

BOUNDARY LINE AGREEMENT

OF THE PROPERTY OF

BRANDIE J. TENA  
PARCEL ID # 1310100011  
LOT 4, SECT. 1 AVERY SUBD.

AND

R. BLANTON MCLEAN  
PARCEL ID # 1310100013  
LOT 2, SECT. 1 AVERY SUBD.

PARCEL ID # 1310100012  
LOT 3, SECT. 1 AVERY SUBD.

JCC CASE # 5-19-0012

PROPERTY SHOWN IS LOCATED  
IN STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA

PROPERTY ADDRESS'S

PARCEL ID # 1310100011  
LOT 4, SECT. 1 AVERY SUBD.  
3902 ROCHAMBEAU DRIVE  
WILLIAMSBURG, VA. 23188

PARCEL ID # 1310100013  
LOT 2, SECT. 1 AVERY SUBD.  
3912 ROCHAMBEAU DRIVE  
WILLIAMSBURG, VA. 23188

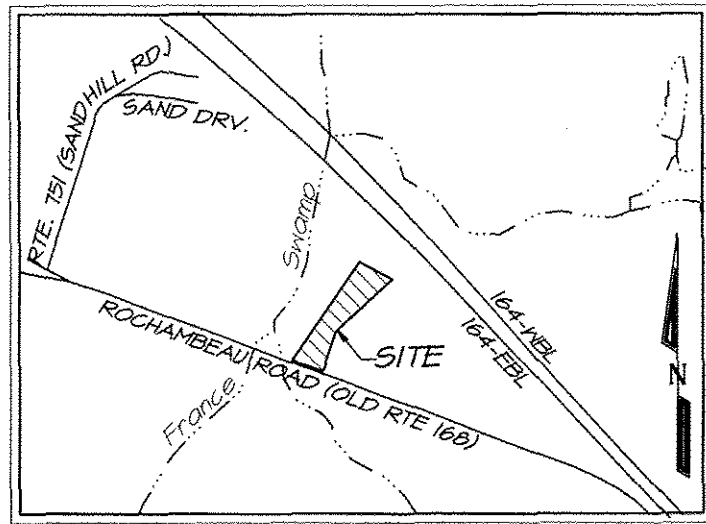
PARCEL ID # 1310100012  
LOT 3, SECT. 1 AVERY SUBD.  
3908 ROCHAMBEAU DRIVE  
WILLIAMSBURG, VA. 23188

PREPARED BY  
ANGLE & DISTANCE LAND SURVEYING, INC.  
269 RACEFIELD DRIVE, TOANO, VA. 23168  
EDWARD C. CARR II  
757-561-5334  
PLAT DATE 1-15-2019  
REVISED 2-14-2019

AREA COMPUTATIONS  
PARCEL ID # 1310100011  
LOT 4, SECT. 1 AVERY SUBD.  
3.33 +/- ACRES (OLD AREA)  
3.20 +/- ACRES (NEW AREA)

PARCEL ID # 1310100013  
LOT 2, SECT. 1 AVERY SUBD.  
2.95 +/- ACRES (OLD AREA)  
2.95 +/- ACRES (NEW AREA)

PARCEL ID # 1310100012  
LOT 3, SECT. 1 AVERY SUBD.  
2.23 +/- ACRES (OLD AREA)  
2.23 +/- ACRES (NEW AREA)



VICINITY MAP -- SCALE 1" = 2000'

GENERAL NOTES

- 1) PROPERTY IS ZONED A1 BUILDING SET BACK LINES ARE FRONT = 75' FROM PROPERTY LINE (LOTS 3 ACRES OR MORE) FRONT = 50' FROM PROPERTY LINE (LOTS LESS THAN 3 ACRES) REAR = 35' SIDE = 15'
- 2) BOUNDARY INFORMATION TAKEN FROM PLAT BY WALTERS LAND SURVEYING. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. PLAT IS BASED ON POINTS FOUND AND LOCATED FOR THERE RELATIONSHIP TO ONE ANOTHER, AND SHOWN ON RECORD PLATS.
- 3) MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 AND 19-36 OF THE COUNTY CODE.
- 4) IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 5) ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 6) WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 7) ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 8) ON SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECT. 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
- 9) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 10) PARCELS SHOWN SERVED BY PRIVATE WELL AND SEPTIC.
- 11) PROPERTIES SHOWN DO NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. MAP # 51095C0043D EFFECTIVE DATE Dec. 16th, 2015.

OWNERS CERTIFICATE

The Subdivision of land shown on this plat and known as "The Boundary Line Agreement of the Property of Brandie J. Tena and R. Blanton Mclean" is with the free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Date 3/15/2019 Signature Brandie J. Tena

Name printed BRANDIE J. TENA

CERTIFICATE OF NOTARIZATION (Tena)

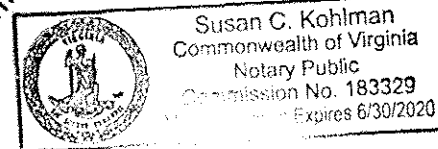
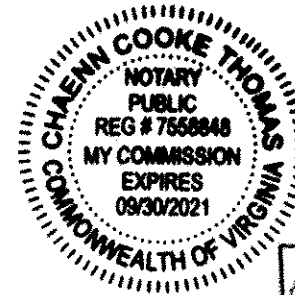
Commonwealth of Virginia  
City/County of Williamsburg James City  
I, Susan C. Kohlman, a Notary Public in and for the City/County and State aforesaid, do hereby certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid.  
Given under my hand this 15th day of March (year) 2019.  
(Signature) Chasman Cook Thomas  
My commission expires: September 30, 2021  
Notary registration number: 7558848

Date 4/1/19 Signature [Signature]

Name printed R. BLANTON MCLEAN

CERTIFICATE OF NOTARIZATION (Mclean)

Commonwealth of Virginia,  
City/County of James City  
I, Susan C. Kohlman, 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 hand this 1st day of April (year) 2019.  
(Signature) Miranda C. Rehnke  
My commission expires: 12/31/2020  
Notary registration number: 183324



SOURCE OF TITLE

The property shown on this plat (parcel # 1310100011) was conveyed by Instrument # 170017441, Dated Aug. 28th, 2017, from James Jackson Jr.

The property shown on this plat (parcel # 1310100013) was conveyed by Instrument # 180013520, Dated Aug. 21st, 2018, from Linda C. Reilly, and both instruments recorded in the Office of the Clerk of the Circuit Court of the County of James City.

The property shown on this plat (parcel # 1310100012) was conveyed by Deed, Dated Oct. 25th, 1985, from Linda C. Reilly, and recorded in the Office of the Clerk of the Circuit Court of the County of James City at Deed Book 289, page 174.

CERTIFICATE OF APPROVAL

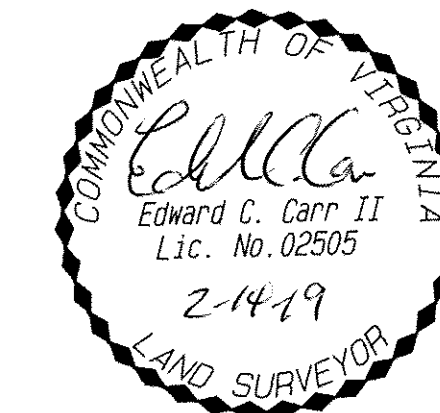
THE SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

SUBDIVISION AGENT OF JAMES CITY COUNTY

Ellen Cook DATE 4/15/19

VIRGINIA DEPT. OF HEALTH

Donna Swade DATE 4/2/19



SURVEYORS NOTE

NOTE REGARDING OVERLAP AS SHOWN, OVERLAP WAS NOT DISCOVERED UNTIL CONSTRUCTION WAS WELL UNDERWAY. OVERLAP WAS DISCOVERED AFTER AN ADJOINING SURVEY WAS PERFORMED FROM THE EAST. USING POINTS FROM LOTS 2 & 3. ORIGINAL SITE DRAINING WAS DEVELOPED COMING FROM THE WEST USING FOUND POINTS ON LOTS 4 & 5. THE CURRENT OWNERS HAVE AGREED TO THE BOUNDARY LINE AS SHOWN HERE, STATING ADJUSTED LINE. FROM "A" TO "B" TO "C".

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 2-14-19  
EDWARD C. CARR II L.S.# 2505 DATE

2 Large/Small Plat(s) Recorded  
herewith as # 190008356

STATE OF VIRGINIA

COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 10 DAY OF June, 2019  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD at 8:37 am  
AS THE LAW DIRECTS IN PLAT BOOK 190008356, PAGE 1  
AND OR INSTRUMENT # 190008356

TESTE: MONA A. FOLEY, CLERK  
CLERK  
[Signature]

190008356

# BOUNDARY LINE AGREEMENT

OF THE PROPERTY OF

BRANDIE J. TENA  
PARCEL ID # 1310100011  
LOT 4, SECT. 1 AVERY SUBD.

AND

R. BLANTON MCLEAN

PARCEL ID # 1310100013  
LOT 2, SECT. 1 AVERY SUBD.

PARCEL ID # 1310100012  
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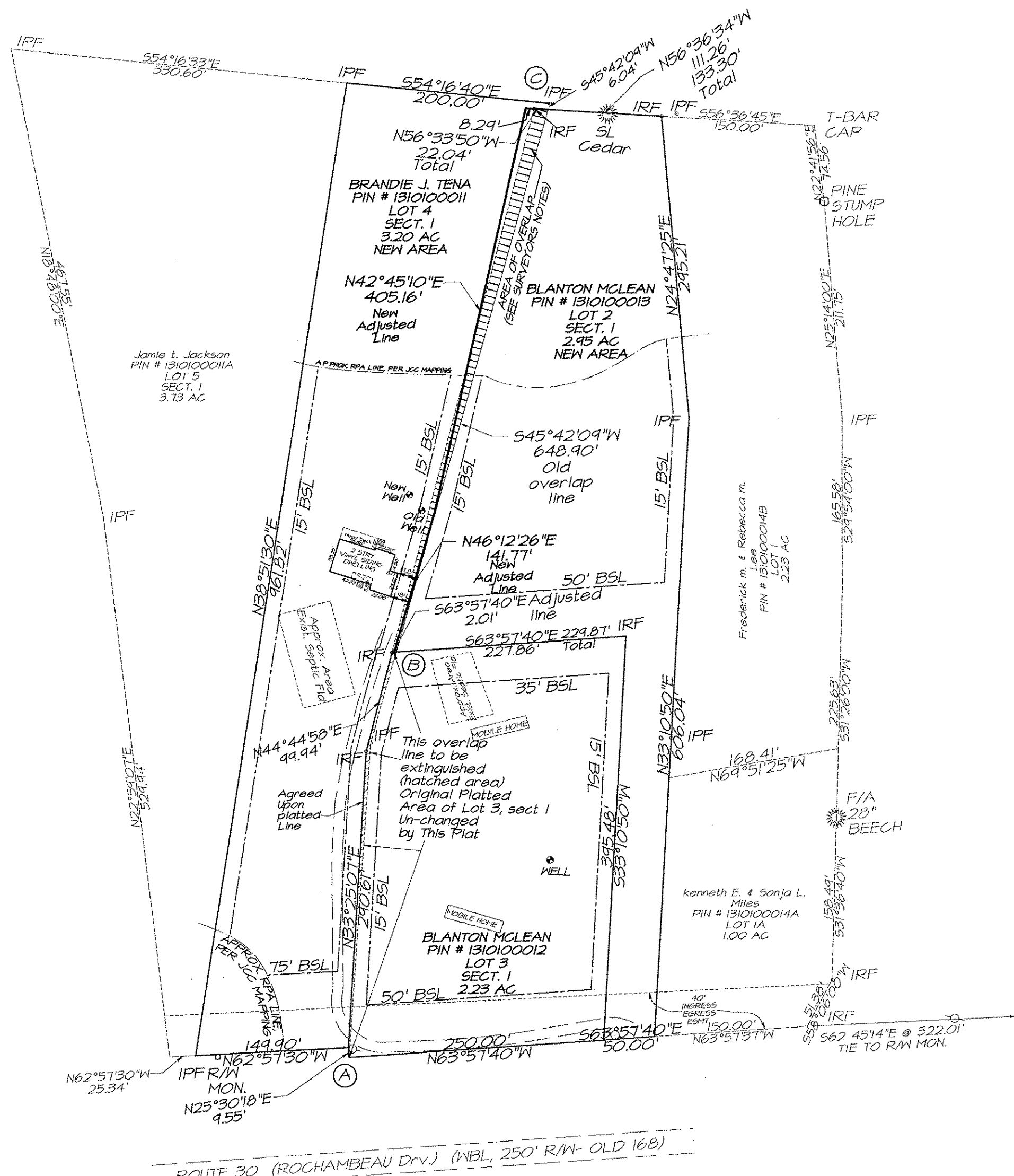
PROPERTY ADDRESS'S

PARCEL ID # 1310100011  
LOT 4, SECT. 1 AVERY SUBD.  
3902 ROCHAMBEAU DRIVE  
WILLIAMSBURG, VA. 23108

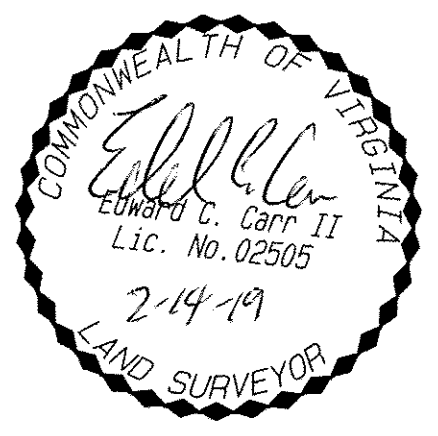
PARCEL ID # 1310100013  
LOT 2, SECT. 1 AVERY SUBD.  
3912 ROCHAMBEAU DRIVE  
WILLIAMSBURG, VA. 23108

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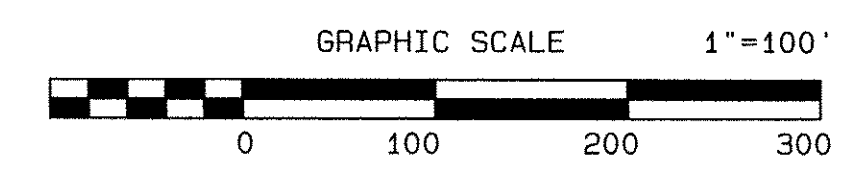
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EDWARD C. CARR II  
151-561-5334  
PLAT DATE 1-15-2019  
REVISED 2-14-2019



RECORD MERIDIAN  
DB 751 PG. 325



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City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
June 10, 2019  
at 8:37 AM/PM, PB PG  
Document # 190008356  
MONA A. FOLEY, CLERK  
Mona A. Foley Clerk