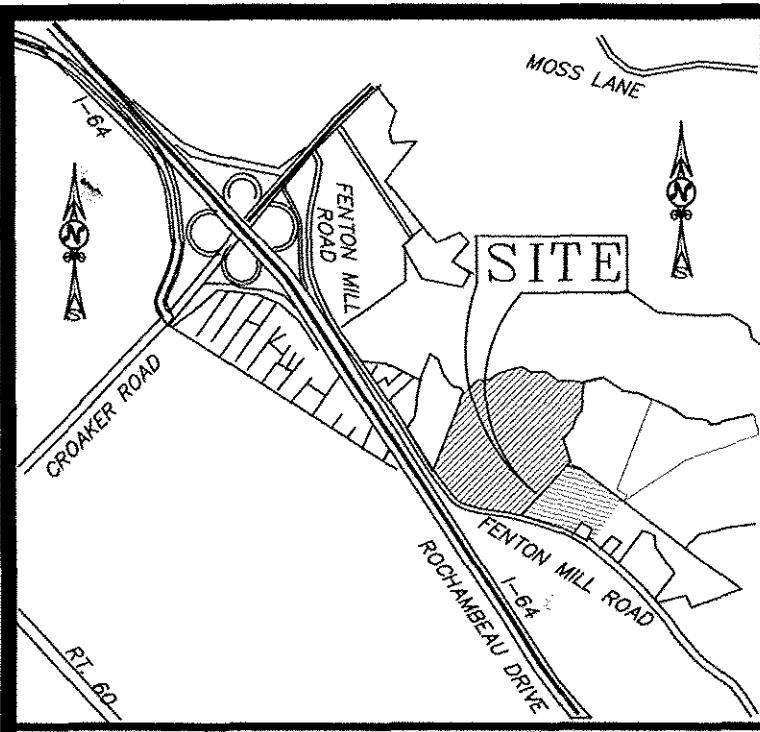


160020131



VICINITY MAP
SCALE: 1" = 1 MILE

- GENERAL NOTES:**
1. THE PROPERTY SHOWN HEREON IS ALL OF ASSESSOR'S PARCELS:
-2420100018 AT #4900 FENTON MILL ROAD.
-1430100042 AT #4700 FENTON MILL ROAD.
 2. THE PROPERTY DOES NOT LIE WITHIN THE PRIMARY SERVICE AREA.
 3. THE PROPERTY IS CURRENTLY ZONED A1.
 4. THE PROPERTY APPEARS TO LIE IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. 51095C0126D. DATED 12/16/15.
 5. THE TOTAL AREA IS 84.20 AC±
 6. MINIMUM BUILDING SETBACK LINES:
FRONT = 75'
SIDE = 15'
REAR = 35' (OR LINE OF RPA BUFFER)
 7. ALL FUTURE UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
 9. 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.

N/F
HANKINS LAND TRUST 1,2,3
T.M. 1430100040
ZONED: M1-LIMITED BUSINESS/INDUSTRIAL

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS "LOT 2, ARTHUR J. BANGS PROPERTY" WAS CONVEYED BY ARTHUR J. BANGS, DEVISEE OF WILLIAM A. BANGS, DECEASED TO DAVID A. NICE BUILDERS, INC. BY DEED, DATED MARCH 8, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 990006367.

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS "PART OF ELMWOOD" (4900 FENTON MILL ROAD) WAS CONVEYED BY WILLIAM L. APPERSON TO WILLIAM L. & MARY M. APPERSON BY DEED, DATED JUNE 27, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 00013394. AND FROM DAVID A. NICE BUILDERS, INC TO WILLIAM L. & MARY M. APPERSON BY DEED, DATED SEPTEMBER 5, 2014 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 150009695.

AREA TABLE:

ORIGINAL AREAS:	
LOT 2 (NICE)	68.50 AC±
4900 FENTON MILL	15.70 AC±
TOTAL ORIGINAL AREA	84.20 AC±
AREA OF EXCHANGE 111,762 SF± (2,566 AC±)	
NEW AREAS:	
LOT 2 (NICE)	65.93 AC±
4900 FENTON MILL	18.27 AC±
TOTAL NEW AREA	84.20 AC±

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.

9/16/16 DATE
WILLIAM L. APPERSON
9-15-14 DATE
MARY M. APPERSON

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF James City

I Susan C. Kohlman 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 15 DAY OF September, 2016.

MY COMMISSION EXPIRES June 30, 2020
SIGNATURE: Susan C. Kohlman REGISTRATION NO. 183329

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.

10/7/16 DATE
DAVID A. NICE
FOR: DAVID A. NICE BUILDER, INC.

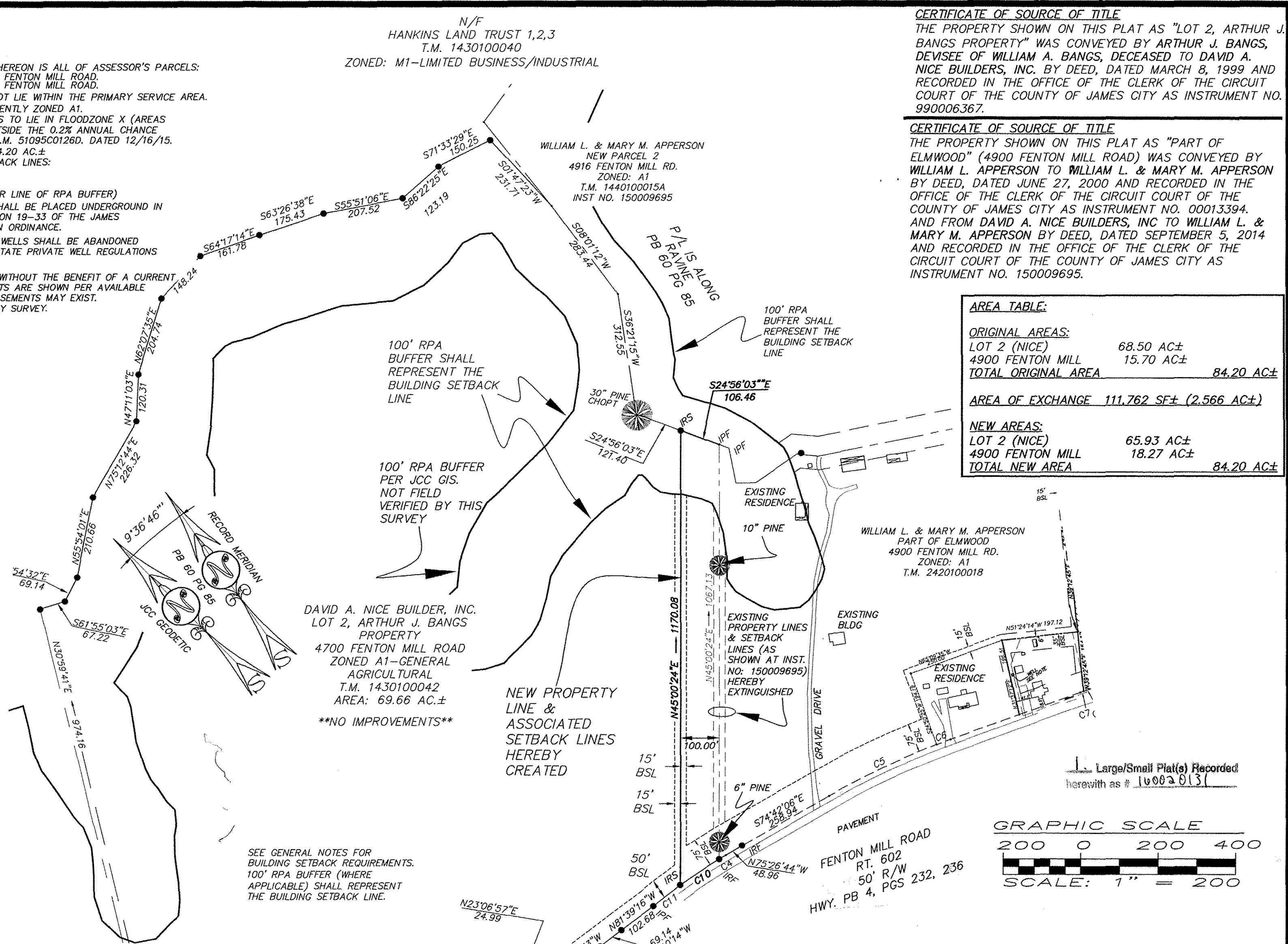
CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF James City

I Susan C. Kohlman 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 7 DAY OF October, 2016.

MY COMMISSION EXPIRES 6/30/2020, 2020
SIGNATURE: Susan C. Kohlman REGISTRATION NO. 183329

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, L.S. DATE 06/28/2016



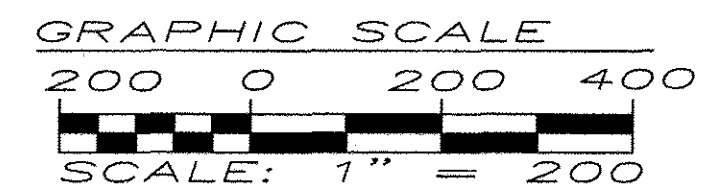
DAVID A. NICE BUILDER, INC.
LOT 2, ARTHUR J. BANGS PROPERTY
4700 FENTON MILL ROAD
ZONED A1-GENERAL AGRICULTURAL
T.M. 1430100042
AREA: 69.66 AC±
NO IMPROVEMENTS

SEE GENERAL NOTES FOR BUILDING SETBACK REQUIREMENTS. 100' RPA BUFFER (WHERE APPLICABLE) SHALL REPRESENT THE BUILDING SETBACK LINE.

- GENERAL NOTES-CONTINUED:**
11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
 12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 13. IN ACCORDANCE WITH SECTION 19-29H OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ANY NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
 14. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 15. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
 16. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

R/W CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG.
C1	29°46'17"	903.60	469.52	240.19	464.25	S49°25'53"E
C2	7°45'10"	1120.92	151.68	75.95	151.56	S72°01'07"E
C3	8°12'52"	1457.40	208.94	104.65	208.77	N80°20'18"W
C4	0°47'08"	1457.40	19.98	9.99	19.98	N75°50'18"W
C5	9°05'43"	1934.86	307.14	153.89	306.82	N70°30'35"W
C6	1°08'17"	1934.86	38.43	19.22	38.43	N65°23'36"W
C7	0°32'24"	979.93	9.23	4.62	9.23	N64°33'15"W
C8	1°29'56"	979.93	25.64	12.82	25.64	N63°32'05"W
C9	1°29'26"	979.93	25.49	12.75	25.49	N62°02'24"W
C10	4°43'16"	1457.40	120.09	60.08	120.06	N78°35'30"W
C11	3°29'35"	1457.40	88.85	44.44	88.84	N82°41'56"W

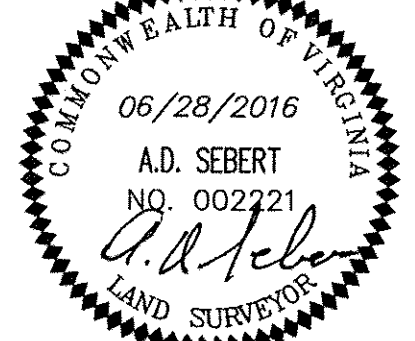


CERTIFICATE OF APPROVAL
THIS PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10/11/16 DATE
Ellen Coch
SUBDIVISION AGENT OF JAMES CITY COUNTY
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 11-2-2016
at 1:38 AM/PM, PG PG
Document # 160020131
MONA A. FOLEY, CLERK

SEBERT SURVEYING & LAYOUT, LLC
173 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
CELL: (757) 784-2413

PLAT OF BOUNDARY LINE ADJUSTMENT
BEING THE PROPERTIES OF
WILLIAM L. & MARY M. APPERSON (HUSBAND & WIFE)
&
DAVID A. NICE BUILDERS, INC.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



- LEGEND:**
- N/F NOW OR FORMERLY
 - IPF IRON PIPE FOUND
 - IRF IRON ROD SET
 - IRS IRON ROD SET
 - BSL BUILDING SETBACK LINE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - OUL OVERHEAD UTILITY LINE
 - P PRIMARY DRAINFIELD
 - R RESERVE DRAINFIELD

DATE: 06/28/2016
REVISIONS:
8/22/16 COMMENTS DATED 8/16/16
9/13/16 CORRECTED ADDRESS

DESIGNED BY: ADS
SCALE: 1" = 200'
PROJECT NO. J144-1
DRAWING NO. 1 OF 1

J144-1-02 BLD.DWG 9/13/2016 12:57:22 PM EDT