

170004175

BOUNDARY LINE ADJUSTMENT

OF THE PROPERTIES STANDING IN THE NAMES OF

GILBERT J. DEMARI PARCEL ID # 4720210006 (LOT 6)

GILBERT J. & EILEEN M. DEMARI PARCEL ID # 4720210006A (LOT 6A)

JCC CASE # 5-0037-2016

PROPERTIES BEING LOT # 6, BLOCK "A" INDIGO PARK SUBDIVISION

PROPERTIES SHOWN ARE LOCATED IN JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA

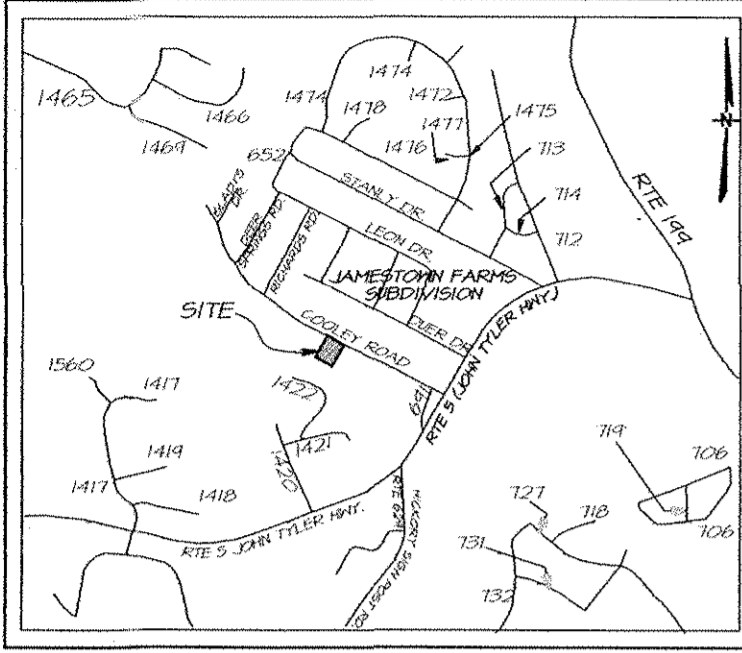
PARCEL ID # 4720210006 (LOT 6) PROPERTY ADDRESS 124 COOLEY ROAD WILLIAMSBURG, VA.

PARCEL ID # 4720210006A (LOT 6A) PROPERTY ADDRESS 122 COOLEY ROAD WILLIAMSBURG, VA.

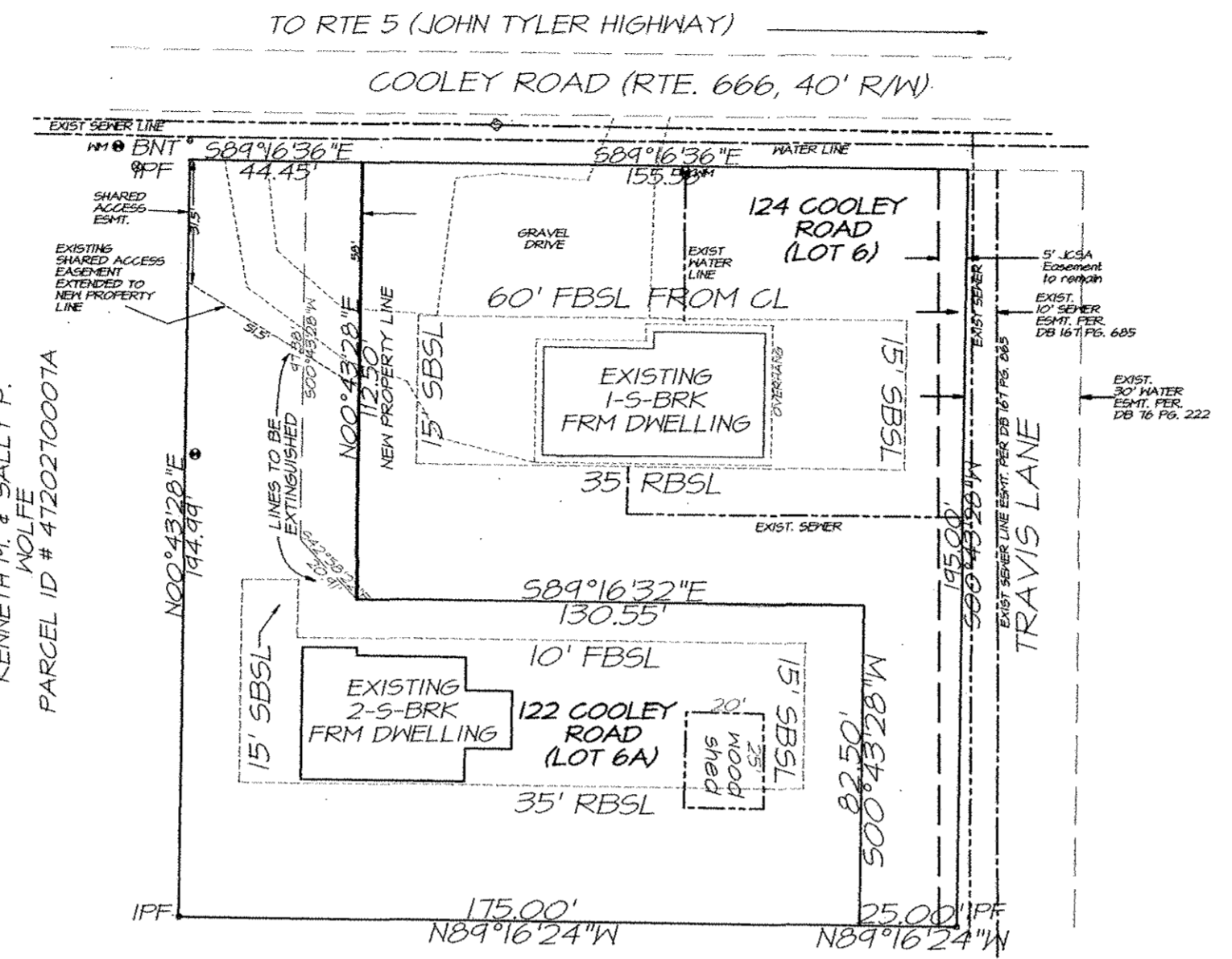
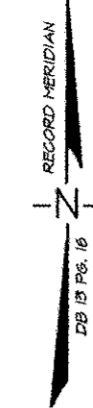
AREA COMPUTATIONS

ORIGINAL LOT 6 AREA = 0.484 AC. (21,083.04 Sq.Ft.) ORIGINAL LOT 6A AREA = 0.411 AC. (17,903.16 Sq.Ft.) ADJUSTED AREA OF LOT 6 = 0.444 AC. (19,558.44 Sq.Ft.) ADJUSTED AREA OF LOT 6A = 0.446 AC. (19,421.76 Sq.Ft.) TOTAL AREA OF ADJUSTMENT = 0.035 AC. (1,536.60 Sq.Ft.)

PREPARED BY ANGLE & DISTANCE LAND SURVEYING, INC. 264 RACEFIELD DRIVE, TOANO, VA. 23168 757-561-5334 PLAT DATE 10-26-16

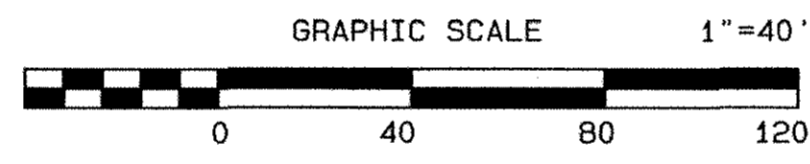


VICINITY MAP -- SCALE 1" = 2000'



NF KENNETH M. & SALLY P. WOLFE PARCEL ID # 4720210007A

NF C.H. JR. & JOY ROBERTSON PARCEL ID # 4720210008



GENERAL NOTES BOUNDARY INFORMATION TAKEN FROM PLAT BY THIS SURVEYOR. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. PLAT IS BASED ON A CURRENT FIELD SURVEY.

PROPERTY IS ZONED R1, BUILDING SETBACK LINES ARE FRONT = 60' FROM CENTERLINE OF ROAD REAR = 35' SIDE = 15'

PROPERTIES SHOWN ARE NOT LOCATED IN A FLOOD HAZARD AREA.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY ORDINANCE 19-34 THROUGH 19-36.

LOTS SHOWN ARE SERVED BY PUBLIC SEWER AND WATER.

PARCELS SHOWN ARE LOCATED IN THE PRIMARY SERVICE AREA.

NO SUBSURFACE INVESTIGATION WAS PERFORMED UTILITY LINE LOCATIONS ARE APPROXIMATE ONLY.

SOURCE OF TITLE PARCEL # 4720210006, WAS CONVEYED BY BARBARA J. HARVELL AND JOHN W. WATKINS, TO GILBERT J. DEMARI BY DEED DATED MARCH 26th, 2007, RECORDED AS INSTRUMENT # 070009891. IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY. PARCEL # 4720210006A WAS CONVEYED BY GILBERT J. DEMARI TO GILBERT J. DEMARI AND EILEEN MARY DEMARI BY DEED DATED JUNE 7th, 2016, RECORDED AS INSTRUMENT # 160010430. IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND JAMES CITY COUNTY ORDINANCES REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS. Edward C. Carr II 12-16-16 DATE

OWNERS CONSENT THIS BOUNDARY LINE ADJUSTMENT PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. PARCEL ID # 4720210006 (LOT 6) Signature: Gilbert J. Demari Date: 12-20-16

PARCEL ID # 4720210006A (LOT 6A) Signature: Gilbert J. Demari Date: 12-20-16 Signature: Eileen M. Demari Date: 12/20/16

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA CITY/COUNTY OF JAMES CITY I, Melissa Marie Robertson, A NOTARY PUBLIC FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 20 DAY OF December, YR. 2016. My Commission Expires 10/31/2020. NOTARY REGISTRATION NUMBER 7675972

CERTIFICATE OF APPROVAL THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD AS THE LAW DIRECTS. SUBDIVISION AGENT OF JAMES CITY COUNTY Ellen Cochran DATE 11/3/17 VIRGINIA DEPT. OF TRANSPORTATION Sean Brazner DATE 16 Dec 2016

STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 9th DAY OF February 2017 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE AND OR INSTRUMENT NUMBER 170004175 TESTE: MONA A. FOLEY, CLERK BY: Amy Staley

