

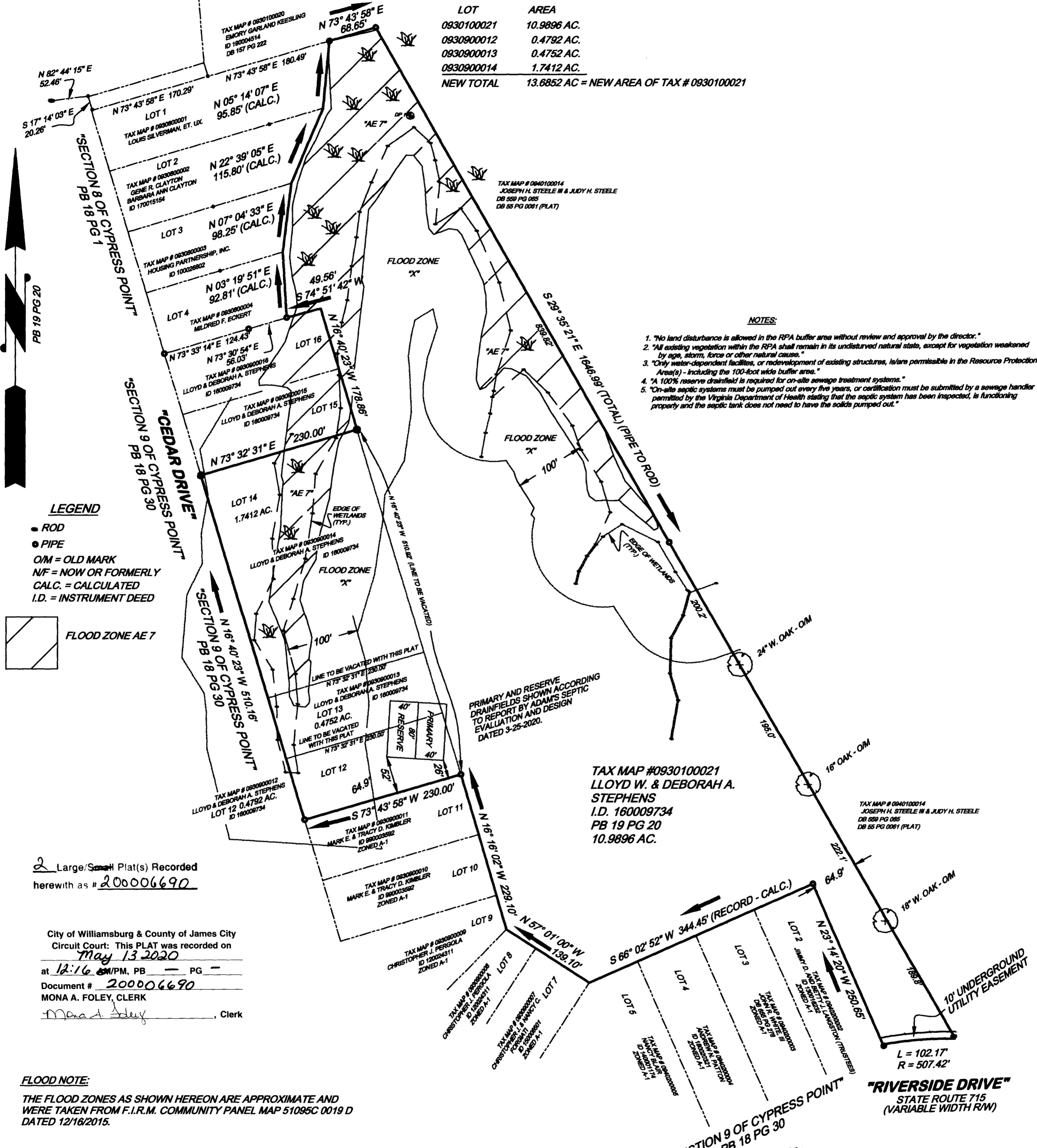
LOT LINE VACATION PLAT - TAX # 0930100021, "LOT TWO (2), "SECTION 10, CYPRESS POINT" (PB 19 PG 20), AND TAX #s 0930900012; #0930900013; & 0930900014 (PB 18 PG 30)

LOCATED NEAR LANEXA, JAMES CITY COUNTY, VIRGINIA. 3252 NORTH RIVER DRIVE AND 7712, 7714, & 7716 CEDAR DRIVE.

THE EDGE OF WETLANDS FLAGGED BY RICK HARRIS, COASTAL VIRGINIA ENVIRONMENTAL SERVICES, VA PWD #: 3402000173 AND SURVEY LOCATED.
(SEE "WETLAND DELINEATION REPORT" DATED FEBRUARY 24, 2020).

AREA SUMMARY

LOT	AREA
0930100021	10.9896 AC.
0930900012	0.4792 AC.
0930900013	0.4752 AC.
0930900014	1.7412 AC.
NEW TOTAL	13.6852 AC = NEW AREA OF TAX # 0930100021



- NOTES:**
1. "No land disturbance is allowed in the RPA buffer area without review and approval by the director."
 2. "All existing vegetation within the RPA shall remain in its undisturbed natural state, except for vegetation weakened by age, storm, force or other natural cause."
 3. "Only water-dependent facilities, or redevelopment of existing structures, is/are permissible in the Resource Protection Area(s) - including the 100-foot wide buffer area."
 4. "A 100% reserve drainfield is required for on-site sewage treatment systems."
 5. "On-site septic systems must be pumped out every five years, or certification must be submitted by a sewage handler permitted by the Virginia Department of Health stating that the septic system has been inspected, is functioning properly and the septic tank does not need to have the solids pumped out."

LEGEND

- ROD
- PIPE
- M = OLD MARK
- NF = NOW OR FORMERLY
- CALC. = CALCULATED
- I.D. = INSTRUMENT DEED

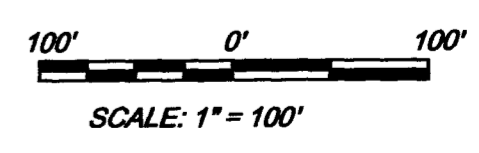
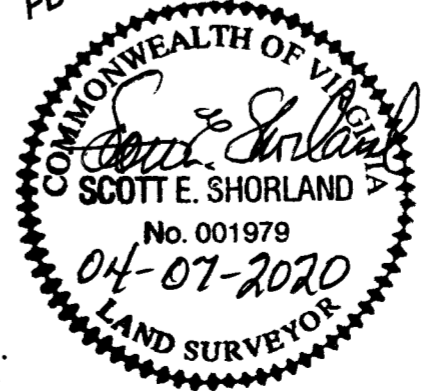


2 Large/Small Plat(s) Recorded herewith as # 200006690

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on May 13 2020
at 12:16 PM, PB — PG —
Document # 200006690
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

FLOOD NOTE:
THE FLOOD ZONES AS SHOWN HEREON ARE APPROXIMATE AND WERE TAKEN FROM F.I.R.M. COMMUNITY PANEL MAP 51095C 0019 D DATED 12/16/2015.

- 1.) THIS PLAT IS THE RESULT OF A COMPILATION OF RECORD INFORMATION AND A PARTIAL SITE SURVEY CONDUCTED ON FEBRUARY 23, 2020 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY.
- 2.) THIS PLAT WAS DEVELOPED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS, DEDICATIONS, RESTRICTIONS, AND COVENANTS THAT MAY AFFECT THE PROPERTY.
- 3.) COPY OF THIS SURVEY IS VALID ONLY WITH AN ORIGINAL STAMP AND SIGNATURE.
- 4.) ALL IMPROVEMENTS WERE FOUND TO LIE STRICTLY WITHIN THE TITLE LINES OF THE PROPERTY EXCEPT AS SHOWN.
- 5.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED OR VERIFIED BY THIS SURVEY.
- 6.) DELINEATION OF WETLANDS BY RICK HARRIS, COASTAL VIRGINIA ENVIRONMENTAL SERVICES, INC. VA PWD #: 3402000173 - SEE REPORT DATED FEBRUARY 24, 2020.



TAX MAP #0930100021
PROJECT: "STEPHENS" SCALE: 1" = 100'
SCOTT E. SHORLAND, LAND SURVEYOR
7880 BEAVER DRIVE
GLOUCESTER, VIRGINIA 23061
(804) 694-0051 SHEET 2 OF 2

APRIL 7, 2020

200006690