

130022211

CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL #(47-1)(1-80A)

THE PROPERTY SHOWN ON THIS PLAT AS TAX MAP PARCEL (47-1)(1-80A) WAS CONVEYED BY HAMLET B. SMITH, ANDREW L. RUTHERFORD AND SALLIE SMITH, RUTHERFORD TO GARY STEVEN BOWLING AND ELIZABETH RUTHERFORD BOWLING BY DEED DATED, SEPTEMBER 6, 1983 IN DEED BOOK 238, PAGE 100 AND BEING DULY RECORDED IN THE OFFICE 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.

9/13/13
DATE

Gary Steven Bowling
GARY STEVEN BOWLING
Elizabeth Rutherford Bowling
ELIZABETH RUTHERFORD BOWLING

CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL #(47-1)(1-80D)

THE PROPERTY SHOWN ON THIS PLAT TAX MAP PARCEL (47-1)(1-80D) WAS CONVEYED BY WILL OF ANDREW L. RUTHERFORD (DECEASED) TO SALLIE SMITH RUTHERFORD (WIDOW) BY WILL DATED SEPTEMBER 23, 1993 AND EXECUTED JANUARY 4, 2005 IN WILL FILE #5942, RECORDED AS INSTRUMENT #05005942L AND BEING THE SAME PROPERTY CONVEYED BY HAMLET B. SMITH, ANDREW L. RUTHERFORD AND SALLIE SMITH RUTHERFORD TO ANDREW L. RUTHERFORD AND SALLIE SMITH RUTHERFORD BY DEED DATED, SEPTEMBER 23, 1981 IN DEED BOOK 218, PAGE 384. ALL DULY RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL #(47-1)(1-81)

THE PROPERTY SHOWN ON THIS PLAT TAX MAP PARCEL (47-1)(1-81) WAS CONVEYED BY WILL OF ANDREW L. RUTHERFORD (DECEASED) TO SALLIE SMITH RUTHERFORD (WIDOW) BY WILL DATED SEPTEMBER 23, 1993 AND EXECUTED JANUARY 4, 2005 IN WILL FILE #5942, RECORDED AS INSTRUMENT #05005942L AND BEING THE SAME PROPERTY CONVEYED BY HAMLET B. SMITH, ANDREW L. RUTHERFORD AND SALLIE SMITH RUTHERFORD TO ANDREW L. RUTHERFORD AND SALLIE SMITH RUTHERFORD BY DEED OF PARTITION DATED, AUGUST 12, 1993 IN DEED BOOK 638, PAGE 694. ALL DULY RECORDED IN THE OFFICE 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.

9/13/2013
DATE

Elizabeth Rutherford Bowling
FOR SALLIE SMITH RUTHERFORD
BY HER ATTORNEY-IN-FACT,
ELIZABETH RUTHERFORD BOWLING

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
COUNTY OF *James City*

Roseanna C. Dykstra, A NOTARY PUBLIC IN AND FOR THE CITY, COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND, THIS 13th DAY OF September, 2013

Roseanna C. Dykstra
SIGNATURE OF NOTARY PUBLIC

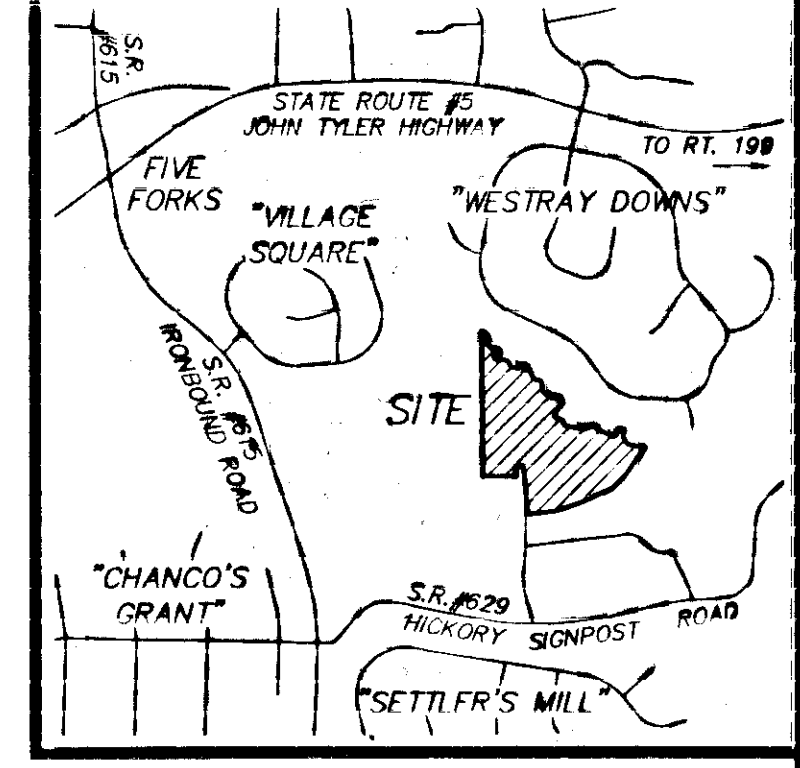
MY COMMISSION EXPIRES: 4-30-2017
NOTARY REGISTRATION NUMBER: 183110



ROSEANNA C. DYKSTRA
NOTARY PUBLIC
REGISTRATION # 183110
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
APRIL 30, 2017

GENERAL NOTES

1. PROPERTIES AS SHOWN ARE ALL OF TAX MAP PARCELS #(47-1)(1-80A), #(47-1)(1-80D) AND #(47-1)(1-81) AND ARE CURRENTLY ZONED "R8 - RURAL RESIDENTIAL".
2. PROPERTY ADDRESS FOR TAX MAP PARCEL #(47-1)(1-80A) IS #4676 HICKORY SIGNPOST ROAD. PROPERTY ADDRESS FOR TAX MAP PARCEL #(47-1)(1-80D) IS #4678 HICKORY SIGNPOST ROAD. PROPERTY ADDRESS FOR TAX MAP PARCEL #(47-1)(1-81) IS #4690 HICKORY SIGNPOST ROAD.
3. THESE PROPERTIES APPEAR TO LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0185C, DATED 09/28/07.
4. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
5. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PRIVATE WATER.
6. ALL UTILITIES AVAILABLE TO THE PROPERTIES SHALL BE INSTALLED UNDERGROUND.
7. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
8. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE 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.
9. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
10. THIS PLAT IS BASED ON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT LAND BOUNDARY SURVEY OF THE PROPERTIES AS SHOWN. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THERE MAY BE EASEMENTS, RESTRICTIONS AND/OR COVENANTS OTHER THAN NOTED WHICH MAY AFFECT THESE PROPERTIES.
11. ROAD MAINTENANCE AGREEMENT FOR EXISTING PRIVATE ROAD IS RECORDED AS INSTRUMENT #860003697 (D.B. 301, PG.325).
12. REFERENCE: JAMES CITY COUNTY CASE NO. S-0033-2103

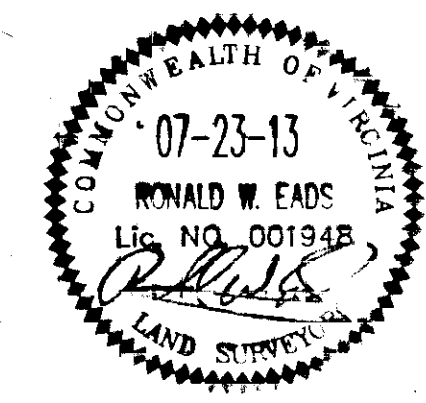


VICINITY MAP
SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL 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
RONALD W. EADS, VA T.S. #1948
07-23-13
DATE



CERTIFICATE OF APPROVAL

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

Angie Remington
ANGIE REMINGTON, CLERK
9/10/13
DATE
Scott J. ...
SCOTT J. ...
9/18/13
DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 24th DAY OF September, 2013. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 9:17 AM. INSTRUMENT # 130022211

TESTE: *Betsy B. Woolridge, Clerk*
BETSY B. WOOLRIDGE, CLERK
Angela Adderly, DC
ANGELA ADDERLY, DC

2 Large (8 1/2" x 11") Platte(s) Recorded
herewith as # 130022211

PLAT FOR BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OWNED BY:
SALLIE SMITH RUTHERFORD,
GARY STEVEN BOWLING AND
ELIZABETH RUTHERFORD BOWLING

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
SCALE: AS NOTED DATE: JULY 23, 2013 JOB #00001
REVISED: SEPTEMBER 3, 2013

PREPARED BY
COMPASS ROSE LAND SURVEYING, PLLC
234 SKIMMING ROAD
WILLIAMSBURG, VIRGINIA - 23188
PH: (757) 871-6950
SHEET #1 OF 2