G. HEALEY & WENDY J. BAKER BY THAT CERTAIN DEED DATED SEPTEMBER 14, 1989 AND RECORDED IN DEED BOOK 450, PAGE 488;

PARCEL I.D. #4730500038 - STANDS IN THE NAME OF ROBERT P. CLAGETT AND CAROLE R. LYNCH AND WAS ACQUIRED FROM GREAT BLUE HERON, L.L.C. BY THAT CERTAIN DEED DATED FEBRUARY 16, 2011 AND RECORDED AS INSTRUMENT #110005170;

PARCEL I.D. #4730500039 - STANDS IN THE NAME OF ROBERT P. CLAGETT & BRYAN E. CLAGETT AND WAS ACQUIRED FROM DAVID M. LEE & DIANE V. KING-LEE BY THAT CERTAIN DEED DATED OCTOBER 29, 2007 AND RECORDED AS INSTRUMENT #070035079;

THE ABOVE MENTIONED DOCUMENTS OF RECORD BEING RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.



2 Large/Small Plat(s) Recorded herewith as # 110020998

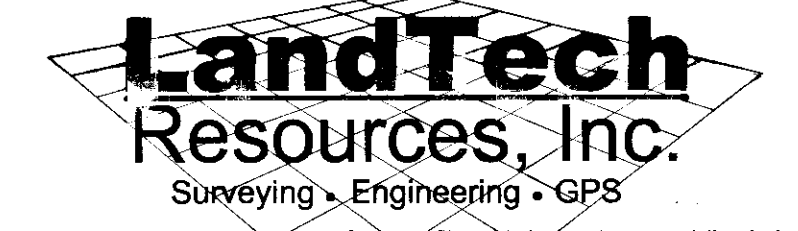
STATE OF VIRGINIA JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 14th DAY OF October, 2011. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:51 AM INSTRUMENT # 110020998

TESTE Betty B. Woodruff, Clerk
By Claudia H. Birkholz, De Clerk

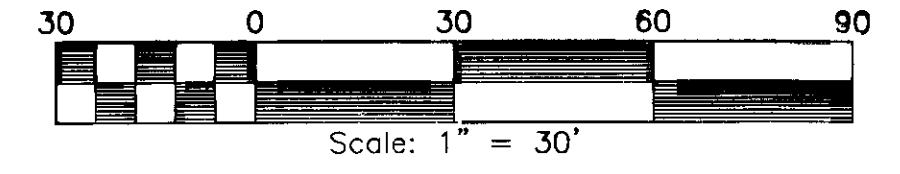
BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT
BETWEEN LOTS 37, 38 & 39, SECTION 1,
POWHATAN SHORES

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
DATE: 05-05-2011 SCALE: 1"=30' JOB # 07-217



205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 2



SURVEY TIE LINES		
LINE	BEARING	DISTANCE
A - B	S 33°01'40" E	119.24'
B - C	S 24°14'04" E	78.14'
C - D	S 12°28'17" W	106.14'
D - E	S 71°10'30" W	203.44'

PROPERTY CURVE TABLE						
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	60.00'	60.00'	57.53'	N 60°12'09" E	57°17'40"	32.78'
C2	60.00'	50.00'	48.57'	N 07°40'54" E	47°44'50"	26.56'
C3	60.00'	97.55'	87.15'	N 62°46'00" W	93°08'59"	63.39'
C4	60.00'	30.82'	30.48'	S 85°22'30" W	29°26'00"	15.76'
C5	60.00'	25.00'	24.82'	N 19°37'06" E	23°52'24"	12.68'
C6	60.00'	25.00'	24.82'	N 04°15'18" W	23°52'24"	12.68'

AREA TABULATION

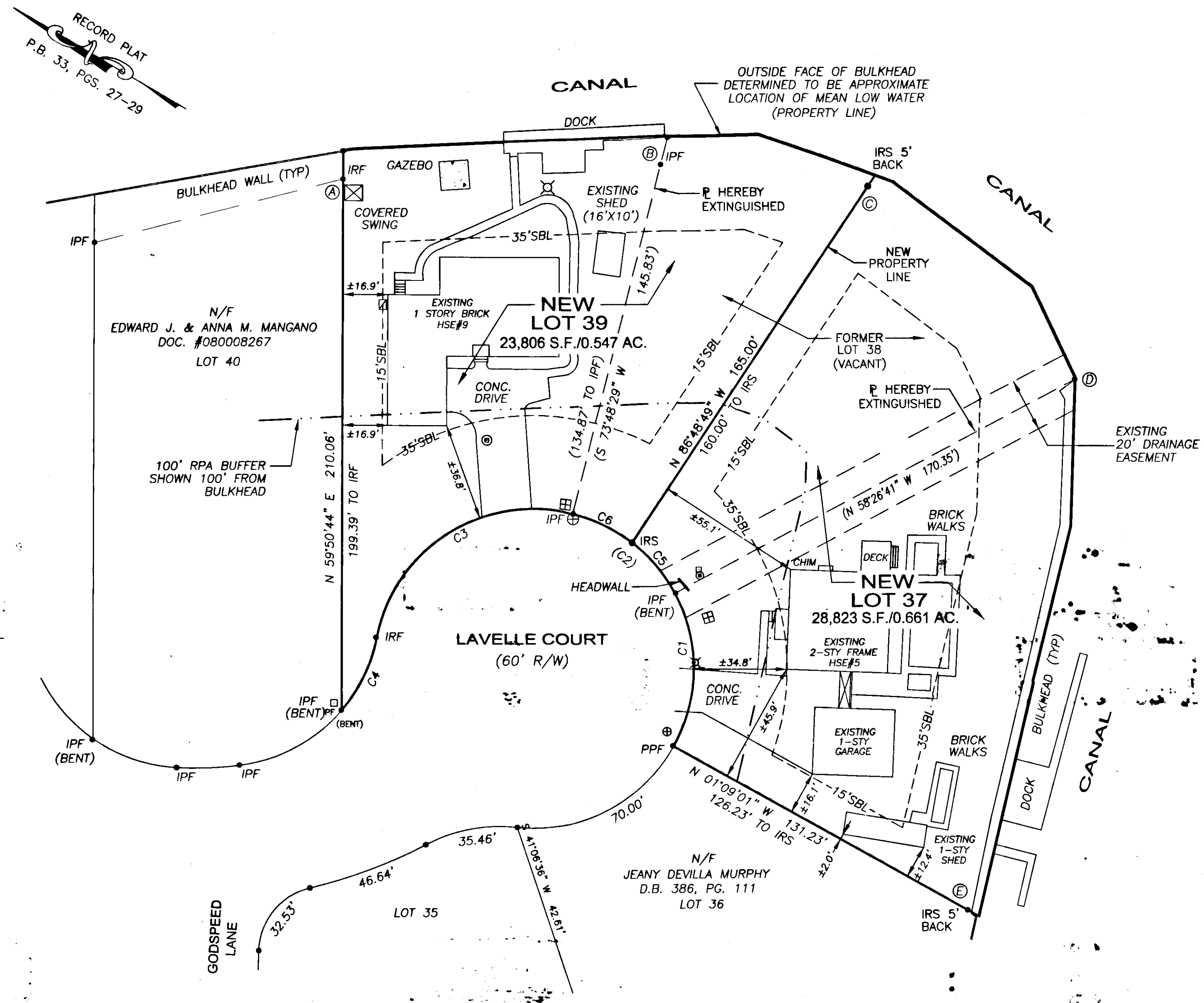
FORMER LOT 37 = ±17,442 S.F. / ±0.400 AC.
AREA ADDED FROM LOT 38 = ±11,381 S.F. / ±0.261 AC.
NEW LOT 37 = ±28,823 S.F. / ±0.661 AC.

FORMER LOT 39 = ±15,801 S.F. / ±0.363 AC.
AREA ADDED FROM LOT 38 = ±8,005 S.F. / ±0.184 AC.
NEW LOT 39 = ±23,806 S.F. / ±0.547 AC.

FORMER LOT 38 = ±19,386 S.F. / ±0.445 AC.
**LOT 38 TO BE EXTINGUISHED

LEGEND

- ⊗ LIGHT POLE
- ⊙ CLEANOUT
- ⊠ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊞ WATER METER
- CHIM CHIMNEY
- PPF = PINCHED PIPE FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- IRS = IRON ROD SET



CERTIFICATE OF APPROVAL

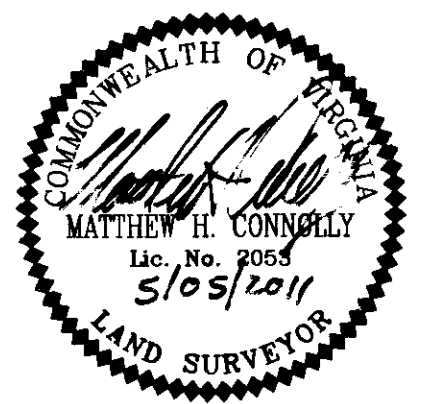
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH
WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE _____ SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR SURVEYORS CERTIFICATE

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.

05-05-2011
DATE _____
MATTHEW H. CONNOLLY #2053



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STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
JAMES CITY THIS 14th DAY OF October, 2011.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS AT 10:51 AM
INSTRUMENT # 110020998
TESTE By *Byron B. Woolrich, Clerk*
By *Christie H. Binkley, De Clerk*