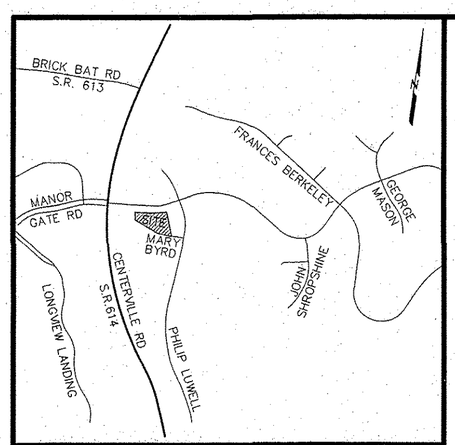
190008582

BOUNDARY LINE ADJUSTMENT PLAT
LOT 170 & LOT 171
GREEN SPRINGS PLANTATION
PHASE ONE

BERKELY DISTRICT
JAMES CITY COUNTY, VIRGINIA
PLAT BOOK 62, PAGE 52-64
SCALE: 1"=20' DATE: FEBRUARY 4, 2019
SHEET 1 OF 1

DAVIS & ASSOCIATES, P.C.
SURVEYORS – PLANNERS
#3630 GEORGE WASHINGTON MEMORIAL HIGHWAY – SUITE G
YORKTOWN, VIRGINIA 23693
(757)867-8583



VICINITY MAP
SCALE: 1" = 1,000'

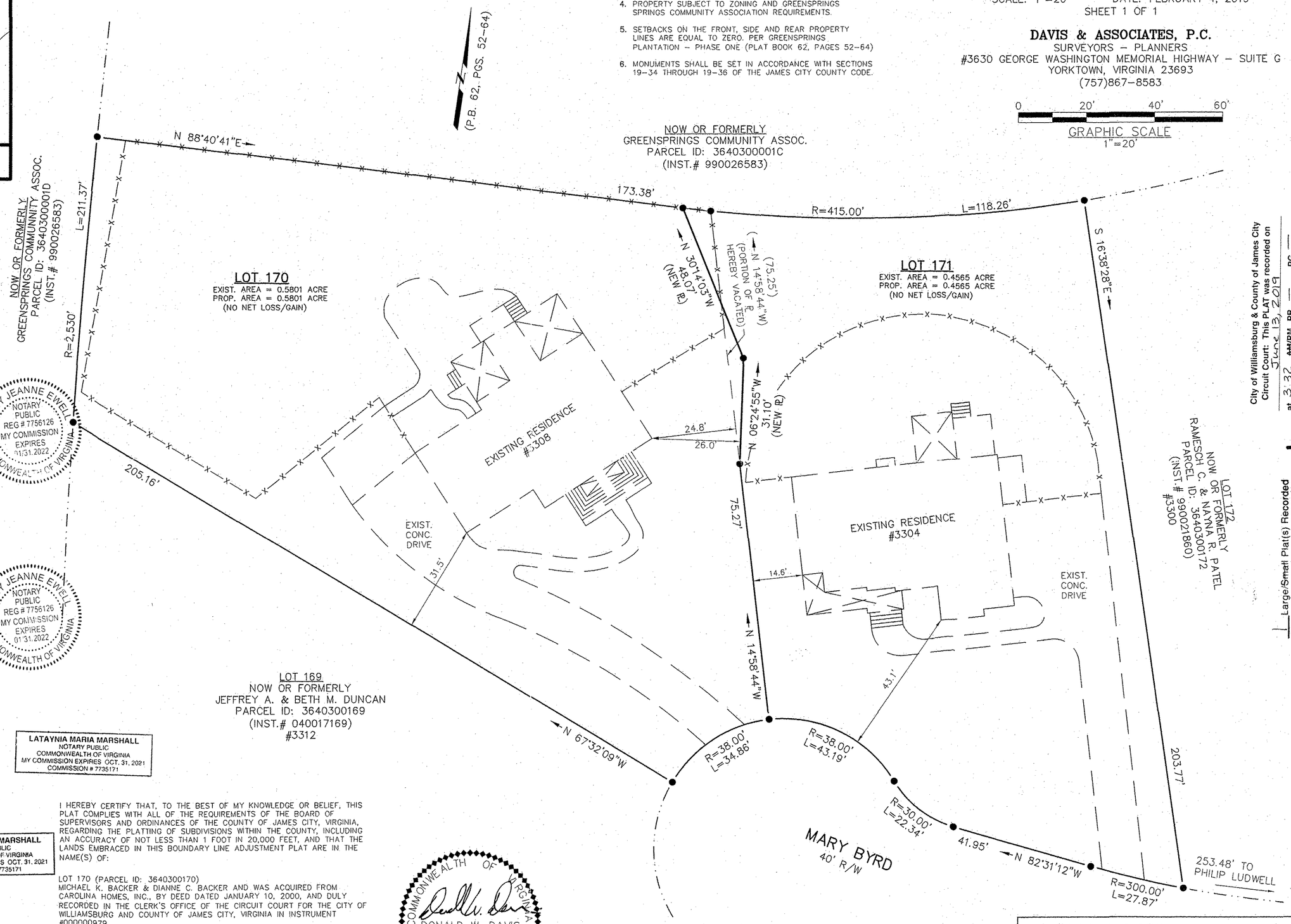
PROPERTY INFORMATION:

LOT 170	LOT 171
MICHAEL K. BACKER & DIANNE C. BACKER	PAUL R. SMITH, III & JEAN M. SMITH
#3308 MARY BYRD	#3304 MARY BYRD
WILLIAMSBURG, VIRGINIA	WILLIAMSBURG, VIRGINIA
PARCEL ID: 3640300170	PARCEL ID: 3640300171
LRSN: 5558	LRSN: 8777
INST. #000000979	D.B. 767, PG. 617
ZONE: R4	ZONE: R4

NOTES:

1. THIS BOUNDARY LINE ADJUSMENT PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTIES MAY BE SUBJECT TO EASEMENTS AND SERVITUDES OF RECORD.
2. THE PROPERTIES SHOWN HEREON ARE LOCATED IS ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510201, MAP NUMBER 51095C0118D, REVISED DATE: DECEMBER 16, 2015.
3. ZONE: R4 (RESIDENTIAL PLANNED COMMUNITY)
4. PROPERTY SUBJECT TO ZONING AND GREENSPRINGS SPRINGS COMMUNITY ASSOCIATION REQUIREMENTS.
5. SETBACKS ON THE FRONT, SIDE AND REAR PROPERTY LINES ARE EQUAL TO ZERO. PER GREENSPRINGS PLANTATION – PHASE ONE (PLAT BOOK 62, PAGES 52-64)
6. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.

0 20' 40' 60'
GRAPHIC SCALE
1"=20'



THIS BOUNDARY LINE ADJUSTMENT PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

BY: Michael K. Backer 4-26-19
MICHAEL K. BACKER DATE

BY: Dianne C. Backer 4-26-19
DIANNE C. BACKER DATE

BY: Paul R. Smith 4-26-19
PAUL R. SMITH, III DATE

BY: Jean M. Smith 4-26-19
JEAN M. SMITH DATE

NOTARY PUBLIC FOR: MICHAEL K. BACKER

STATE OF Virginia
CITY/~~COUNTY~~ OF Williamsburg TO WIT:
I, Kathy Jeanne Ewell A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 26th DAY OF April, 2019.
MY COMMISSION EXPIRES 01-13-2022
Kathy Jeanne Ewell
NOTARY PUBLIC
REGISTRATION NO. 7756126

KATHY JEANNE EWELL NOTARY PUBLIC REG # 7756126 MY COMMISSION EXPIRES 01/31.2022 COMMONWEALTH OF VIRGINIA

NOTARY PUBLIC FOR: DIANNE C. BACKER

STATE OF Virginia
CITY/~~COUNTY~~ OF Williamsburg TO WIT:
I, Kathy Jeanne Ewell A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 26th DAY OF April, 2019.
MY COMMISSION EXPIRES 01-31-2022
Kathy Jeanne Ewell
NOTARY PUBLIC
REGISTRATION NO. 7756126

KATHY JEANNE EWELL NOTARY PUBLIC REG # 7756126 MY COMMISSION EXPIRES 01/31.2022 COMMONWEALTH OF VIRGINIA

NOTARY PUBLIC FOR: PAUL R. SMITH, III

STATE OF Virginia
CITY/COUNTY OF James City TO WIT:
I, Lataynia Marshall A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 26th DAY OF April, 2019
MY COMMISSION EXPIRES 10/31/2021
Lataynia Marshall
NOTARY PUBLIC
REGISTRATION NO. 7735171

LATAYNIA MARIA MARSHALL NOTARY PUBLIC COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES OCT. 31, 2021 COMMISSION # 7735171

NOTARY PUBLIC FOR: JEAN M. SMITH

STATE OF Virginia
CITY/COUNTY OF James City TO WIT:
I, Lataynia Marshall A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 26th DAY OF April, 2019
MY COMMISSION EXPIRES 10/31/2021
Lataynia Marshall
NOTARY PUBLIC
REGISTRATION NO. 7735171

LATAYNIA MARIA MARSHALL NOTARY PUBLIC COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES OCT. 31, 2021 COMMISSION # 7735171

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, INCLUDING AN ACCURACY OF NOT LESS THAN 1 FOOT IN 20,000 FEET, AND THAT THE LANDS EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT PLAT ARE IN THE NAME(S) OF:

LOT 170 (PARCEL ID: 3640300170)
MICHAEL K. BACKER & DIANNE C. BACKER AND WAS ACQUIRED FROM CAROLINA HOMES, INC., BY DEED DATED JANUARY 10, 2000, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT #000000979.

LOT 171 (PARCEL ID: 3640300171)
PAUL R. SMITH, III & JEAN M. SMITH AND WAS ACQUIRED FROM GREENSPRINGS PLANTATION, INC. BY DEED DATED DECEMBER 1, 1995, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 767, PAGE 617.

Donald W. Davis 2/4/19
DONALD W. DAVIS, LAND SURVEYOR DATE

COMMONWEALTH OF VIRGINIA
DONALD W. DAVIS
Lic. No. 1402(a)
Lic. No. 1418(b)
2/4/19
LAND SURVEYOR

– SYMBOLS –

DENOTES IRON PIPE FOUND

DENOTES IRON ROD TO BE SET

CERTIFICATE OF APPROVAL:
THIS BOUNDARY LINE ADJUSTMENT PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

4/30/19 Ellen Cook
DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY

REF.: S_19_0017

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on June 13, 2019
at 3:32 AM/PM, PB ___ PG ___
Document # 190008582
MONA A. FOLEY, CLERK, Clerk

Large/Small Plat(s) Recorded herewith as # 190008582