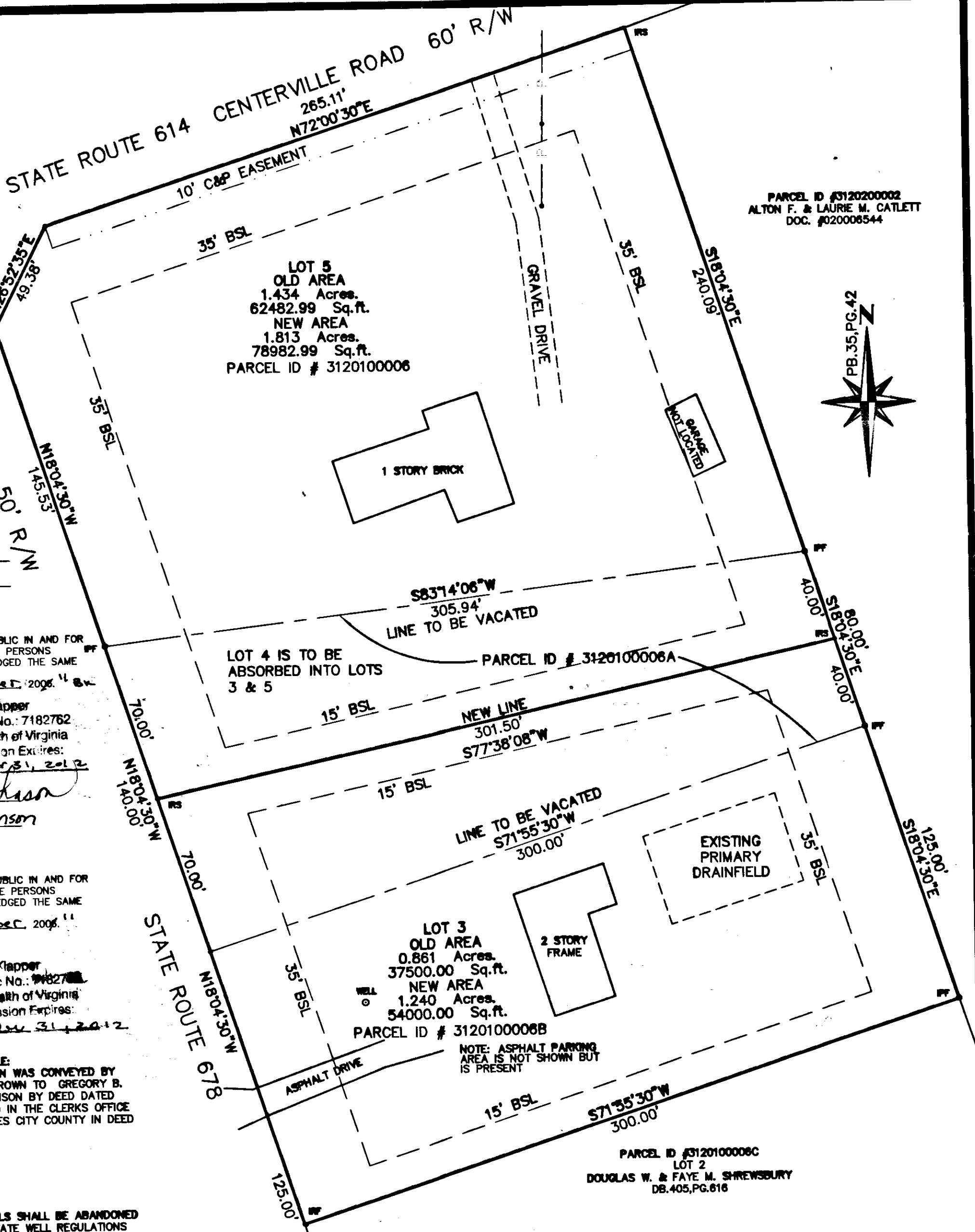
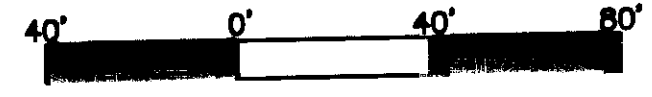


120003841



VICINITY MAP 1"=800'

BOUNDARY LINE ADJUSTMENT/LOT CONSOLIDATION ON PROPERTY BEING LOTS 3, 4, & 5 NIXON SUBDIVISION LOCATED IN BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1"= 40' DATE: 06/14/2011 J.N. 366.3 REVISED: 09/06/2011



PARCEL ID #3120100002 ALTON F. & LAURIE M. CATLETT DOC. #020008544



OWNER'S CERTIFICATE: THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS ANTONIA E. HALE ESTATE IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEES.

DATE: 11-4-2011 SIGNATURE: Nathan Jack Nixon SR NAME PRINTED: Nathan Jack Nixon, Sr.

CERTIFICATE OF NOTORIZATION: 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 foregoing writing have acknowledged the same before me in the City/County aforesaid, given under my hand this 4th day of November, 2008.

SIGNATURE: Beth Klapper MY COMMISSION EXPIRES December 31, 2012

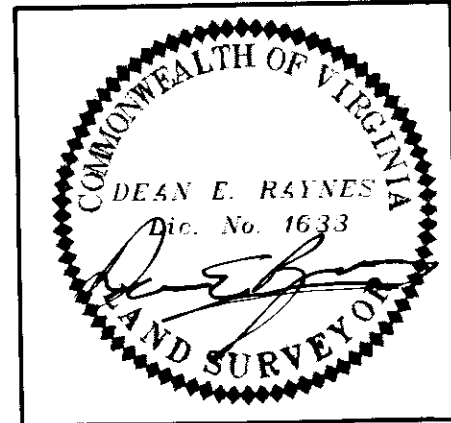
DATE: 11-4-2011 SIGNATURE: Bettie Mae Nixon NAME PRINTED: Bettie Mae Nixon

CERTIFICATE OF NOTORIZATION: 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 foregoing writing have acknowledged the same before me in the City/County aforesaid, given under my hand this 4th day of November, 2008.

SIGNATURE: Beth Klapper MY COMMISSION EXPIRES December 31, 2012

SURVEYORS CERTIFICATION: 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.

DATE: 11/3/2011 DEAN E. RAYNES, SLS #1633



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

CERTIFICATE OF NOTORIZATION: 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 foregoing writing have acknowledged the same before me in the City/County aforesaid, given under my hand this 7th day of November, 2008.

DATE: 11/7/2011 SIGNATURE: Melissa R.F. Johnson NAME PRINTED: Melissa R.F. Johnson

CERTIFICATE OF NOTORIZATION: 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 foregoing writing have acknowledged the same before me in the City/County aforesaid, given under my hand this 7th day of November, 2008.

DATE: 11/7/2011 SIGNATURE: Beth Klapper MY COMMISSION EXPIRES December 31, 2012

LOT 4 & LOT 5 CERTIFICATE OF SOURCE OF TITLE: THE PROPERTY SHOWN HEREON WAS CONVEYED BY NATHAN JACK NIXON, SR. & BETTIE MAE NIXON TO NATHAN J. NIXON, SR. AND BETTIE MAE NIXON AS TRUSTEES OF THE NATHAN J. NIXON, SR. AND BETTIE MAE NIXON REVOCABLE TRUST BY DOCUMENT DATED MAY 20, 2008 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT# 080013508.

- NOTES: 1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. 2. THIS LOT CONSOLIDATION DOES NOT ADVERSELY IMPACT THE IMPROVEMENTS SHOWN HEREON. 3. THIS SURVEY REPRESENTS AN IN THE FIELD BOUNDARY SURVEY. 4. THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE AND THERE IS NOT WETLANDS OR RPA ON THE PROPERTY. 5. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

LOT 3 CERTIFICATE OF SOURCE OF TITLE: THE PROPERTY SHOWN HEREON WAS CONVEYED BY ALAN W. BROWN & TAMMY S. BROWN TO GREGORY B. JOHNSON & MELISSA K. F. JOHNSON BY DEED DATED AUGUST 1, 1994 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DEED BOOK 703, PAGE 387.

- SETBACK REQUIREMENTS: FRONT 35', SIDE 15', REAR 35'. 7. THIS PROPERTY IS ZONED R-8. 8. ANY EXISTING OR UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. 9. LOT 5 IS SERVED BY PUBLIC WATER AND SEWER, LOT 3 IS SERVED BY A PRIVATE WELL AND A ONSITE SEWAGE DISPOSAL SYSTEM. 10. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-80(6) OF THE JAMES CITY COUNTY CODE. (REFER TO 19-25(1) OF THE SUBDIVISION ORDINANCE; ORDINANCE 30A-38 ADOPTED OCTOBER 12, 2010.)

CERTIFICATE OF APPROVAL: THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. DATE: 11/9/11 SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 14 February 2012 at 12:15 AM/PM, PBU PG Document # 120003841 BETSY B. WOOLRIDGE, CLERK, Claudia A. Hinkley, Dep. Clerk

Vertical text on the left margin: Beth Klapper Notary Public No.: 7182762 Commonwealth of Virginia My Commission Expires: December 31, 2012