

**CERTIFICATE OF SOURCE OF TITLE PARCEL 2**

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF DORIS CHOANY AS RECORDED IN THE CLERKS OFFICE THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. IN D.B. 90, PG. 188.

**OWNERS CERTIFICATE**

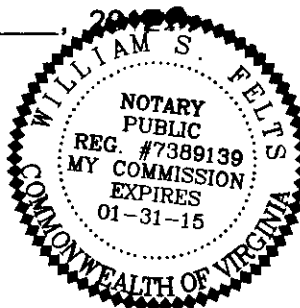
THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*Doris Choany* 1/2/13  
SIGNATURE DORIS CHOANY 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 PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 2 DAY OF JANUARY, 2013. MY COMMISSION EXPIRES 1-31-15.

*Will Felts*  
NOTARY PUBLIC  
REG. #7389139  
MY COMMISSION EXPIRES 01-31-15  
7389137  
REGISTRATION NO.



**CERTIFICATE OF SOURCE OF TITLE PARCEL 1**

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF MICHAEL P CHOANY AS RECORDED IN THE CLERKS OFFICE THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. IN D.B. 90, PG. 4.

**OWNERS CERTIFICATE**

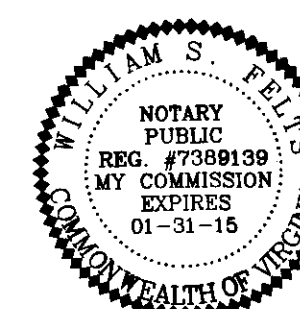
THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*Michael P. Choany* 1-2-2013  
SIGNATURE MICHAEL P. CHOANY 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 PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 2 DAY OF JANUARY, 2013. MY COMMISSION EXPIRES 1-31-15.

*Will Felts*  
NOTARY PUBLIC  
REG. #7389139  
MY COMMISSION EXPIRES 01-31-15  
7389139  
REGISTRATION NO.



**CERTIFICATE OF APPROVAL**

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

1/10/13 *Rod T. Masten*  
DATE SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

**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 FOR THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

11-28-12 *Will Felts*  
DATE WILLIAM S. FELTS, L.S. LIC. NO. 3149

**STATE OF VIRGINIA, CITY OF WILLIAMSBURG**

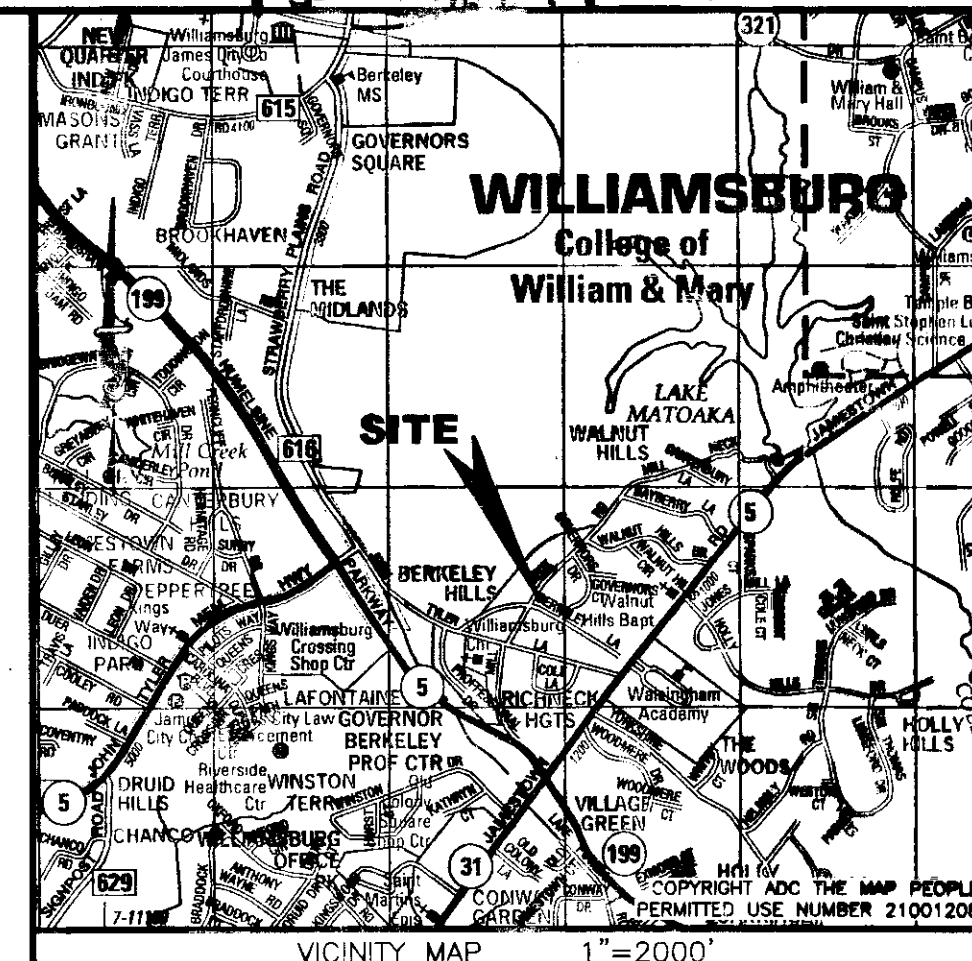
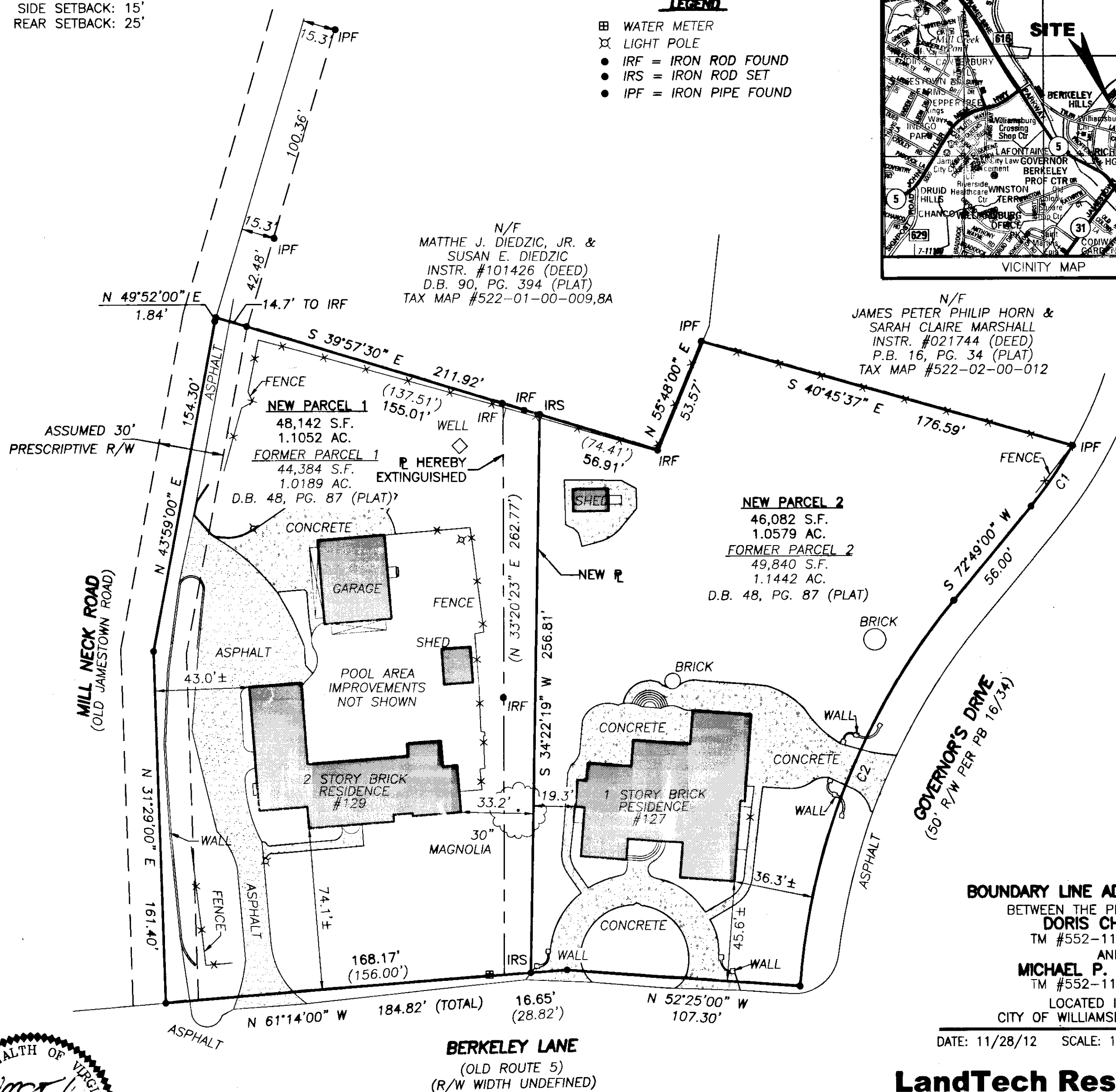
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 17th DAY OF JANUARY, 2013. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 130121

TESTE *Betsy B. Woodruff, Clerk*  
BY *Claudia H. Blackwell, Dep. Clerk*

**GENERAL NOTES:**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS AS AFFECTING PROPERTY.
2. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0140C DATED SEPTEMBER 28, 2007.
3. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. PROPERTY SHOWN HEREON IS ZONED RS-1 (SEE CURRENT ZONING FOR DETAILS).  
FRONT SETBACK: 35'  
SIDE SETBACK: 15'  
REAR SETBACK: 25'

- LEGEND**
- ⊗ WATER METER
  - ⊗ LIGHT POLE
  - IRF = IRON ROD FOUND
  - IRS = IRON ROD SET
  - IPF = IRON PIPE FOUND



**PARCEL AREA INFORMATION**

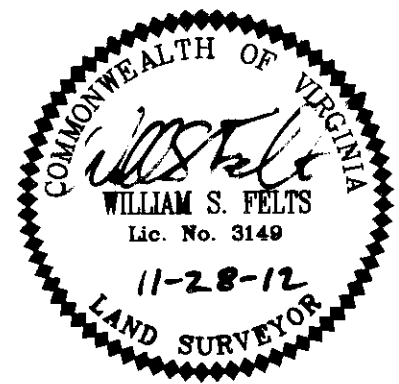
FORMER PARCEL AREA	NEW PARCEL AREA
PARCEL 1 44,384 S.F. 1.0189 AC.	PARCEL 1 48,142 S.F. 1.1052 AC.
PARCEL 2 49,840 S.F. 1.1442 AC.	PARCEL 2 46,082 S.F. 1.0579 AC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	195.79'	33.98'	33.94'	N 67°50'41" E	9°56'41"
C2	315.00'	193.71'	190.67'	S 55°12'00" W	35°14'02"

**BOUNDARY LINE ADJUSTMENT PLAT**  
BETWEEN THE PROPERTIES OF  
**DORIS CHOANY**  
TM #552-11-00-002  
AND  
**MICHAEL P. CHOANY**  
TM #552-11-00-001  
LOCATED IN THE  
CITY OF WILLIAMSBURG, VIRGINIA  
DATE: 11/28/12 SCALE: 1"=40' JOB #: 12-393

**LandTech Resources, Inc.**  
Surveying • GPS • Engineering  
205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188  
Telephone: 757-565-1677 Fax: 757-565-0782  
Web: landtechresources.com

Scale: 1" = 40'



Large/Small Platte(s) Recorded herewith as # 130121