

170003836

CERTIFICATION OF SOURCE OF TITLE - PARCEL ID# 4741400003

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL ID# 4741400003, WAS CONVEYED BY LYMAN R. HALL, JR. TO LYMAN R. HALL, JR., TRUSTEE OF THE LYMAN R. HALL, JR. REVOCABLE TRUST, BY DEED DATED OCTOBER 1, 2015 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY ON OCTOBER 1, 2015 AS INSTRUMENT NO. 150018928. BEING THE SAME PROPERTY CONVEYED BY DOROTHY M. HALL TO LYMAN R. HALL, JR. BY DEED DATED FEBRUARY 25, 1994 AND RECORDED ON MARCH 14, 1994 IN THE CLERK'S OFFICE FOR THE COUNTY OF JAMES CITY IN DEED BOOK 675, PAGE 571.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT OF PARCEL ID# 4741400003 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

Lyman R. Hall, Jr., Trustee 1/23/17 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City County TO-WIT:

I, Julie Ann Raiford, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 23rd DAY OF January, 2017.

MY COMMISSION EXPIRES September 30, 2018

Julie Ann Raiford NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 292846

CERTIFICATION OF SOURCE OF TITLE - PARCEL ID# 4740100013A

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL ID# 4740100013A, WAS CONVEYED BY LYMAN R. HALL, JR. TO KEVIN D. FOLEY BY DEED DATED DECEMBER 17, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY ON DECEMBER 20, 2002 AS INSTRUMENT NO. 020030900. BEING THE SAME PROPERTY CONVEYED TO LYMAN R. HALL, JR. AND DEE ANNA B. HALL, HUSBAND AND WIFE, BY DEED DATED JULY 9, 1987 FROM LYMAN R. HALL, SR. AND DOROTHY M. HALL, HUSBAND AND WIFE, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY IN DEED BOOK 353, PAGE 228.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT OF PARCEL ID# 4740100013A AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

Kevin D. Foley 1/23/17 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City County TO-WIT:

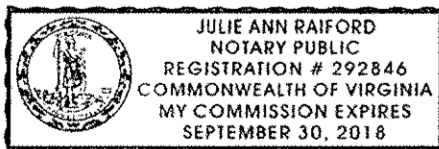
I, Julie Ann Raiford, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 23rd DAY OF January, 2017.

MY COMMISSION EXPIRES September 30, 2018

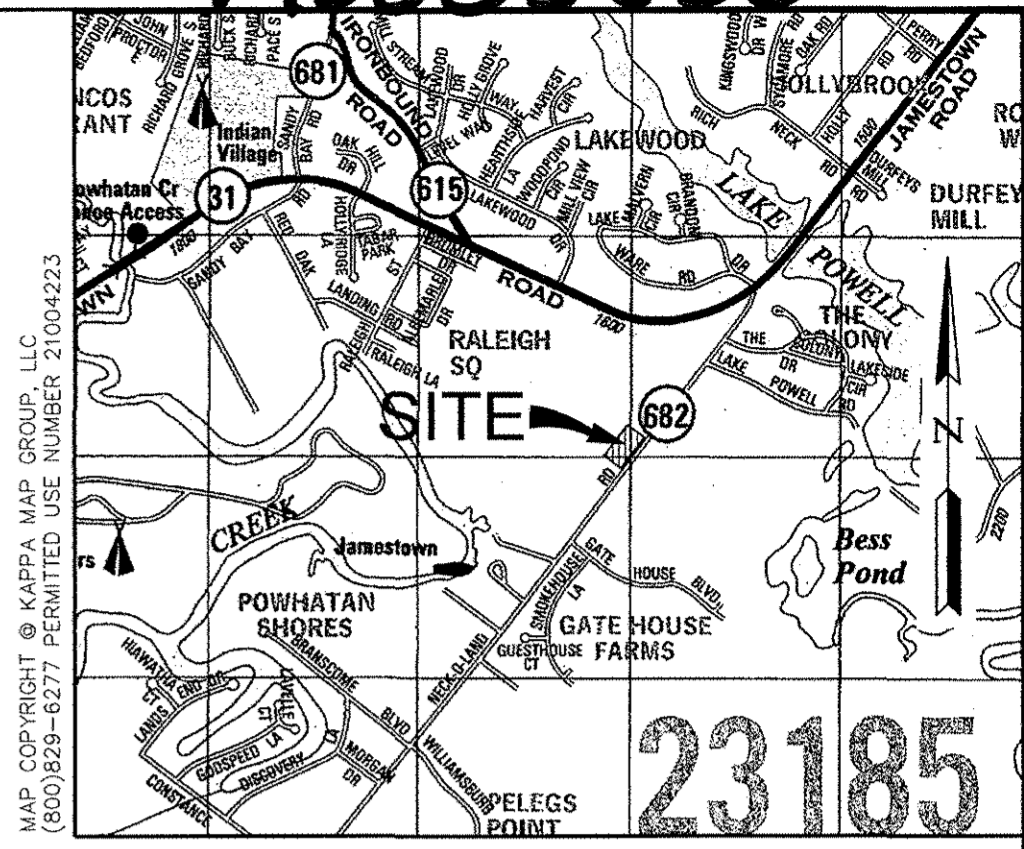
Julie Ann Raiford NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 292846

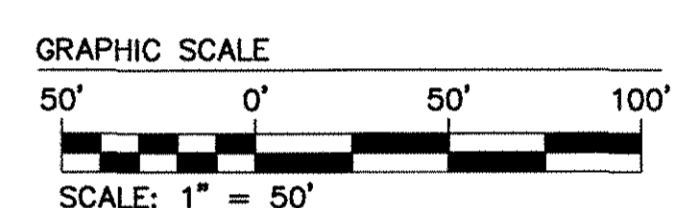
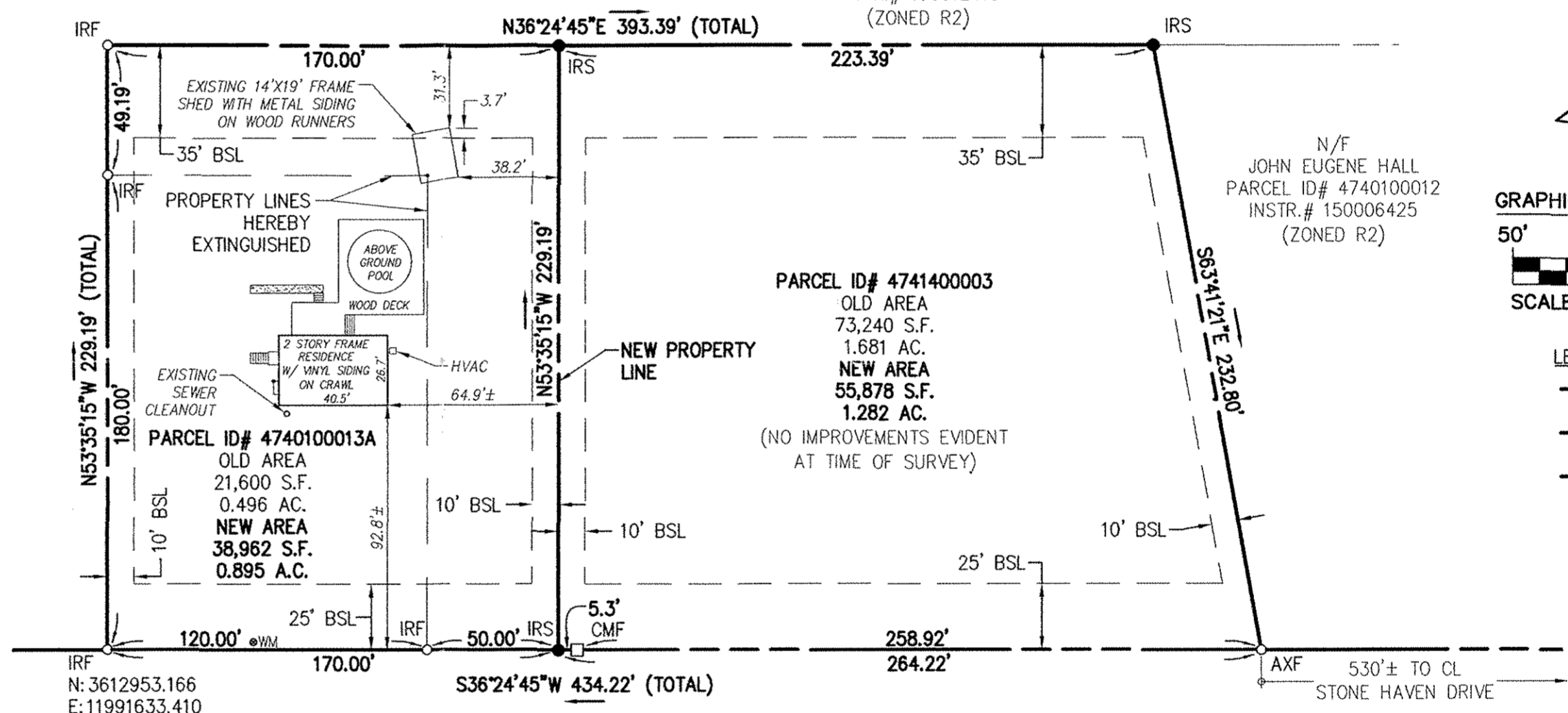


GENERAL NOTES

- 1. THIS PLAT IS BASED UPON SURVEYS OF RECORD, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
2. OWNERS AND REFERENCES:
PARCEL ID# 4741400003
PROPERTY ADDRESS: 215 NECK-O-LAND ROAD
LYMAN R. HALL, JR.
(TRUSTEE OF THE LYMAN R. HALL, JR., REVOCABLE TRUST.)
INSTR. # 150018928
INSTR. # 090008788 (PLAT)
PARCEL ID# 4740100013A
PROPERTY ADDRESS: 221 NECK-O-LAND ROAD
KEVIN D. FOLEY
INSTR. # 020030900
D.B. 353, PG. 229
3. BOTH PROPERTIES ARE ZONED "R2" (GENERAL RESIDENTIAL).
4. ACCORDING TO JAMES CITY COUNTY UTILITY RECORDS:
PARCEL ID# 4741400003 - IS TO BE SERVED BY PUBLIC WATER AND SEWER.
PARCEL ID# 4740100013A - IS CURRENTLY SERVICED BY PUBLIC WATER AND SEWER.
5. BUILDING SETBACKS: AS NOTED ON PLAT.
6. THE HOUSE LOCATION SHOWN ON PARCEL ID# 4740100013A WAS TAKEN FROM A TITLE SURVEY BY AES, BEARING A JOB NUMBER 5592-3, DATED OCTOBER 2, 1987. THE HOUSE AND DECK DIMENSIONS AND SHED LOCATION WERE VERIFIED FOR THIS PLAT BY FIELD MEASUREMENTS TAKEN ON DECEMBER 7, 2016. NO PHYSICAL IMPROVEMENTS WERE EVIDENT ON PARCEL ID# 4741400003 AT THE TIME OF THIS PLAT.
7. NEW MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL NO. 51095C0182D, DATED DECEMBER 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
9. NO WETLANDS WERE EVIDENT AND NONE WERE LOCATED AS PART OF THIS SURVEY.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.



N/F THE COTTAGES AT STONE HAVEN COMMUNITY ASSOCIATION
PARCEL ID# 4741600001A
INSTR. # 160012413
(ZONED R2)



- LEGEND
AXF = AXLE FOUND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
BSL = BUILDING SETBACK LINE
INSTR.# = INSTRUMENT NUMBER

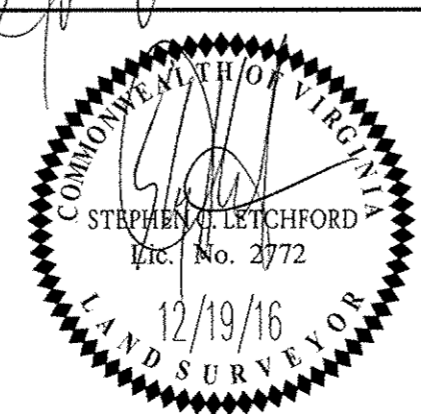
FUTURE DEVELOPMENT NOTE:
DEVELOPMENT OF PARCEL ID# 4741400003 WILL REQUIRE CONNECTIONS TO COUNTY WATER AND SEWER - THIS SURVEY FOUND NO EVIDENCE OF, AND COUNTY RECORDS SHOW NO CURRENT CONNECTIONS TO COUNTY SERVICES. SEE GENERAL NOTE 4 ABOVE.

THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO CONSOLIDATE ALL PHYSICAL IMPROVEMENTS BY THE OWNER OF PARCEL ID# 4740100013A ONTO SAID PARCEL OF LAND. (I.E. SHEDS)

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.
STEPHEN LETCHFORD, L.S. #002772 DATE 12/19/16

CERTIFICATE OF APPROVAL
THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Ellen Cook 1/25/17
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
herewith as #170003836 THIS 22 DAY OF FEBRUARY, 2017, THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
@ 10:50 AM PM, INSTRUMENT # 170003836
TESTE: Catherine F. Whitman, Deputy CLERK
MONA A. FOLEY, CLERK



BOUNDARY LINE ADJUSTMENT OF PROPERTIES STANDING IN THE NAMES OF THE LYMAN R. HALL, JR. REVOCABLE TRUST AND KEVIN D. FOLEY
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Table with Project Contacts, Project Number, Scale, Date, and Sheet Number (1 of 1).

Revision table with columns for Rev, Date, Description, and Revised By.

Vertical text on the left edge: S:\085\170003836\170003836.dwg, 1/23/2017 12:02:00 PM, davek.lawson