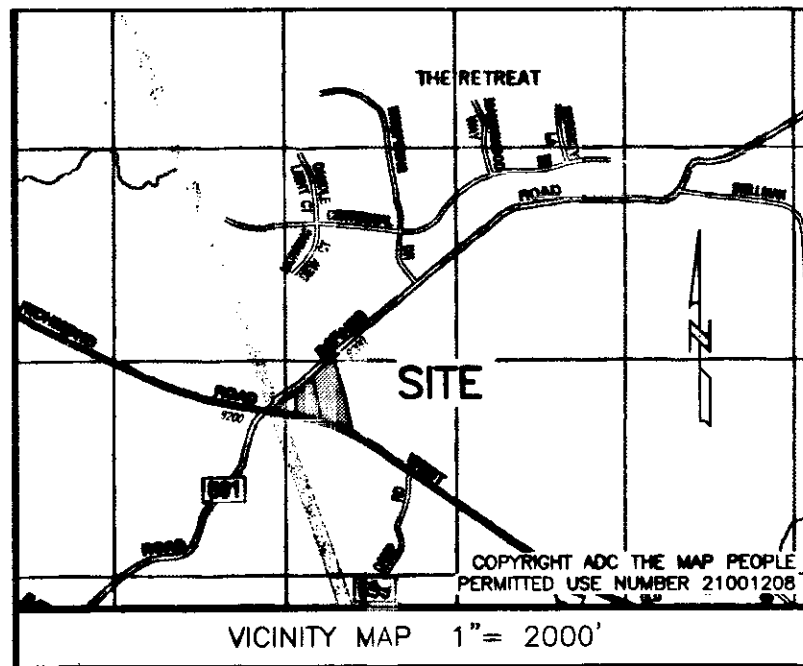


130010686



**GENERAL NOTES**

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. SUBJECT PARCELS ARE SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" FLOOD INSURANCE RATE MAP #51095C0040C, DATED SEPTEMBER 28, 2007.
7. THIS PROPERTY FALLS WITHIN THE RPA AND RMA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
11. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.

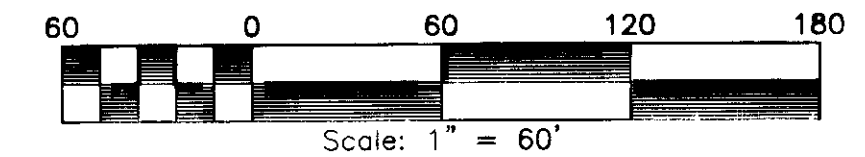
BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF JOHN EDWARD WILDER AND TROY L. BODKINS & BEVERLY WALTER BODKINS. JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA. DATE: 03-08-2013 SCALE: 1"=60" JOB # 12-353



205 Bulfants Boulevard, Suite E, Williamsburg, Virginia 23188. Phone: (757) 565-1677 Fax: (757) 565-0782 web: landtechresources.com

SHEET 1 OF 1

JCC-S-0004-2013



**OWNERS CERTIFICATE**

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: John E Wilder, DATE: 3/08/2013. JOHN EDWARD WILDER DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA CITY/COUNTY OF JAMES CITY I, WILLIAM S. FELTS, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 8 DAY OF MARCH MY COMMISSION EXPIRES 1-31-15

Signature: William S. Felts, NOTARY PUBLIC. REGISTRATION NO. 7389139

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JOHN EDWARD WILDER, AND WAS ACQUIRED FROM JOHN RAY WILDER AND JEAN SLATER WILDER BY THAT CERTAIN DEED DATED APRIL 20, 2004 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #040015501.

**OWNERS CERTIFICATE**

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: Troy L. Bodkins, DATE: 3/13/2013. TROY L. BODKINS DATE

Signature: Beverly Walter Bodkins, DATE: 03/13/13. BEVERLY WALTER BODKINS DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA CITY/COUNTY OF JAMES CITY I, WILLIAM S. FELTS 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 13 DAY OF MARCH MY COMMISSION EXPIRES 1-31-15

Signature: William S. Felts, NOTARY PUBLIC. REGISTRATION NO. 7389139

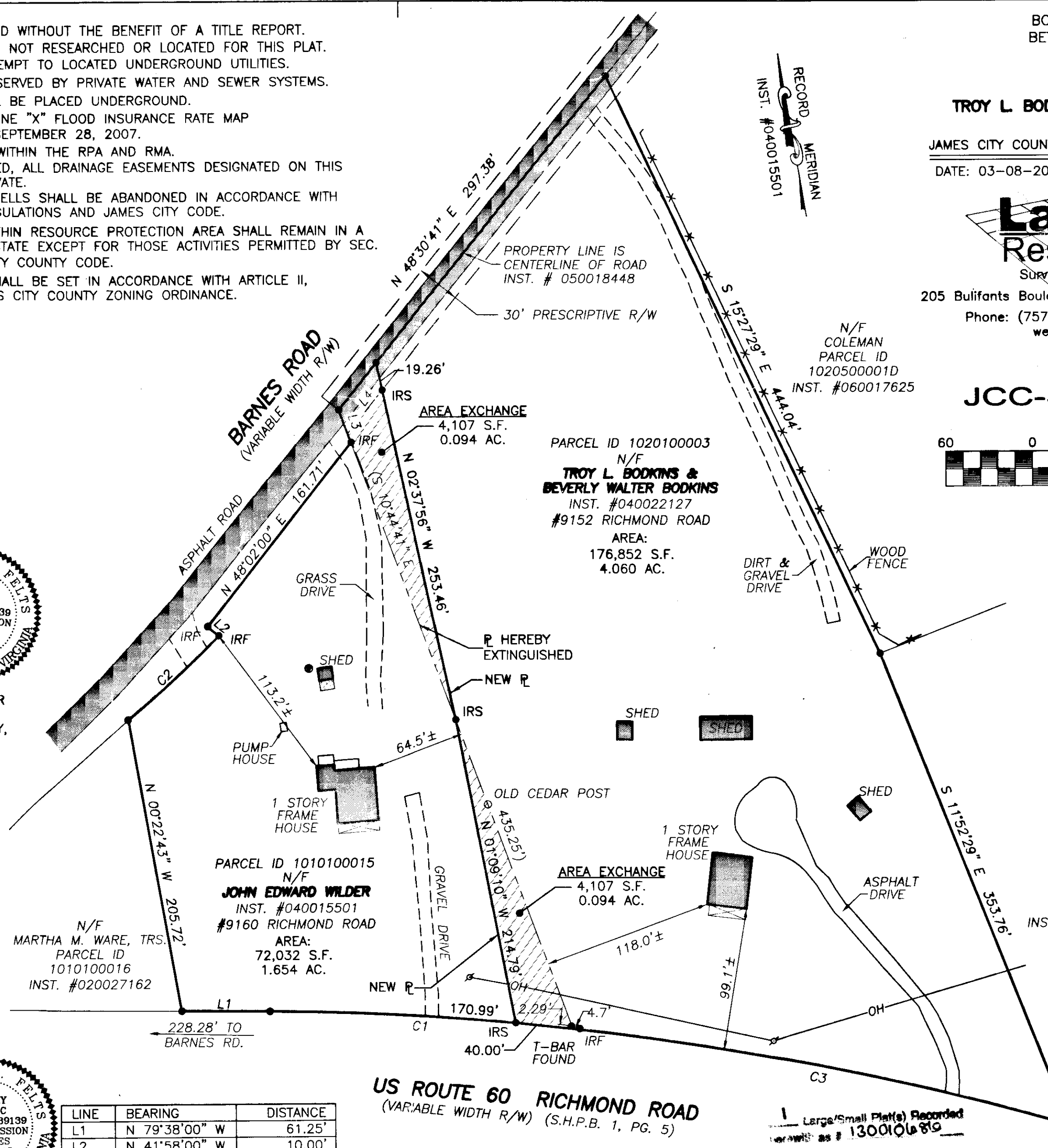
**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF TROY L. BODKINS & BEVERLY WALTER BODKINS, AND WAS ACQUIRED FROM IRVING M. & MAXINE S. STEWART AND CLARENCE LEE & PATRICIA E. STEWART BY THAT CERTAIN DEED DATED AUGUST 17, 2004 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #040022127.

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature: Matthew H. Connolly, DATE: 03/08/2013. MATTHEW H. CONNOLLY DATE



PROPERTY INFORMATION. PARCEL ID #1010100015 EXISTING ADDRESS: #9160 RICHMOND ROAD TOANO, VIRGINIA 23188. PARCEL ID #1020100003 EXISTING ADDRESS: #9152 RICHMOND ROAD TOANO, VIRGINIA 23168. ZONING DISTRICT: A1. BUILDING SETBACK: (PER ZONING ORDINANCE) FRONT = 25', REAR = 35', SIDE = 10'.

N/F POLK PARCEL ID 1020300001 INST. #040027567

LEGEND. OH = UTILITY POLE, TR = OVERHEAD UTILITY, TRANSFORMER, W = WELL, IRF = IRON ROD FOUND, IRS = IRON ROD SET.

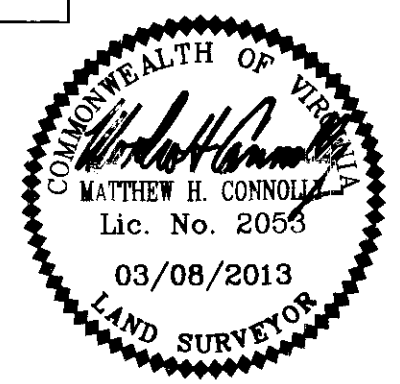
Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1, L2, L3, L4.

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C1, C2, C3.

**ENGINEERS OR SURVEYORS 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.

Signature: Matthew H. Connolly, DATE: 03/08/2013. MATTHEW H. CONNOLLY, S.S. NO. 2053



AREA TABULATION. PARCEL ID #1010100015 OLD AREA 72,032 S.F. / 1.654 AC. NEW AREA 72,032 S.F. / 1.654 AC. PARCEL ID #1020100003 OLD AREA 176,852 S.F. / 4.060 AC. NEW AREA 176,852 S.F. / 4.060 AC.

STATE OF VIRGINIA JAMES CITY COUNTY. IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23rd DAY OF April, 2013, 2:23 pm THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT James City County I Williamsburg Circuit Court INSTRUMENT # 130010686 by: Patrick W. ... D.C.