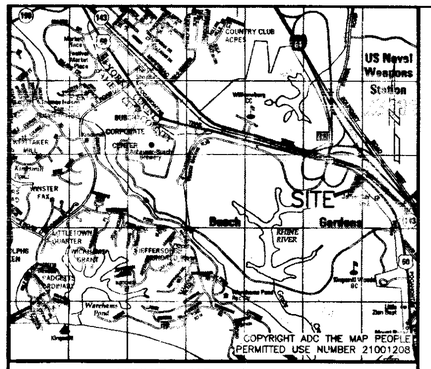
130023816



VICINITY MAP 1"= 2000'

REFERENCES:
P.B. 81, PG. 85
P.B. 3, PG. 8
P.B. 60, PG. 40
D.B. 65, PG. 452
D.B. 32, PG. 46

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. RPA SHOWN HEREON IS BASED ON JAMES CITY COUNTY GIS DATA.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0210C. DATED SEPTEMBER 28, 2007.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
9. 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.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING WITH THE AGENT.
11. 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 DERSIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PRPOERTY OWNER. ADDTIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
IRENE LEE
PARCEL ID: 5140100002
AND
EDGAR ROBERT LEE & REBECCA LINDSEY LEE
PARCEL ID: 5140100003

JAMES CITY COUNTY ROBERTS DISTRICT VIRGINIA

DATE: 04/11/2013 JOB #12-377
DATE: 7/05/2013(Revised)

LandTech Resources, Inc.
Surveying • Engineering • GPS
205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2

JCC-S-0024-2013

OWNERS CERTIFICATE PARCEL ID: 5140100002

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

Irene Lee 9/18/13
IRENE LEE 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 9 DAY OF SEPT., 2013.
MY COMMISSION EXPIRES 1-31-15.

Will S Felts
NOTARY PUBLIC

REGISTRATION NO. 7389139

WILLIAM S. FELTS NOTARY PUBLIC REG. #7389139 MY COMMISSION EXPIRES 01-31-15 COMMONWEALTH OF VIRGINIA

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF HARRIS LEE, SR. (DECEASED) & IRENE LEE, AND WAS ACQUIRED FROM SARAH CARTER ALLEN & HENRY L. ALLEN BY THAT CERTAIN DEED DATED JUNE 27, 1958 AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 65, PAGE 452.

OWNERS CERTIFICATE PARCEL ID: 5140100003

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

Edgar Robert Lee 9/18/13
EDGAR ROBERT LEE DATE

Rebecca Lindsey Lee 9/18/13
REBECCA LINDSEY LEE 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 9 DAY OF SEPT., 2013.
MY COMMISSION EXPIRES 1-31-15.

Will S Felts
NOTARY PUBLIC

REGISTRATION NO. 7389139

WILLIAM S. FELTS NOTARY PUBLIC REG. #7389139 MY COMMISSION EXPIRES 01-31-15 COMMONWEALTH OF VIRGINIA

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF EDGAR ROBERT LEE & REBECCA LINDSEY LEE., AND WAS ACQUIRED FROM IRENE LEE BY THAT CERTAIN DEED DATED OCTOBER 16, 2008 AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 080028850.

CERTIFICATE OF APPROVAL

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

9/25/13
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

2 Large/~~Small~~ Plat(s) Recorded herewith as # 130023816

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.

07/05/2013
DATE MATTHEW H. CONNOLLY, L.S. #2053

COMMONWEALTH OF VIRGINIA MATTHEW H. CONNOLLY Lic. No. 2053 07/05/2013 LAND SURVEYOR

STATE OF VIRGINIA, JAMES CITY COUNTY:

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 21st DAY OF October, 2013.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:50 AM
INSTRUMENT # 130023816
BETSY B. WOOLRIDGE, CLERK
TESTE Angela Salderty, DC