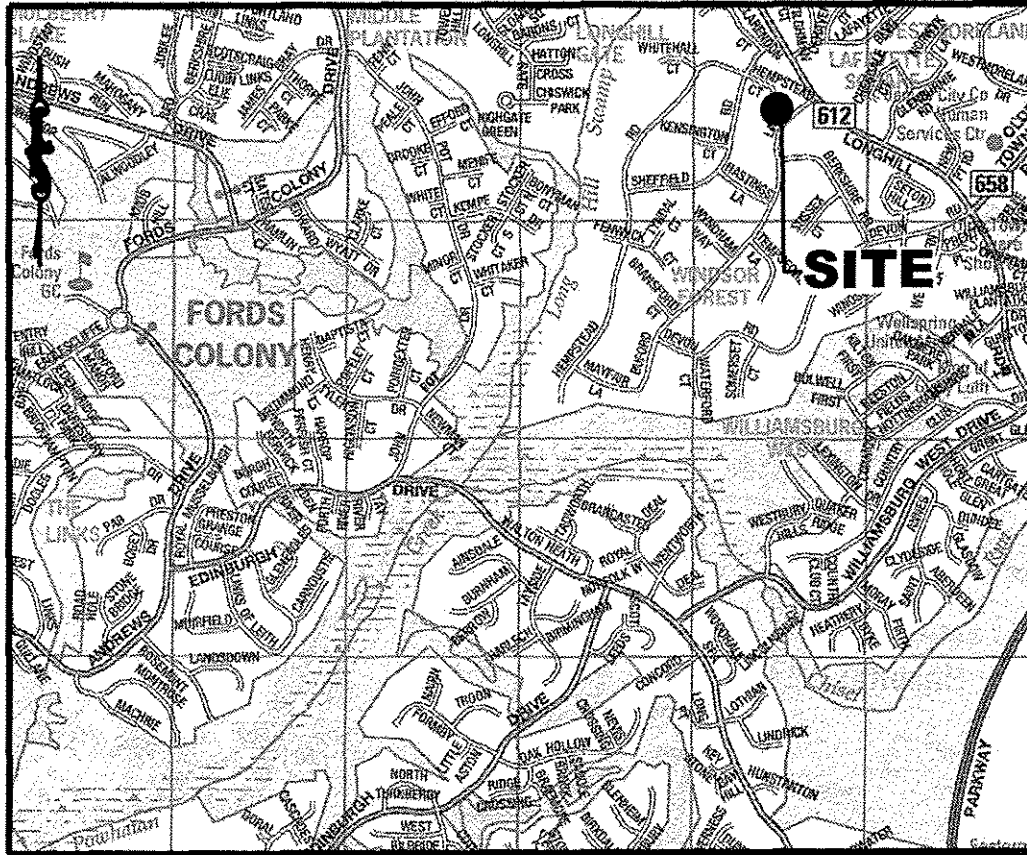


180014584



VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES

1. PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
3. THE PROPERTY SHOWN HEREON LIES IN FEMA FLOOD ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS #51095C0117D DATED DECEMBER 16, 2015.
4. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
5. ALL NEW UTILITIES SHALL BE UNDERGROUND.
6. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
7. THIS PROPERTY DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA (RPA) NOR A RESOURCE MANAGEMENT AREA (RMA).
8. THIS PLAT WAS PREPARED BASED ON RECORD INFORMATION AND MONUMENTS FOUND DURING FIELD SURVEYS.

BOUNDARY LINE ADJUSTMENT
 BETWEEN
LOT 2, SECTION 2A, WINDSOR FOREST
 AND
LOT 8, SECTION 2, WINDSOR FOREST

JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA
 DATE: 08/30/2018 LRI JOB #18-250

SHEET 1 OF 2



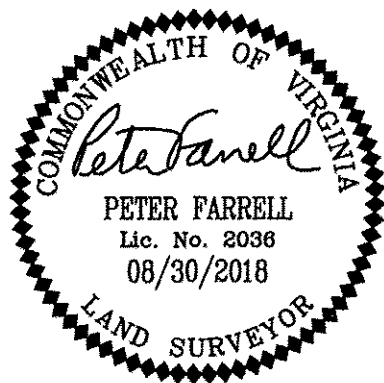
3925 Midlands Road Williamsburg, VA 23188
 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

JCC S-18-0034

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 OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

08/30/2018 Peter Farrell
 DATE PETER FARRELL, L.S., LIC. NO 2036



CERTIFICATE OF APPROVAL

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

9/11/18 Ellen Cook
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

PROPERTY INFORMATION

LOT 2, SECTION 2A, WINDSOR FOREST
 PIN: 3230400002A
 4 BUFORD ROAD
 WILLIAMSBURG, VA 23188
 ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)

PROPERTY INFORMATION

LOT 8, SECTION 2, WINDSOR FOREST
 PIN: #3230400008
 6 BUFORD ROAD
 WILLIAMSBURG, VA 23188
 ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)

BUILDING SETBACKS (BSL)

FRONT = 25'
 REAR = 35'
 SIDE = 10'

CERTIFICATE OF SOURCE OF TITLE (LOT 2, SECTION 2A)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF RICHARD D. HIBBARD & KAREN M. HIBBARD AND WAS ACQUIRED FROM BARBARA A. HARMON BY THAT CERTAIN DEED DATED NOVEMBER 11, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 160020960.

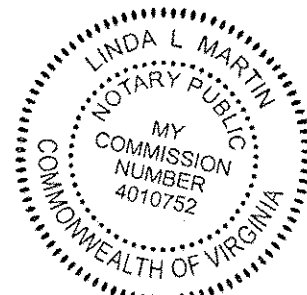
OWNER'S CERTIFICATE

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

Richard D. Hibbard 9-4-18
 RICHARD D. HIBBARD DATE
Karen M. Hibbard 9/4/18
 KAREN M. HIBBARD DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg
 I, Dorinda Mater, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 4 DAY OF September, 2018. MY COMMISSION EXPIRES 7/31/2022
Dorinda Mater
 NOTARY PUBLIC
 REGISTRATION NO. 4010752



CERTIFICATE OF SOURCE OF TITLE (LOT 8, SECTION 2)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF PABLO YANEZ & SILVIA R. TANDECIARZ AND WAS ACQUIRED FROM M. KEITH WHITESCARVER & JACQUELINE M. COSENTINO BY THAT CERTAIN DEED DATED JUNE 20, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 080016495.

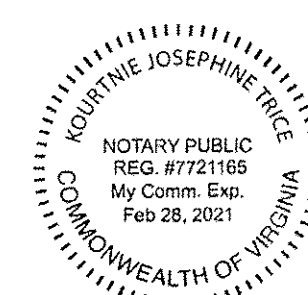
OWNER'S CERTIFICATE

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

Pablo Yanez 9/7/18
 PABLO YANEZ DATE
Silvia R. Tandeciarz 9.7.18
 SILVIA R. TANDECIARZ DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City County
 I, Kourtine Trice, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 07 DAY OF September, 2018. MY COMMISSION EXPIRES 02/28/2021
Kourtine Trice
 NOTARY PUBLIC
 REGISTRATION NO. 7721165



2 Large/Small Plat(s) Recorded
 herewith as # 180014584

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 13 DAY OF September, 2018. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:02 pm INSTRUMENT # 180014584
 TESTE MONA A. FOLEY, CLERK Elizabeth O'Connor DC

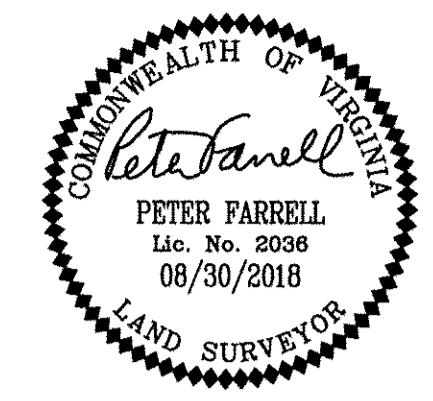
180014584

BOUNDARY LINE ADJUSTMENT

BETWEEN
LOT 2, SECTION 2A, WINDSOR FOREST
 AND
LOT 8, SECTION 2, WINDSOR FOREST

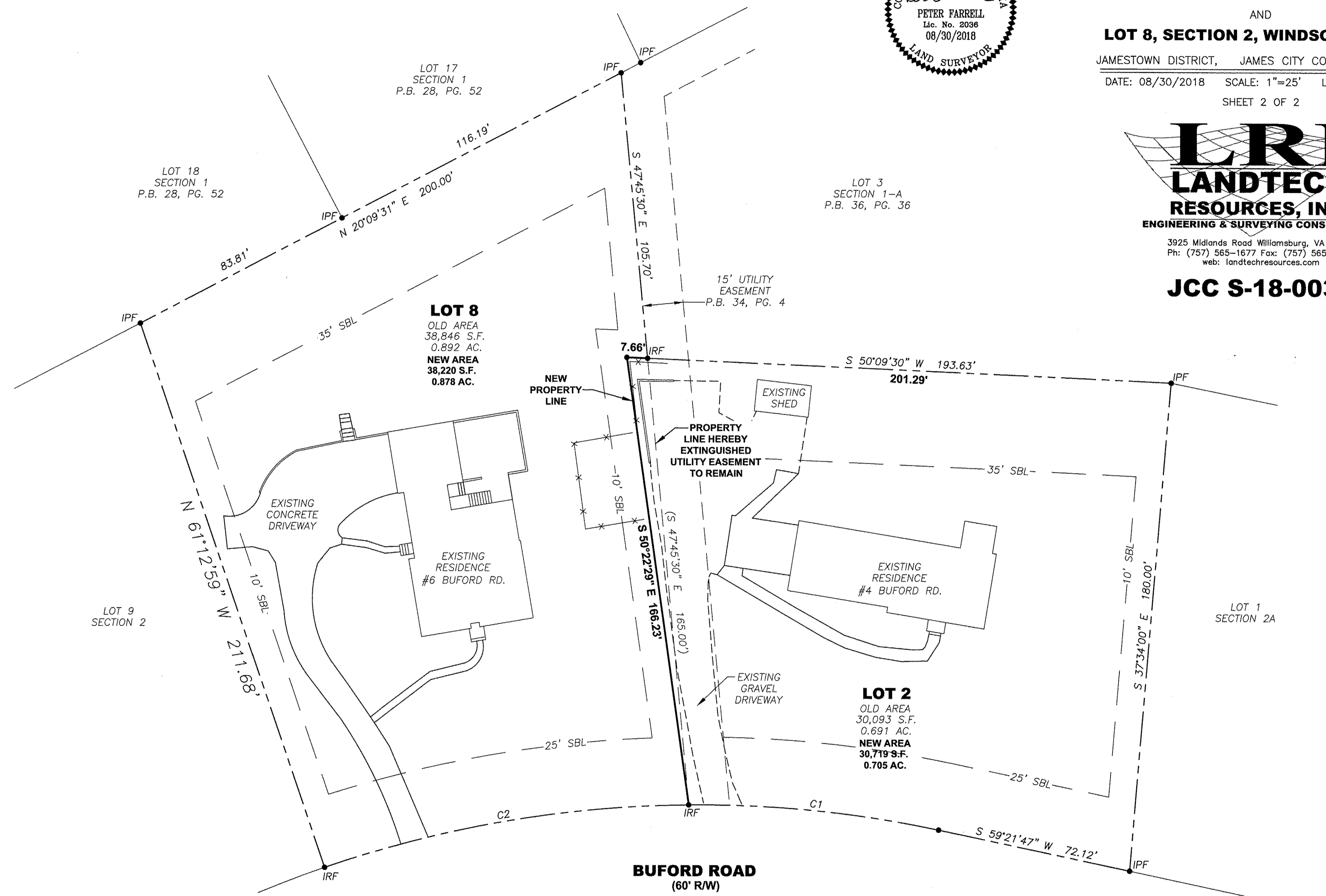
JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 08/30/2018 SCALE: 1"=25' LRI JOB #18-250
 SHEET 2 OF 2



LRI
LANDTECH
RESOURCES, INC.
 ENGINEERING & SURVEYING CONSULTANTS
 3925 Midlands Road Williamsburg, VA 23188
 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

JCC S-18-0034



AREA TABULATION		
	OLD AREA	NEW AREA
LOT 2, SECTION 2A	30,093 S.F./ 0.691 AC.	30,719 S.F./ 0.705 AC.
LOT 8, SECTION 2	38,846 S.F./ 0.892 AC.	38,220 S.F./ 0.878 AC.
TOTAL AREA	68,939 S.F./ 1.583 AC.	68,939 S.F./ 1.583 AC.

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 9-13-2018
 at 1:02 AM PM, PB PG
 Document # 180014584
 MONA A. FOLEY, CLERK
 Clerk

2 Large/Small Plat(s) Recorded
 herewith as # 180014584

