

120025790

# BOUNDARY LINE ADJUSTMENT

BETWEEN  
PARCEL ID# 4810100053 & PARCEL ID#4810100054  
BOTH OWNED BY  
ERNEST O. SHIFFLETT, JR. & TERESA PROSOCO SHIFFLETT

JAMES CITY COUNTY, VIRGINIA



SEPTEMBER 2, 2012 SCALE: 1"=50'

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

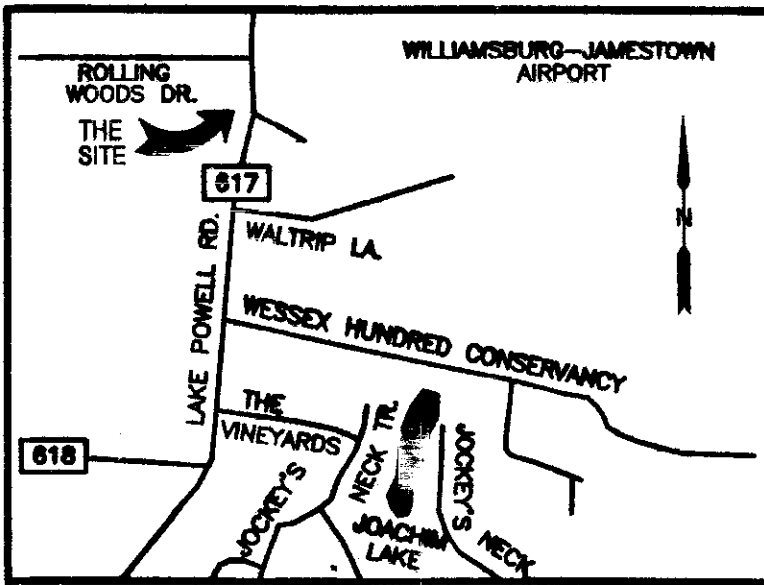
### GENERAL NOTES

- BOUNDARY INFORMATION TAKEN FROM PLAT BY ASSOCIATED ENGINEERS & SURVEYORS LTD, D.B. 171, PG 674. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL ENCUMBERANCES, COVENANTS OR EASEMENTS OF RECORD THAT COULD AFFECT PROPERTY SHOWN. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- PROPERTY IS ZONED R-2
- 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
- LOT A - SERVED BY PUBLIC WATER & SEWER
- LOT B - PRESENTLY SERVED BY PUBLIC WATER & PRIVATE SEWER. ANY NEW STRUCTURE CONSTRUCTED ON LOT B MUST CONNECT TO PUBLIC SEWER.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION
- 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
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE

### SOURCE OF TITLE

PARCEL ID # 4810100053 WAS CONVEYED BY INSTRUMENT # 970008198, DATED MAY 15, 1997, BY AND BETWEEN SHELDON M. FRANCK, SPECIAL COMMISSIONER ON BEHALF OF JENNIFER SUZANNE PROSOCO, MATTHEW GREGORY PROSOCO, SUSAN ELIZABETH PROSOCO, WHO ARE THE CHILDREN OF JAMES RANDALL PROSOCO TO ERNEST O. SHIFFLETT, JR. AND TERESA PROSOCO SHIFFLETT AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

PARCEL ID # 4810100054 WAS CONVEYED BY DEED BOOK 178, PAGE 789, DATED MAY 30, 1977 BY ND BETWEEN MILDRED H. PROSOCO TO ERNEST O. SHIFFLETT AND TERESA P. SHIFFLETT AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.



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.

PARCEL ID  
4810100053  
AND  
PARCEL ID  
4810100054

Ernest O. Shifflett Jr. 10/20/12 ERNEST O. SHIFFLETT JR.  
SIGNATURE DATE NAME PRINTED  
TERESA PROSOCO SHIFFLETT  
SIGNATURE DATE NAME PRINTED

STATE OF VIRGINIA  
CITY/COUNTY James City Co. TO WIT:  
Lillian T. Heart, 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 20 DAY OF October, 2012.  
MY COMMISSION EXPIRES: 8-28-15  
Lillian T. Heart 7106676  
NOTARY PUBLIC REG. NO.

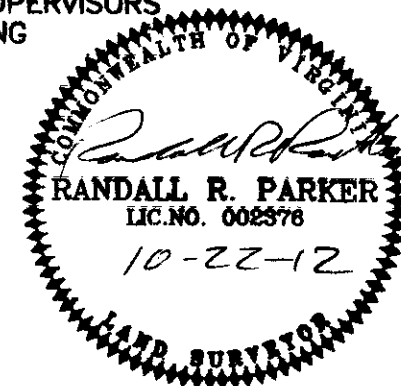
Ernest O. Shifflett Jr. 10-20-12 TERESA PROSOCO SHIFFLETT  
SIGNATURE DATE NAME PRINTED  
TERESA PROSOCO SHIFFLETT  
SIGNATURE DATE NAME PRINTED

STATE OF VIRGINIA  
CITY/COUNTY James City Co. TO WIT:  
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Lillian T. Heart 7106676  
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### 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.

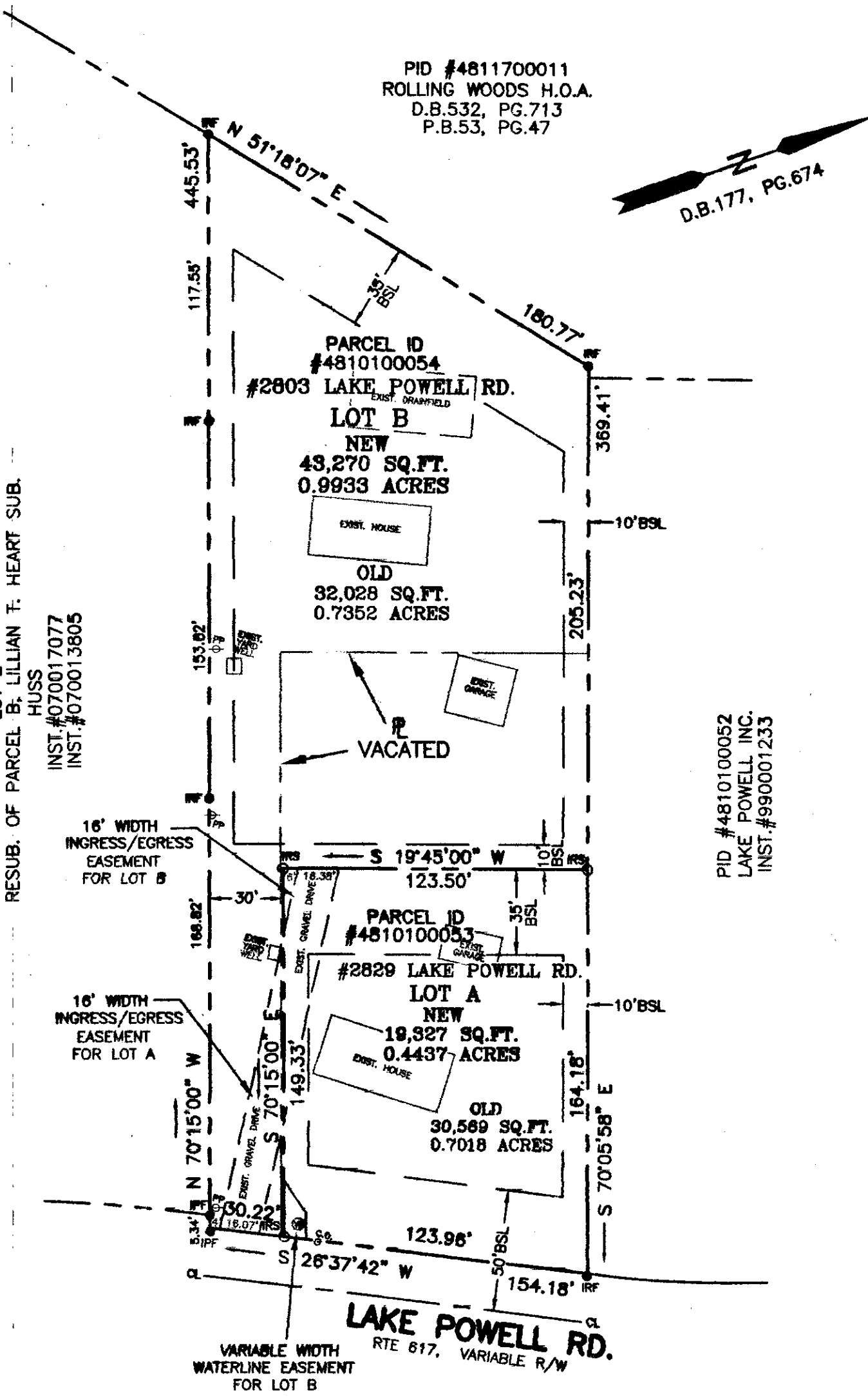
Randall R. Parker 10-22-12  
RANDALL R. PARKER, L.S. # 002376 DATE



### 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.

Jan Chiles, P.E. 11-16-12  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE  
Jan Chiles, P.E. 10/23/12  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
VIRGINIA DEPARTMENT OF HEALTH DATE



Large/Small Plat(s) Recorded herewith as # 120025790

STATE OF VIRGINIA  
COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THIS 13 DAY OF December, 2012, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 120025790 @ 11:32 AM  
TESTE: Betsy B. Washburn CLERK  
BY: Charles H. Hinkley, As Plat