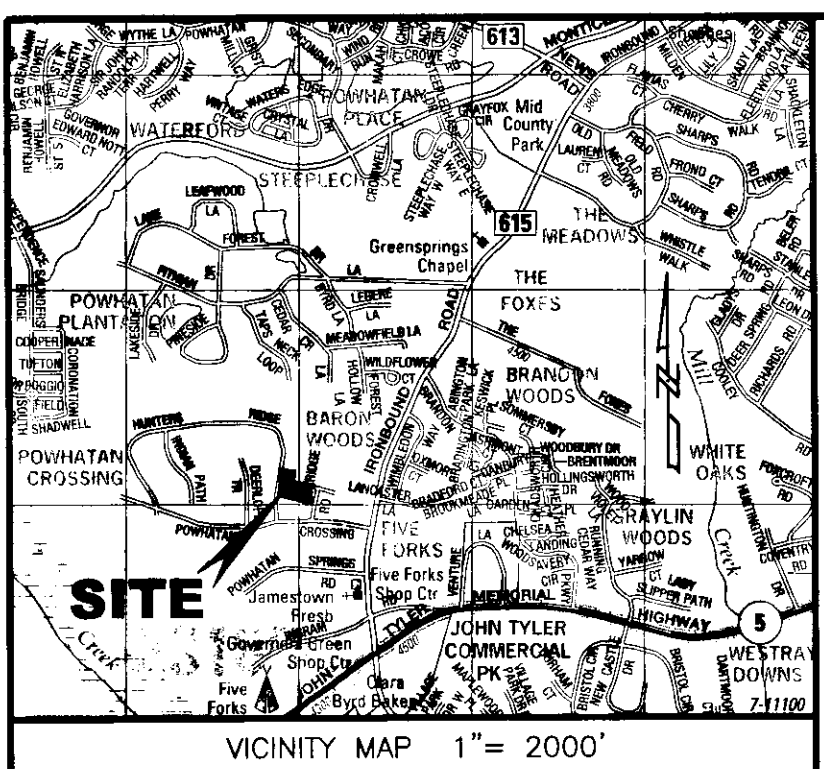


120000070

BOUNDARY LINE ADJUSTMENT  
BETWEEN  
LOT 41 AND LOT 42, SECTION 1  
POWHATAN CROSSING  
BELONGING TO  
WARREN LEE WALTRIP

JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA  
DATE: 12/30/2011 SCALE: 1"=40' JOB NO: 11-122

**LandTech Resources, Inc.**  
Surveying • GPS • Engineering  
205 Bulifants Blvd., Ste. E, Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com



**SITE INFORMATION:**  
TOTAL AREA: 2.0151 AC.  
PARCEL I.D. #4621100041  
3416 HUNTER'S RIDGE  
WILLIAMSBURG, VA 23188  
PARCEL I.D. #4621100042  
3405 FOXRIDGE ROAD  
WILLIAMSBURG, VA 23188  
ZONING DISTRICT: R1 (LIMITED RESIDENTIAL)  
PROPERTY IS NOT LOCATED IN AN RPA. (PER JCC GIS)  
JAMES CITY COUNTY CASE NO. S-0058-2011

- GENERAL NOTES:**
- 1) THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - 2) PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0120C DATED SEPTEMBER 28, 2007.
  - 3) THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
  - 4) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
  - 5) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
  - 6) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
  - 7) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
  - 8) ALL PHYSICAL IMPROVEMENTS, INCLUDING ABOVE GROUND UTILITIES, MAY NOT SHOWN ON THIS PLAT.
  - 9) THE INTENT OF THIS PLAT IS TO ADJUST THE PROPERTY LINE AS SHOWN. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN.
  - 10) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
  - 11) ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

**OWNERS CERTIFICATE**

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

Warren L. Waltrip 1-3-12  
WARREN LEE WALTRIP DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF JAMES CITY I, WILLIAM FELTS 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 3 DAY OF JANUARY, 2012. MY COMMISSION EXPIRES 1-31-2015.

William S. Felts  
NOTARY PUBLIC  
REGISTRATION NO. 7387139

**CERTIFICATE OF SOURCE OF TITLE**

PARCEL #4621100042 AND PARCEL #4621100041  
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF WARREN LEE WALTRIP AND WAS ACQUIRED FROM ANNIE LEE WALTRIP ESTATE BY THAT CERTAIN WILL DATED AUGUST 4, 2009 AND RECORDED AS INSTRUMENT #09007084W AND WILL FILE #7084 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
1/3/12 DATE  
William S. Felts SUBDIVISION AGENT OF JAMES CITY COUNTY  
1/3/12 DATE  
William S. Felts VIRGINIA DEPARTMENT OF TRANSPORTATION

**ENGINEERS OR SURVEYORS CERTIFICATE**

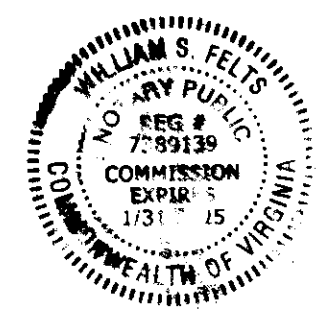
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.  
12-30-2011 DATE  
William S. Felts WILLIAM S. FELTS

**STATE OF VIRGINIA, JAMES CITY COUNTY**

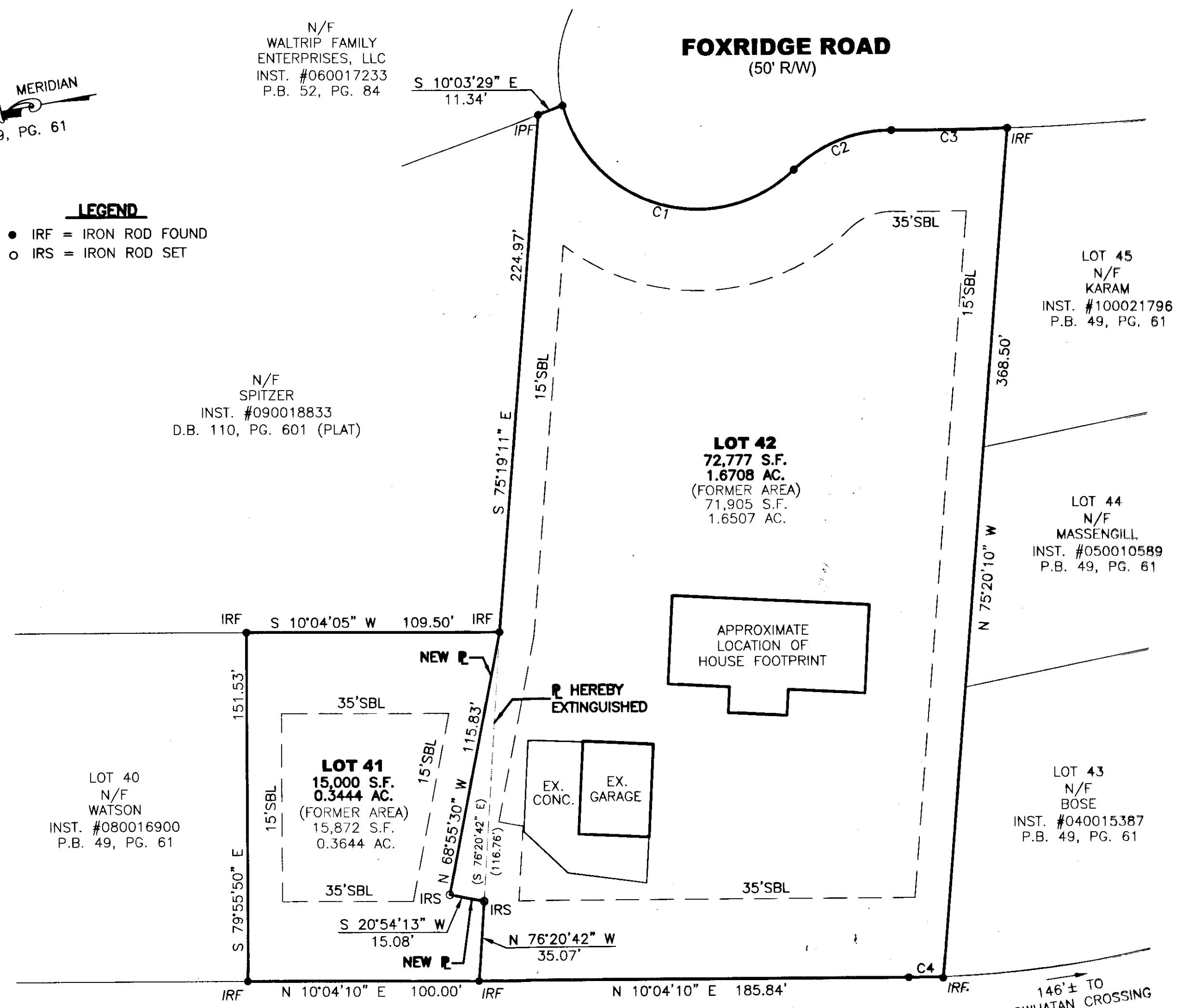
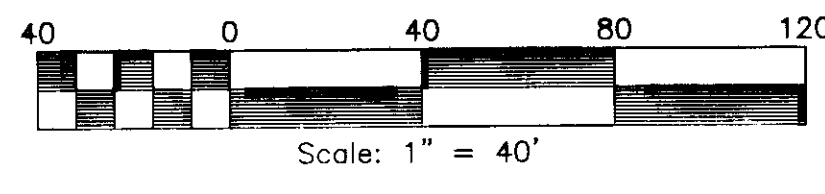
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 3rd DAY OF JANUARY, 2012. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:52 P.M.  
INSTRUMENT # 120000070  
TESTE Clara B. Wickliffe, Clerk  
By Claudia A. Bickel, Dep. Clerk

RECORD MERIDIAN  
P.B. 49, PG. 61

- LEGEND**
- IRF = IRON ROD FOUND
  - IRS = IRON ROD SET



Large/Small Plat(s) Recorded herewith as # 12000070



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	125.19'	103.69'	S 25°53'45" W	119°33'01"
C2	60.00'	46.68'	45.51'	S 11°35'31" E	44°34'33"
C3	998.84'	50.33'	50.32'	S 09°15'29" W	2°52'32"
C4	437.81'	15.02'	15.02'	N 09°05'10" E	1°57'58"