

120010020

BOUNDARY LINE ADJUSTMENT

BETWEEN
LOTS 1 AND 2
AMENDED PLAT OF
THE VINEYARDS AT JOCKEY'S NECK
PHASE II
P.B. 55, PGS. 23-24

JAMES CITY COUNTY, VIRGINIA



JUNE 25, 2011 SCALE: 1"=50'

PREPARED BY:
PARKER SURVEYING, INC.
101 DAWSON CRESCENT
SEAFORD, VIRGINIA 23698
PHONE: 757-833-7758

GENERAL NOTES

- BOUNDARY INFORMATION TAKEN FROM PLAT BY LANGLEY AND McDONALD, P.B. 55, PGS. 23-24. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL ENCUMBRANCES, COVENANTS OR EASEMENTS OF RECORD THAT COULD AFFECT PROPERTY SHOWN. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- PROPERTY IS ZONED R-1 (LIMITED RESIDENTIAL)
- WETLANDS AND LANDS IN RPA AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7C(1) OF THE JAMES CITY COUNTY CODE.
- ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-34 THROUGH 19-36.
- F.I.R.M. ZONE: X
F.I.R.M. PANEL: 205C
F.I.R.M. COMM.: 510201
F.I.R.M. DATE: 9/28/2007
- REFERENCE S-0043-2011
- LOTS ARE SERVED BY PUBLIC WATER AND SEWER
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- EXISTING 20' VDOT EASEMENT IS NOT CHANGED BY THIS PLAT

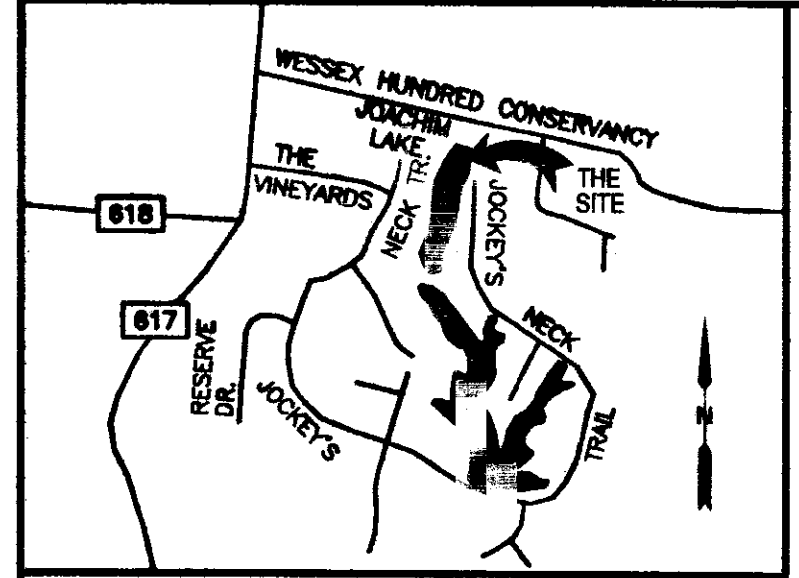
SOURCE OF TITLE

LOT #1: PARCEL ID # 4840200001 WAS CONVEYED BY INSTRUMENT # 110010911, DATED MAY 16, 2011, BY AND BETWEEN DEBORAH L. COX, AS SUCCESSOR TRUSTEE FOR THE ANDRE R. MUMFORD REVOCABLE LIVING TRUST, TO ALFREDO J. SAMPLE & BESSIE M. SAMPLE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

LOT #2: PARCEL ID # 4840200002 WAS CONVEYED BY INSTRUMENT # 080028959, DATED OCTOBER 15, 2008 BY ANDRE R. MUMFORD & BETSY H. MUMFORD, TO THE ANDRE R. MUMFORD REVOCABLE LIVING TRUST AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	14.60'	14.56'	S 89°24'46" W	13°56'28"
C2	60.00'	37.03'	36.45'	N 79°52'37" W	35°21'41"
C3	60.00'	35.19'	34.68'	S 65°38'33" W	33°35'59"
C4	175.00'	109.07'	107.31'	S 34°34'11" W	35°42'33"



VICINITY MAP SCALE: 1"=2000'

OWNERS CONSENT

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.

LOT #1
PARCEL ID #4840200001
SIGNATURE: Alfredo J. Sample
DATE: 3/9/2012
NAME PRINTED: Alfredo J. Sample

STATE OF VIRGINIA
CITY/COUNTY: James City TO WIT:
I, Sarah Montland, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVE UNDER MY HAND THIS 27th DAY OF MARCH, 2012.
MY COMMISSION EXPIRES: 03/21/2013
Sarah Montland
NOTARY PUBLIC REG. NO. 360100

LOT #1
PARCEL ID #4840200001
SIGNATURE: Bessie M. Sample
DATE: 3/9/12
NAME PRINTED: Bessie M. Sample

STATE OF VIRGINIA
CITY/COUNTY: James City TO WIT:
I, Sarah Montland, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVE UNDER MY HAND THIS 27th DAY OF MARCH, 2012.
MY COMMISSION EXPIRES: 03/21/2013
Sarah Montland
NOTARY PUBLIC REG. NO. 360100

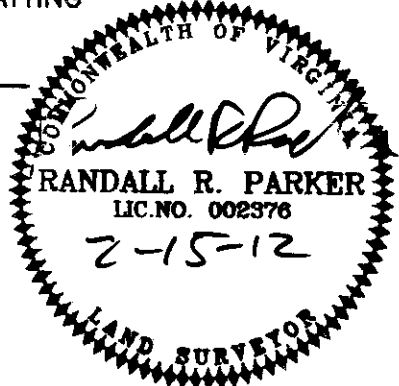
LOT #2
PARCEL ID #4840200002
SIGNATURE: Deborah L. Cox
DATE: 3/9/12
NAME PRINTED: Deborah L. Cox

STATE OF VIRGINIA
CITY/COUNTY: Wichester TO WIT:
I, AKA Deborah L. Rine, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVE UNDER MY HAND THIS 23rd DAY OF MARCH, 2012.
MY COMMISSION EXPIRES: 2013
AKA Deborah L. Rine
NOTARY PUBLIC REG. NO. 360100

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 OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF LOTS WITHIN THE COUNTY.

Randall R. Parker
RANDALL R. PARKER, C.L.S. # 002376
DATE: 2-15-12

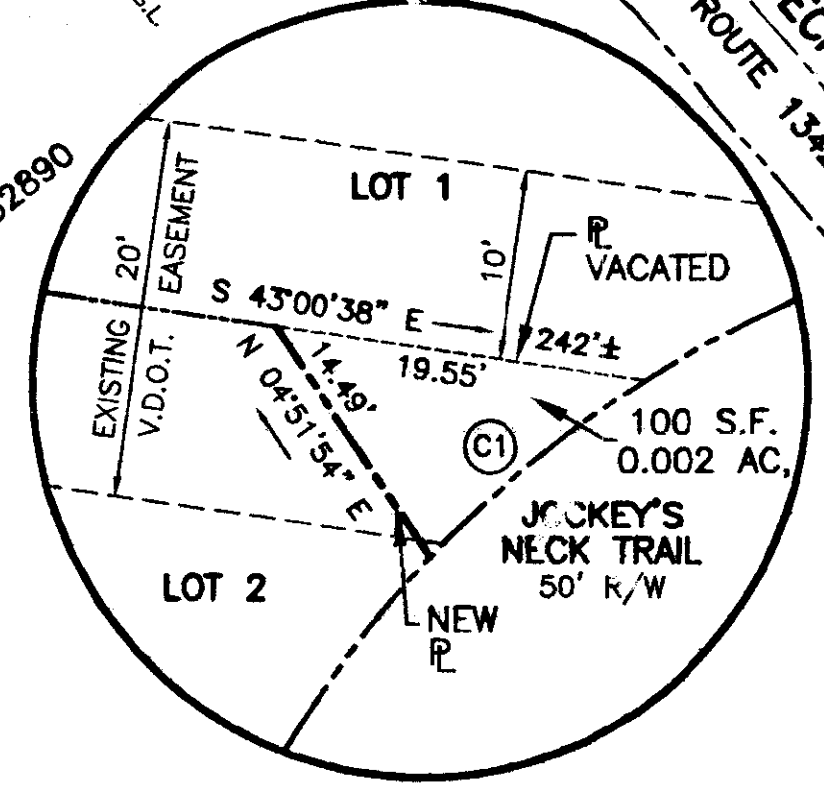
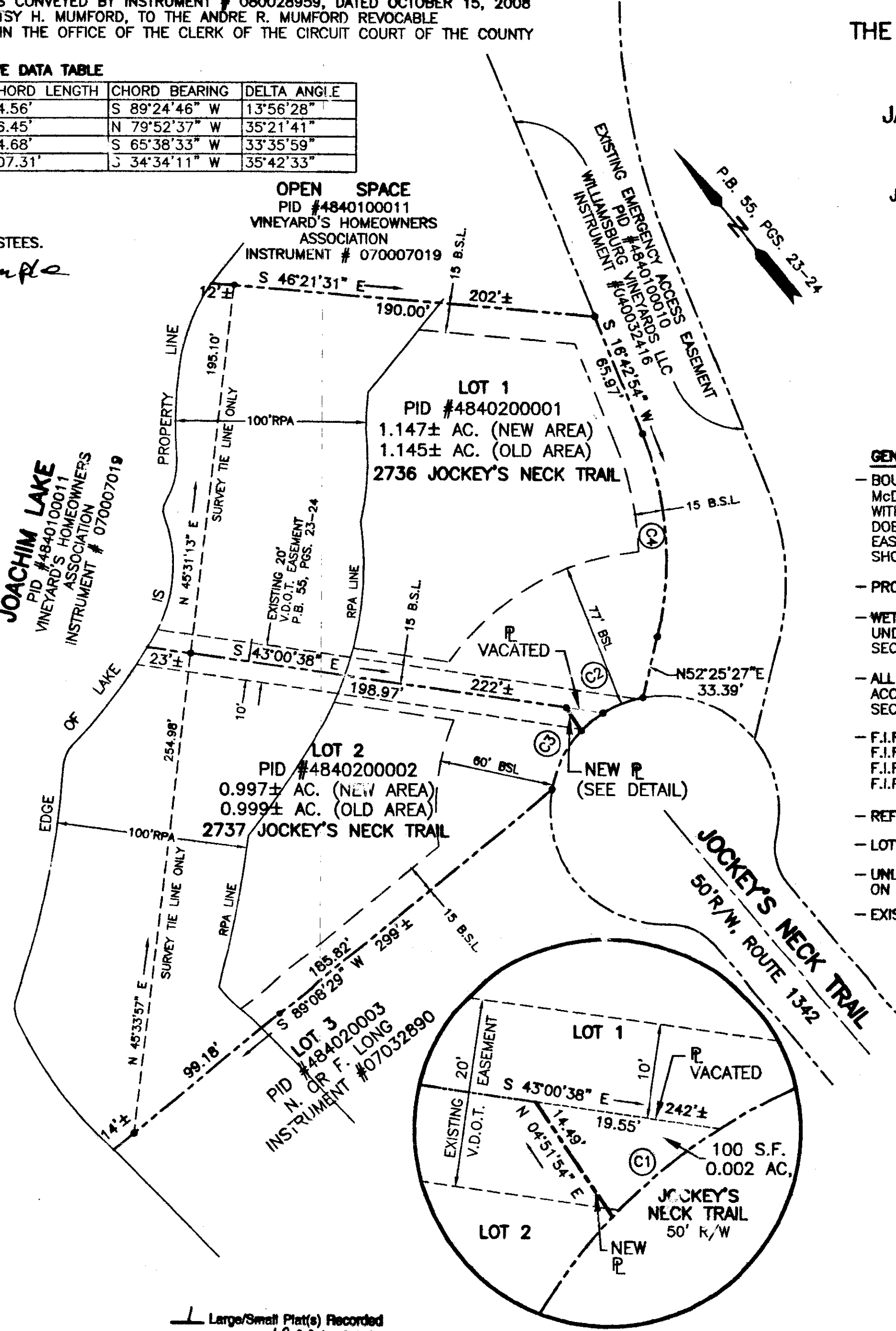


CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE ADJUSTMENT PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING COUNTY ORDINANCES AND MAY BE ADMITTED TO RECORD.

Claudia A. Bunkholz
SUBDIVISION AGENT OF JAMES CITY COUNTY
DATE: 3/15/12
2/15/10
DATE: 2/15/10
VIRGINIA DEPARTMENT OF TRANSPORTATION

Large/Small Plat(s) Recorded herewith as # 120010020



DETAIL SCALE: 1"=10'

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THIS 7 DAY OF July 2011, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 120010020
@ 12:57 P.M.

TESTE: Betsy B. Woolbridge
CLERK

BY: Claudia A. Bunkholz, Dep. Clerk