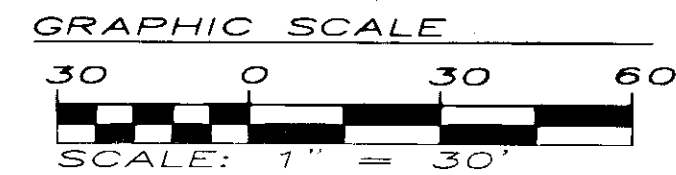
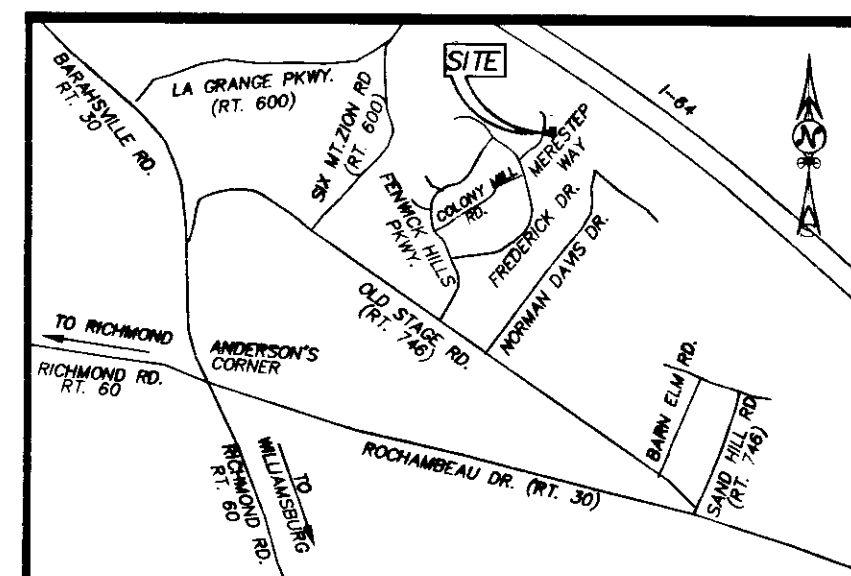


130007951



AREA CALCULATIONS

ORIGINAL AREA:
 LOT 37: 0.281 AC.± = 12,234 SF.±
 COMMON AREA S-1 - 32.63 AC.± **
 TOTAL ORIGINAL AREA 32.91 AC.±

NATURAL OPEN SPACE EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY-AREA TO COMMON AREA S-1 FROM LOT 37 = 1,842 S.F.±.
EXISTING NATURAL OPEN SPACE EASEMENT HEREBY VACATED-AREA TO LOT 37 FROM COMMON AREA S-1 = 1,842 S.F.±.

NEW AREA:
 LOT 37: 0.281 AC.± = 12,234 SF.±
 COMMON AREA S-1 - 32.63 AC.± **
 TOTAL NEW AREA 32.91 AC.±

**** NOTE:**
 AREA OF COMMON AREA S-1, AS SHOWN, IS FOR COMPARISON ONLY AND DOES NOT REFLECT THE AREA IN IT'S ENTIRETY.

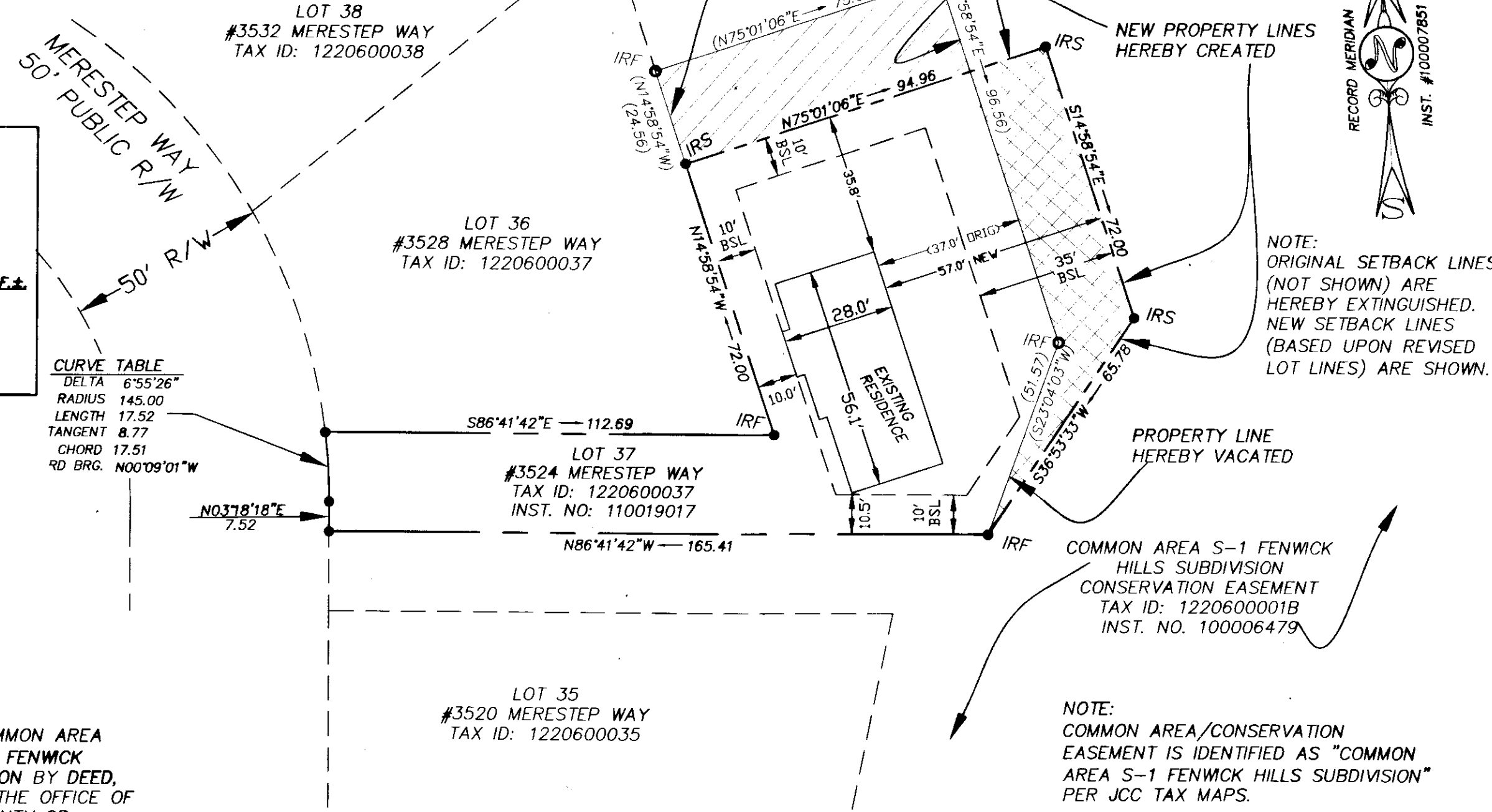
NATURAL OPEN SPACE EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY

EXISTING NATURAL OPEN SPACE EASEMENT HEREBY VACATED.

CURVE TABLE

DELTA 6°55'26"
 RADIUS 145.00
 LENGTH 17.52
 TANGENT 8.77
 CHORD 17.51
 RD BRG. N00°09'01"W

MERESTEP WAY
 50' PUBLIC R/W
 50' R/W



NOTE:
 ORIGINAL SETBACK LINES (NOT SHOWN) ARE HEREBY EXTINGUISHED. NEW SETBACK LINES (BASED UPON REVISED LOT LINES) ARE SHOWN.

NOTE:
 COMMON AREA/CONSERVATION EASEMENT IS IDENTIFIED AS "COMMON AREA S-1 FENWICK HILLS SUBDIVISION" PER JCC TAX MAPS.

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT AS "LOT 37" WAS CONVEYED BY NVP, INC., A VIRGINIA CORPORATION TO MATTHEW P. GERMAN BY DEED, DATED AUGUST 1, 2011 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT INSTRUMENT NO. 110019017.

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTIES SHOWN ON THIS PLAT AS "COMMON AREA S-1 FENWICK HILLS SUBDIVISION" CONVEYED BY FENWICK HILLS, LLC TO FENWICK HILLS HOMES ASSOCIATION BY DEED, DATED FEBRUARY 10, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT INSTRUMENT NO. 050002691.

- GENERAL NOTES:**
1. THE PROPERTY SHOWN HEREON AS #37 MERESTEP WAY IS TAX PARCEL 1220600037. THE PROPERTY SHOWN HEREON AS COMMON AREA S-1 IS TAX PARCEL 1220600001B.
 2. LOT 37 IS SERVED BY PUBLIC WATER & SEWER.
 3. THE PROPERTIES ARE CURRENTLY ZONED R2 (GENERAL RESIDENTIAL).
 4. THE PROPERTIES LIE IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. 5102010045C. DATED 09/28/2007.
 5. MINIMUM BUILDING SETBACK LINES
 FRONT = 25'
 SIDE = 10'
 REAR = 35'
 6. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS ARE SHOWN PER AVAILABLE INFORMATION. OTHER EASEMENTS MAY EXIST. THIS IS NOT A BOUNDARY SURVEY.
 7. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
 8. PROPERTY CORNERS SHOWN AS IRS (IRON ROD SET) WILL BE SET BEFORE DECEMBER 31, 2012.
 9. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS, WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS, MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
 10. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND 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.

A.D. Sebert
 A.D. SEBERT, L.S. 09/05/2012
 DATE

OWNERS CERTIFICATE
 THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

11/8/12 DATE
Matthew P. German SIGNATURE
 MATTHEW P. GERMAN

OWNERS CERTIFICATE
 THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

8 NOV 12 DATE
Richard J. Kubienczak SIGNATURE
 FOR: FENWICK HILLS HOMES ASSOC. RICHARD J. KUBIENCZAK

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF York

Gina L. Klindinst
 Gina L. Klindinst, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 8th DAY OF November, 2012
 MY COMMISSION EXPIRES Oct. 31, 2015

SIGNATURE: *Gina Klindinst*

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF York

Gina L. Klindinst
 Gina L. Klindinst, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 8th DAY OF November, 2012
 MY COMMISSION EXPIRES Oct. 31, 2015

SIGNATURE: *Gina Klindinst*

CERTIFICATE OF APPROVAL
 THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

11-9-12 DATE
Betsy B. Woolridge
 SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 March 22, 2013
 at 9:48 AM/PM, PG. 1
 Document # 130007951
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

SEBERT SURVEYING & LAYOUT, LLC

173 BARLOW ROAD
 WILLIAMSBURG, VA
 PHONE (757) 345-0931
 CELL: (757) 784-2413
 sebertsurveying@cox.net

PLAT OF
 BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OF
 MATTHEW P. GERMAN &
 FENWICK HILLS HOMES ASSOCIATION

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
 09/05/2012
 A.D. SEBERT
 LIC. NO. 2221
A.D. Sebert
 LAND SURVEYOR

LEGEND:
 N/F NOW OR FORMERLY
 IRF IRON ROD FOUND
 IPF IRON PIPE FOUND
 IRS IRON ROD SET
 BSL BUILDING SETBACK LINE
 R/W RIGHT-OF-WAY
 CO SANITARY CLEANOUT
 WM WATER METER
 WV WATER VALVE
 X 98.2 EXISTING SPOT ELEVATION
 • 98.2 PROPOSED SPOT ELEVATION

09/05/2012	DESIGNED BY: ADS
REVISIONS:	SCALE: 1" = 30'
01 JCC COMMENTS 10/11/2012	PROJECT NO. J122-5
	DRAWING NO. 1 OF 1