

110022377

**CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (47-2)(15-1))**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY PILOT LIFE INSURANCE COMPANY, A NORTH CAROLINA CORPORATION TO THE COUNTY OF JAMES CITY, VIRGINIA BY DEED DATED APRIL 22, 1981 AND RECORDED IN DEED BOOK 213, PAGE 268 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

**CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (47-2)(1-1A))**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY PILOT LIFE INSURANCE COMPANY, A NORTH CAROLINA CORPORATION TO THE COUNTY OF JAMES CITY, VIRGINIA BY DEED DATED OCTOBER 19, 1977 AND RECORDED IN DEED BOOK 180, PAGE 465 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

**GENERAL NOTES**

PROPERTIES ARE ZONED PL PUBLIC LAND

ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.

ALL UTILITIES SHALL BE PLACED UNDERGROUND.

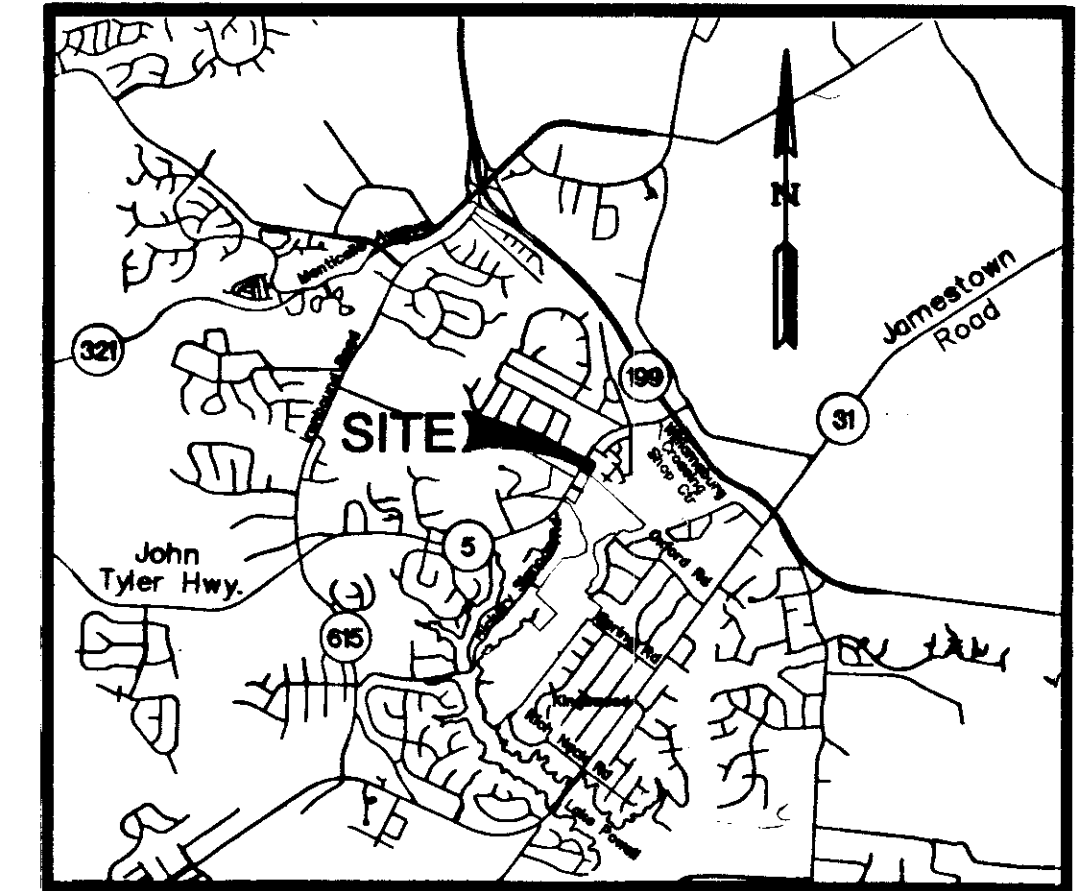
THIS PLAT IS BASED UPON COMPILED RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. OTHER EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

PROPERTIES SHOWN HEREON ARE ALL OF TAX MAP PARCELS (47-2) (15-1) AND (47-2) (1-1A), LOCATED AT 5067 JOHN TYLER HIGHWAY AND 5077 JOHN TYLER HIGHWAY RESPECTIVELY.

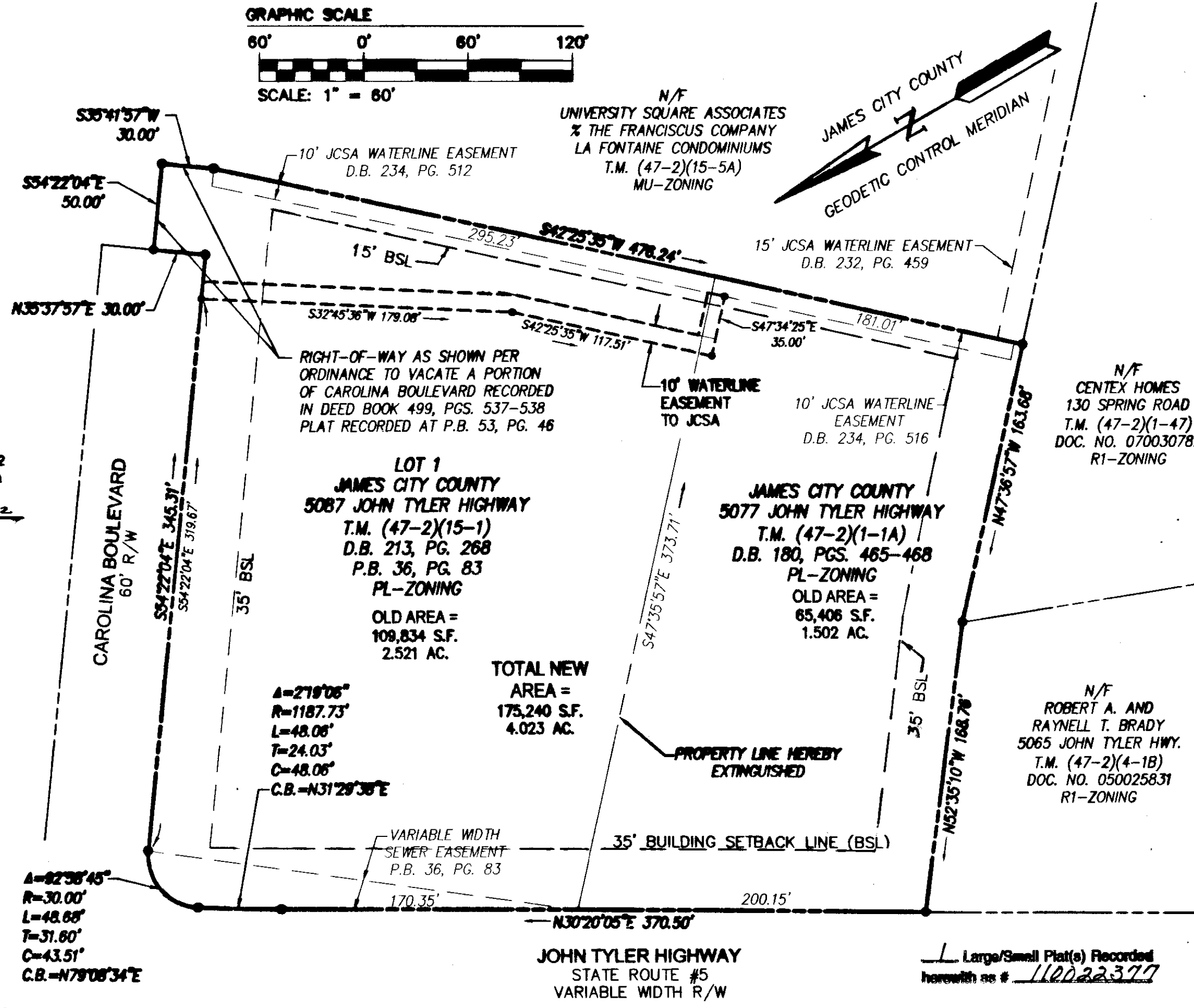
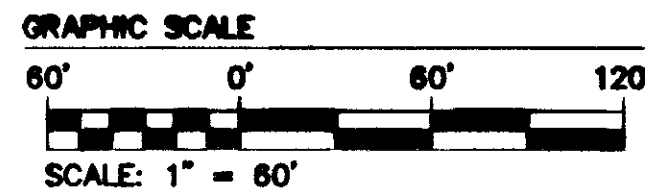
UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

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

PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL #510201 0140 C, DATED 9/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.



LOCATION MAP SCALE: 1"=2000'



**OWNER'S CERTIFICATION**

THE LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

7/15/10 DATE  
 Sanford B. Wanner  
 COUNTY ADMINISTRATOR  
 PRINTED TITLE

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

**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 PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS  
 15<sup>th</sup> DAY OF July, 2010

Beth Klapper  
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: December 31, 2010  
 NOTARY REGISTRATION NUMBER: 7182762

**SURVEYOR'S 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.

Thomas C. Sublett 5/18/2010  
 THOMAS C. SUBLETT, L.S. #1886 DATE

**CERTIFICATE OF APPROVAL**

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

7/21/10 DATE  
 Virginia Department of Transportation

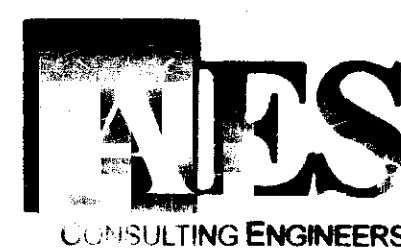
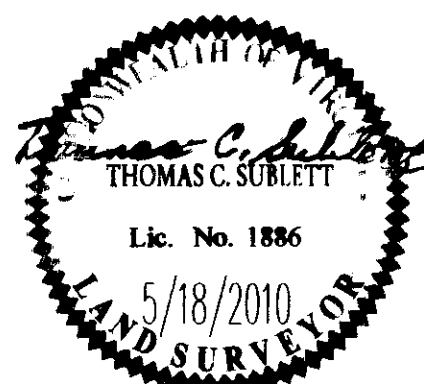
7/22/10 DATE  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 27 DAY OF October, 2010  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:55 AM/PM  
 INSTRUMENT # 110022377

TESTE: Betsy B. Woolridge  
 BETSY B. WOOLRIDGE, CLERK  
 By Claudia N. Birkholz, Dep. Clerk

Large/Small Plat(s) Recorded herewith as # 110022377

Rev	Date	Description	#FS	Revised By
1	7/9/10	ADDED NEW JCSA WATERLINE EASEMENT		



8248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23186  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF LOT LINE EXTINGUISHMENT  
 BETWEEN TWO PARCELS OWNED BY:  
**JAMES CITY COUNTY**  
 LOCATED AT 5067 AND 5077 JOHN TYLER HIGHWAY  
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFS	
Project Number: 9801-E-31	Date: 5/18/2010
Scale: 1"=60'	
Sheet Number	
1 OF 1	