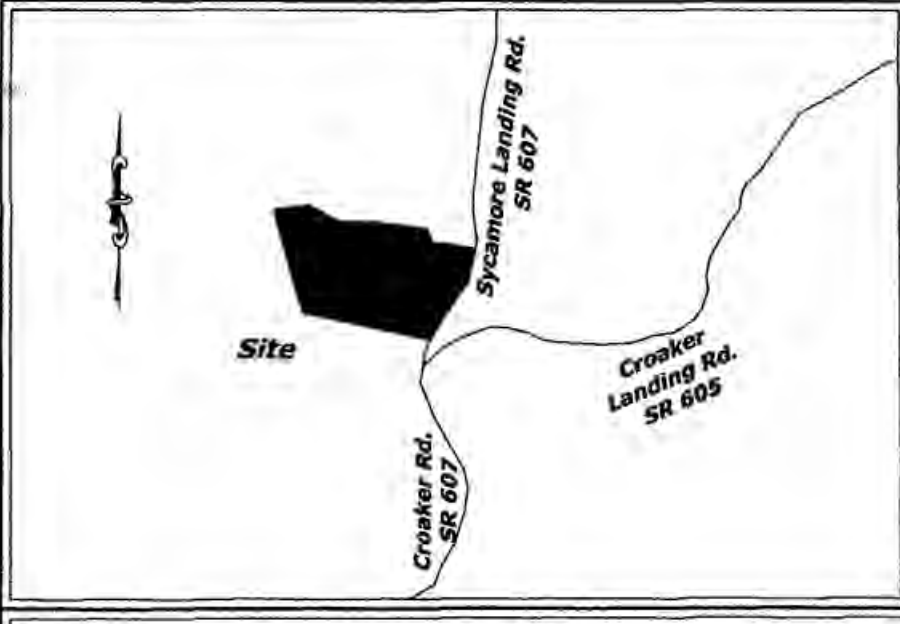


170022840

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	338.81'	51.84'	51.78'	N 07°56'54" E	8°45'57"

LINE	BEARING	DISTANCE
L1	S 69°43'00" E	261.51'
L2	N 13°07'00" W	60.60'
L3	N 13°07'00" W	85.24'
L4	S 13°07'00" E	94.43'
L5	S 69°43'00" E	334.49'
L6	N 01°42'13" E	93.29'
L7	S 03°33'39" W	64.29'



Vicinity Map
Scale: 1"=2000'

Owners' Certificate

The boundary line adjustment of land shown on this plat is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Michael W. Scruggs
Name

Michael W. Scruggs
Name Printed

Commonwealth of Virginia
City/County of James City

I, Beth Klapper, 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 have acknowledged the same before me in the City/County aforesaid. Given under my name this 8 day of November, 2017.

My commission expires: 10-31-20

Beth Klapper
(Signature)

Rita F. Hughson
Name

Rita F. Hughson
Name Printed

State of South Carolina
City/County of Aiken

I, Patricia T. Leveille, 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 name this 1 day of November, 2017.

My commission expires: November 29, 2026

Patricia T. Leveille
(Signature)

11/8/17
Date

Beth Klapper
Notary Public No.: 7182762
Commonwealth of Virginia
My Commission Expires:
10-31-20

1 Nov 2017
Date

Surveyor's Certificate and Source of Title:

The existing boundary for PID 0740100006, LRSN 4077 is as described in deed dated May 15, 2017, from Michael W. Scruggs, Sr., Judith S. Rorer and Rita F. Hughson, Grantors, to Rita F. Hughson, Grantee, as recorded in Instrument No. 170010258, and as further depicted on a Boundary Survey Plat prepared by Gardy and Associates, P.C., dated June 20, 2017, as recorded in Instrument No. 170013990. The existing boundary for PID 0740100007, LRSN 10170 is as described in deed dated December 20, 1990, from Michael W. Scruggs, Grantor, to Michael W. Scruggs and Mary M. Scruggs, Grantees, as recorded in Deed Book 498, Page 570, and as further depicted on a Plat of Survey by Buckart-Horn, Inc., dated February 11, 1985, and recorded in Plat Book 40, Page 79; all of which are recorded with the Clerk of the Circuit Court, James City County, VA. Michael W. Scruggs is the sole owner of the property as the property was conveyed to Michael W. Scruggs and Mary M. Scruggs as husband and wife tenants by the entirety with right of survivorship as at common law. The said Mary M. Scruggs departed this life on January 30, 2010.

I, David R. Gardy, do hereby certify to the best of my professional knowledge and belief, that this plat complies with all the requirements of the Board of Supervisors and Ordinances of the County of James City, Virginia, regarding the platting of boundary line adjustments within the County, and represents the findings of a field-run survey conducted during the month of June, 2017.

David R. Gardy
David R. Gardy, L.S.,
Virginia Registration No. 1751

10/27/2017
Date

N/F
William Z. Carter
PID 0740100008; LRSN 811
DB 18, Pg. 414

Legend

- Monumentation Found (T-Bar or Iron Rod Found)
- Blazed Tree at Property Corner
- Iron Rod Set
- Power Pole
- Telephone Pedestal
- Air Conditioner
- Well
- Propane

Certificate of Approval

This subdivision is approved by the undersigned in accordance with existing boundary line adjustment and subdivision regulations and may be admitted to record.

8 Nov 2017
Date

Ellen Cook
Virginia Department of Transportation

11/28/17
Date

Ellen Cook
Subdivision Agent of
James City County

Large Plat(s) Recorded
herewith as # 170022840

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 5, 2017
at 10:02 AM, PB _____ PG _____
Document # 170022840
MONA A. FOLEY, CLERK *Elizabeth Connor*
DC
Monica Foley Clerk

General Notes:

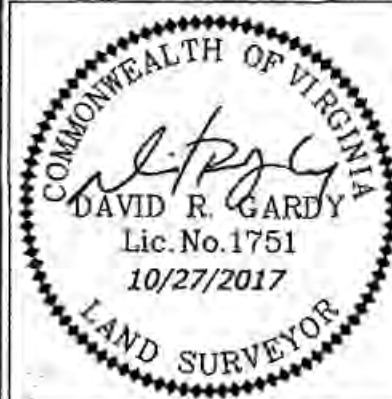
- 1) Owner: Rita F. Hughson; PID 0740100006; LRSN 4077 Inst. 170010258; and Inst. 170013990
Owner: Michael W. Scruggs
PID 074010007; LRSN 10170; DB 498, Page 570
- 2) The subject properties are located in Zone "X" (area outside the 100 and 500-year floodplains) as indicated on the Federal Insurance Rate Map (F.I.R.M.), Map No. 51095C0061D with an effective date of December 16, 2015.
- 3) The properties are zoned A1.
- 4) No title commitment furnished. All easements may not be shown.
- 5) Information contained hereon is based on field-run surveys conducted during the month of June, 2017.
- 6) RPA and wetlands per James City County GIS. Environmental impacts, if any, are not certified by this Plat. The wetlands and RPA boundary may need to be delineated at the time of development and a Water Quality Impact Assessment may need to be prepared.
- 7) No existing wells or drainfields will be affected by this BLA. Septic tank and soils information should be verified and reevaluated by the Health Department prior to any new construction.
- 8) This firm made no attempt to locate underground utilities.
- 9) Monuments shall be set in accordance with sections 19-34 and 19-36 of the James City County Code.
- 10) Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for those activities permitted by section 23-7(c)(1) of the James City County Code.
- 11) Unless otherwise noted, all drainage easements designated on this plat shall remain private.
- 12) 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.

Gardy
& ASSOCIATES PC
Surveying and Mapping Services

(804) 370-2551 ■ Fax: (804) 966-2820
www.gardysurveying.com
P.O. Box 15 ■ New Kent, VA 23124



Boundary Line Adjustment
Properties of Rita F. Hughson and
Michael W. Scruggs
LRSN 4077; Inst. 170010258; Inst. 170013990
LRSN 10170; DB 498, Pg. 570
Stonehouse District; James City County, Virginia



MAG. DISTRICT: Stonehouse	COUNTY: James City
DATE: July 17, 2017	SCALE: 1"=100'
SHEET: 1 OF 1	J.N.: 17-0153
DRAWN BY: CADD	CHECKED BY: DRG
Rev.:	DATE:
JCC Case No. S-0027-2017	
Per JCC Comments	September 22, 2017
Per JCC Comments	October 27, 2017