

120005275

CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL (12-1)(2-4)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BERNARD H. SIGLINGER, JR. AND NANCY C. SIGLINGER, AND C.M. ROWE TO LINWOOD I. EVANS JR. AND HATTIE C. EVANS BY DEED DATED AUGUST 27, 1985 AND RECORDED IN DEED BOOK 280, PAGE 848. ALL BEING DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. DATE 3-26-10 LINWOOD I. EVANS, JR. HATTIE C. EVANS

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City Elizabeth Barr 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 25th DAY OF March 2010 Elizabeth Barr NOTARY PUBLIC SIGNATURE MY COMMISSION EXPIRES: 7/31/2011 NOTARY REGISTRATION NUMBER: 7123871

CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL 12-1(2-2)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FELIX I. VLAD TO FELIX I. VLAD AND ELIZABETH R. VLAD BY DEED DATED FEBRUARY 23, 2004 AND RECORDED AS INSTRUMENT #040009010. ALL BEING DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. DATE 03-31-10 FELIX I. VLAD ELIZABETH R. VLAD

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City Elizabeth Barr 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 31st DAY OF March 2010 Elizabeth Barr NOTARY PUBLIC SIGNATURE MY COMMISSION EXPIRES: 7/31/2011 NOTARY REGISTRATION NUMBER: 7123871

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. RONALD W. EADS, L.S. #1948 DATE 01-13-10

CERTIFICATE OF APPROVAL

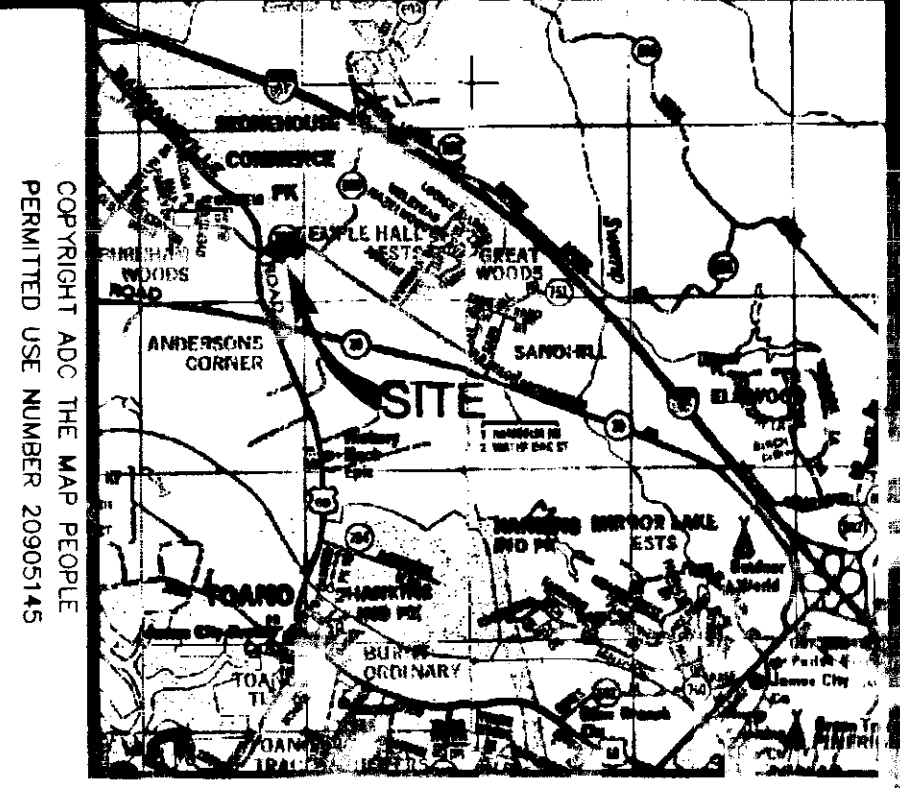
THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. DATE N/A VIRGINIA DEPARTMENT OF TRANSPORTATION VIRGINIA DEPARTMENT OF HEALTH SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

GENERAL NOTES

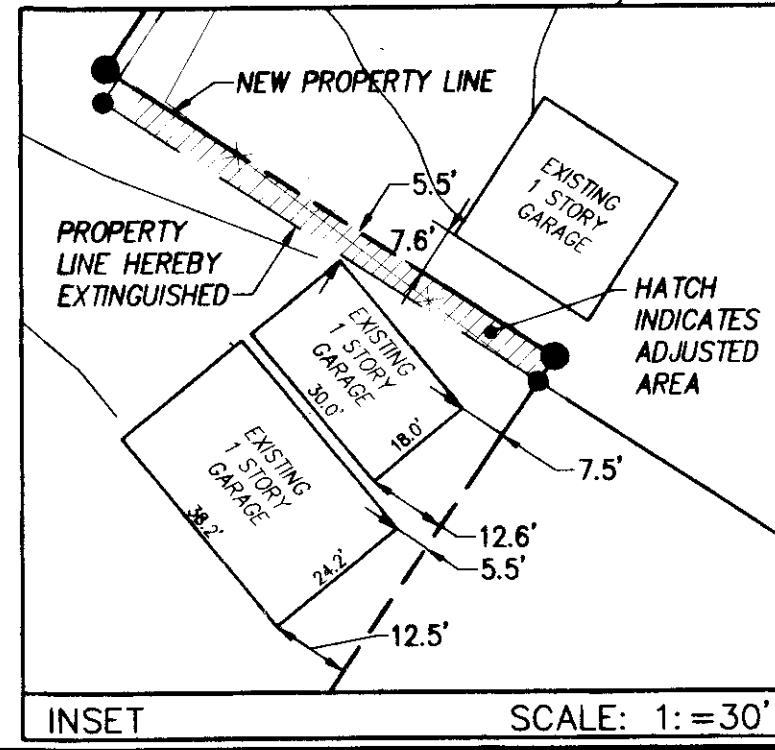
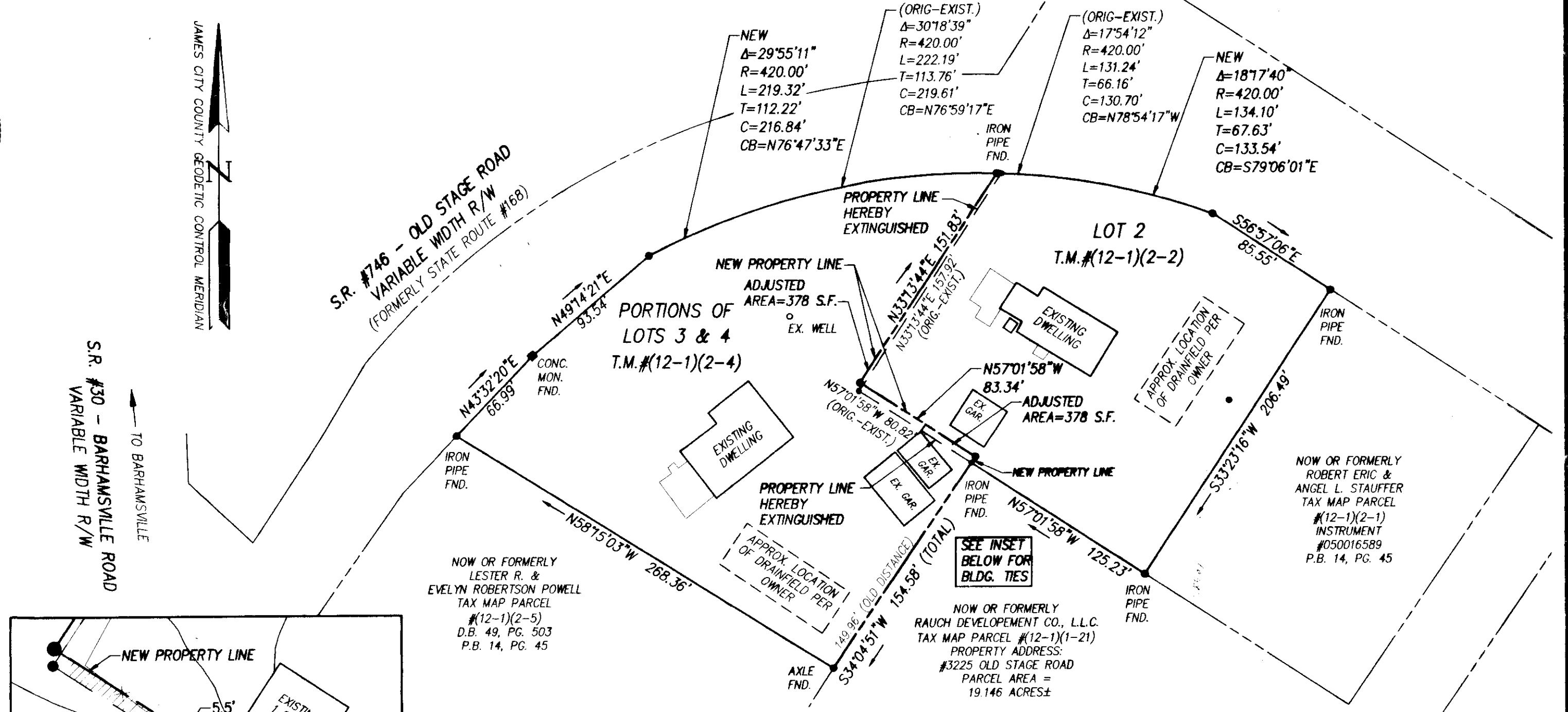
- 1. ANY NEW UTILITIES AVAILABLE TO THESE PROPERTIES SHALL BE INSTALLED UNDERGROUND. 2. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 3. PROPERTY ADDRESSES ARE 3173 OLD STAGE ROAD, BARHAMSVILLE, VA. (TAX MAP PARCEL (12-1)(2-4) AND 3185 OLD STAGE ROAD, BARHAMSVILLE, VA. (TAX MAP PARCEL (12-1)(2-2). 4. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. # 5109500110C DATED 09/28/07. 5. PROPERTIES SHOWN ARE ALL OF TAX MAP PARCEL (12-1)(2-4) AND (12-1)(2-2). 6. TAX MAP PARCELS (12-1)(2-4) AND (12-1)(2-1) ARE CURRENTLY ZONED A1 (GENERAL AGRICULTURAL DISTRICT). 7. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (C) (1) OF THE JAMES CITY COUNTY CODE. 8. LOTS ARE SERVED BY WELL AND SEPTIC. 9. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. 10. THIS PLAT DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. PROPERTY LINES AS SHOWN WERE BASED ON FOUND MARKERS AS NOTED, RECORDED, AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN, THERE MAY BE EASEMENTS, COVENANTS AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. 11. JAMES CITY COUNTY PLAT IDENTIFICATION REFERENCE #JCC-S-0005-2010.

AREA TABULATION

Table with columns: AREA, S.F.±, AC.±. Rows: OLD AREA OF TAX PARCEL (12-1) (2-4) - LOT 2 (40,126 S.F., 0.921 AC), OLD AREA OF TAX PARCEL (12-1) (2-2) - PART OF LOTS 3 & 4 (52,665 S.F., 1.209 AC), NEW AREA OF TAX PARCEL (12-1) (2-4) - LOT 2 (40,126 S.F., 0.921 AC), NEW AREA OF TAX PARCEL (12-1) (2-2) - PART OF LOTS 3 & 4 (52,665 S.F., 1.209 AC).

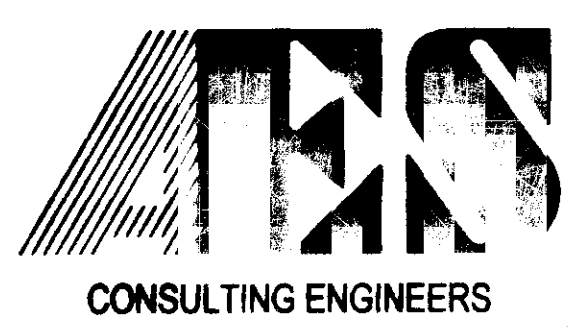


VICINITY MAP SCALE: 1" = 2000'±



"A-1" ZONING (AGRICULTURAL) - BUILDING SETBACK REQUIREMENTS: FRONT: 50' FROM STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER. SIDE: 15' MINIMUM. REAR: 35' MINIMUM. MINIMUM REAR YARD FOR ACCESSORY STRUCTURES SHALL BE 5 FEET, EXCEPT THAT ACCESSORY BUILDINGS EXCEEDING ONE STORY SHALL HAVE A MINIMUM REAR YARD OF 15'. REFERENCES: DEED BOOK 280, PAGE 848; DEED BOOK 170, PAGE 37 (PLAT); INSTRUMENT #040009010; PLAT BOOK 16, PAGE 19; PLAT BOOK 14, PAGE 45; ST. HWY. PLAT BOOK 4, PAGE 58; INSTRUMENT #060009876 (PLAT).

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 6 DAY OF March 2012 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 09:27 AM/PM INSTRUMENT # 120005275. TESTE: BETSY B. WOOLRIDGE, CLERK



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES OWNED BY: LINWOOD I. EVANS, JR. & HATTIE C. EVANS A PORTION OF LOTS 3 & 4, HALEY SUBDIVISION AND FELIX I. VLAD & ELIZABETH R. VLAD, LOT 2, HALEY SUBDIVISION POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, RMS, RWE. Row 1: 03/09/10, REVISED PER COUNTY COMMENTS, RMS, RWE.

Table with columns: Designed (RWE), Drawn (RWE/RMS), Scale (1"=60'), Date (1/13/10), Project No. (W10101), Drawing No. (1 of 1).

6:\job\10100-31730\Stage\Survey\Plat\10101\_BLA.dwg, 3/17/2010 12:59:04 PM, ron.eads