

120000757

OWNERS CERTIFICATE

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

Richard Vossel 11/10/11
RICHARD VOSSSEL DATE
Laura Vossel 11/10/11
LAURA VOSSSEL DATE

EXISTING PROPERTY INFORMATION

PARCEL #102020001B
#9050 BARNES ROAD
JAMES CITY COUNTY, VA
PARCEL #1020500001A
#9036 BARNES ROAD
JAMES CITY COUNTY, VA
ZONING DISTRICT: A-1
BUILDING SETBACKS (BSL)
PER SUBDIVISION PLAT:
FRONT = 75'
REAR = 35'
SIDE = 15'

NEW AREA TABULATIONS

LOT 1B = 3.22± AC.
LOT 1-A = 3.33 AC.
TOTAL = 6.55± AC.

CERTIFICATE OF NOTARIZATION (RICHARD VOSSSEL)

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY, I, WILLIAM S. FELLS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 10 DAY OF NOVEMBER, 2011. MY COMMISSION EXPIRES 1-31-2015.
William S. Fells 7389139
NOTARY PUBLIC REGISTRATION #

CERTIFICATE OF NOTARIZATION (LAURA VOSSSEL)

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY, I, WILLIAM S. FELLS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 10 DAY OF NOVEMBER, 2011. MY COMMISSION EXPIRES 1-31-2015.
William S. Fells 7389139
NOTARY PUBLIC REGISTRATION #

CERTIFICATE OF SOURCE OF TITLE (PARCEL ID: 1020200001B)

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF RICHARD & LAURA VOSSSEL AND WAS ACQUIRED FROM MICHAEL & MELINA GROSS BY DEED DATED AUGUST 17, 2005 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #050019715.

CERTIFICATE OF SOURCE OF TITLE (PARCEL ID: 1020200001A)

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF RICHARD & LAURA VOSSSEL AND WAS ACQUIRED FROM HENRY S. BRANSCOME, II BY DEED DATED JANUARY 17, 2007 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #070001792.

CERTIFICATE OF APPROVAL

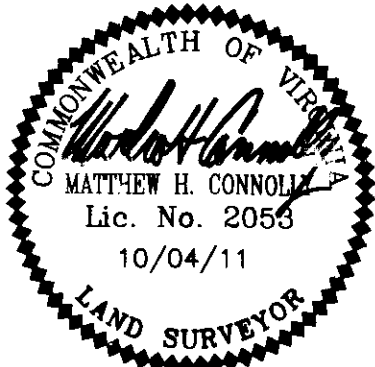
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Christina... 11/15/11
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE
Julia... 11/10/11
VIRGINIA DEPARTMENT OF HEALTH DATE

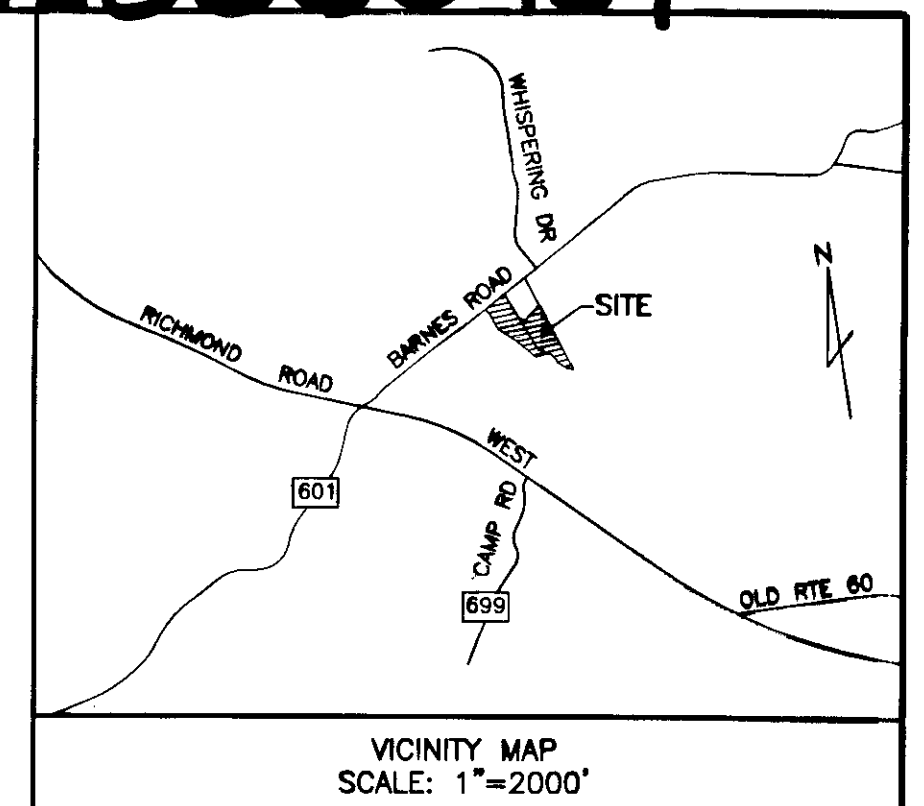
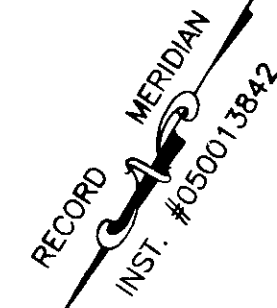
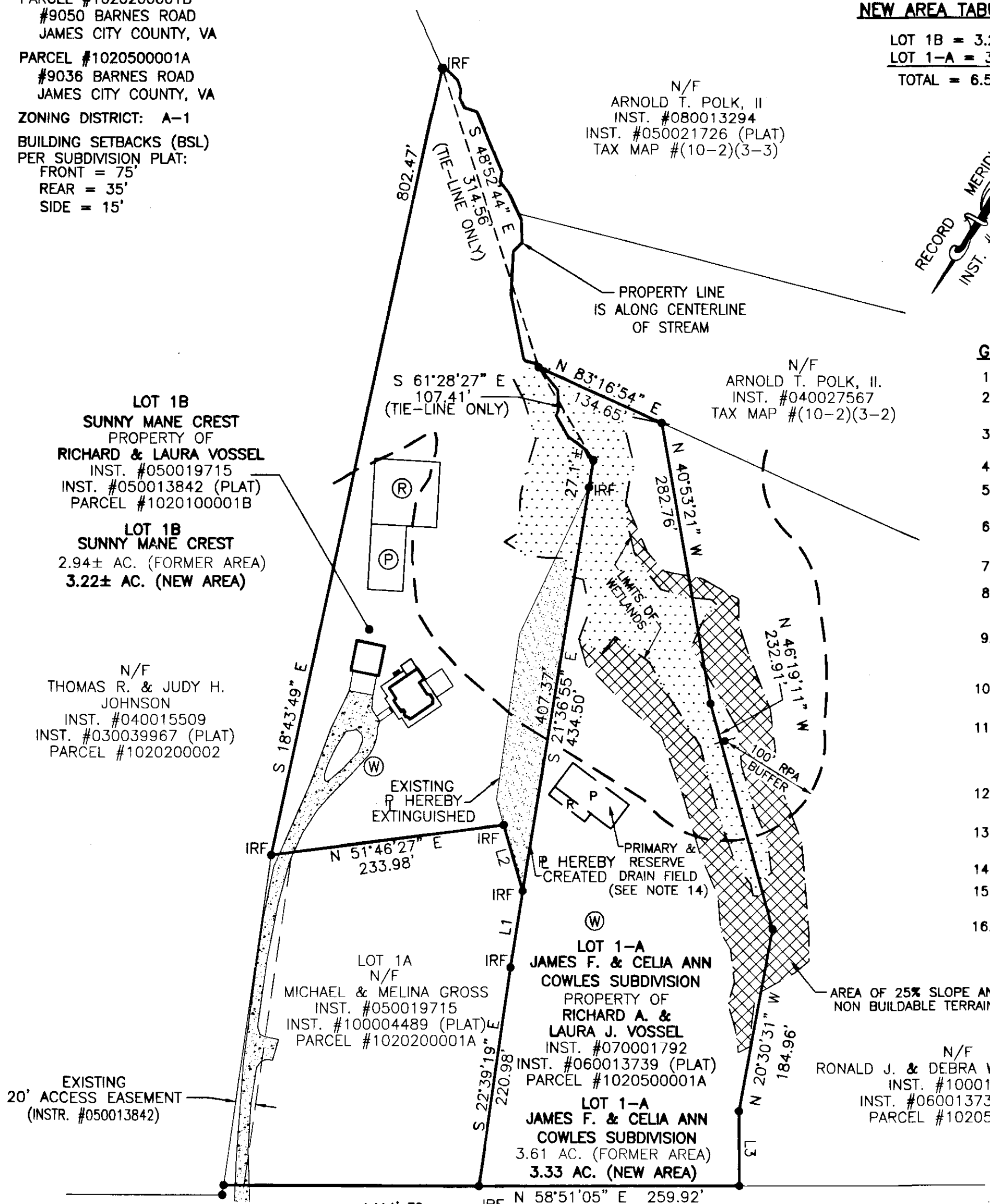
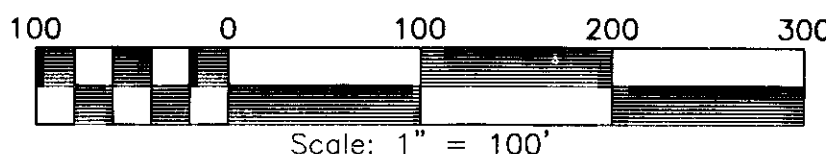
ENGINEERS OR SURVEYORS CERTIFICATE

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.

Matthew H. Connolly 10/04/11
MATTHEW H. CONNOLLY LIC. #002053 DATE



Large/Small Plat(s) Recorded
Instrument # 120000757



GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 3. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
- 4. LOTS SHOWN ARE CURRENTLY SERVED BY PRIVATE WELL AND SEPTIC.
- 5. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 6. PARCELS LIE IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #S1095C0040C DATED SEPTEMBER 28, 2007.
- 7. UNDERGROUND UTILITIES WERE NOT LOCATED.
- 8. PRIMARY AND RESERVE DRAIN FIELD SITES SHOWN HEREON ARE SHOWN PER RECORD SUBDIVISION PLAT RECORDED AT INSTRUMENT #050013842
- 9. 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.
- 10. PER SECTION 23-7(c) OF CHAPTER 23 OF THE CHESAPEAKE PRESERVATION ORDINANCE, THE DEVELOPER SHALL INSTALL RPA SIGNS IDENTIFYING THE LANDWARD LIMITS OF THE RPA.
- 11. SUP-26-04 APPROVED ON DECEMBER 14TH, 2004 TO PERMIT A FAMILY SUBDIVISION OF LESS THAN THREE ACRES IN ACCORDANCE WITH SECTION 24-214(D) AND SECTION 19-17 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. (STATED ON RECORD SUBDIVISION PLAT RECORDED AT INSTRUMENT #050013842).
- 12. SUP-0020-2009 APPROVED ON OCTOBER 27, 2009 TO PERMIT ADJUSTMENT OF PARCEL #1020100001B AND PARCEL #1020200001A.
- 13. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 14. DRAINFIELD LOCATION AND DESIGN BY OTHERS.
- 15. LIMITS OF WETLANDS, RPA BUFFER AND NON BUILDABLE TERRAIN SHOWN PER PLAT RECORDED AS INST. #060013739.
- 16. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.

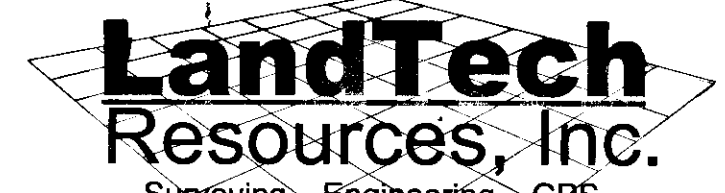
BOUNDARY LINE ADJUSTMENT
BETWEEN
LOT 1B SUNNY MANE CREST
AND
LOT 1-A COWLES SUBDIVISION
LOCATED ON BARNES ROAD
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 10/04/11 SCALE: 1"=100' JOB #08-347
SHEET 1 OF 1

AREA OF ADJUSTMENT 0.28 AC.

LINE	BEARING	DISTANCE
L1	S 21°58'19" E	77.05'
L2	S 46°46'03" E	68.49'
L3	N 31°08'55" W	75.00'

- LEGEND**
- IRF = IRON ROD FOUND
 - Ⓡ RESERVE DRAIN FIELD
 - Ⓟ PRIMARY DRAIN FIELD
 - Ⓢ EXISTING OR PROPOSED WELL

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 12th DAY OF JANUARY, 2012
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT 120000757
TESTE Betsy B. Woolridge, Clerk
BY Rupia A. Bliss Deputy, CLERK



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