

VICINITY MAP
SCALE: 1"=1,000'

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: William E. Mullen, Jr. 3-2-2020
WILLIAM E. MULLEN, JR., TRUSTEE OF THE
WILLIAM E. MULLEN, JR. REVOCABLE TRUST DATE

BY: Jacqueline M. Mullen 3/2/2020
JACQUELINE M. MULLEN, TRUSTEE OF THE
JACQUELINE M. MULLEN REVOCABLE TRUST DATE

HEIRS OF EWELL MINOR MARSTON:

BY: Elsie Mae Mullen-Manning 3-13-20
ELSIE MAE MULLEN-MANNING DATE

BY: Patsy Ann Cupp 4/23/20
PATSY ANN CUPP DATE

BY: John Edward Marston 3-13-20
JOHN EDWARD MARSTON DATE

BY: Virginia Dare Townsend 3-19-2020
VIRGINIA DARE TOWNSEND DATE

BY: Mary Estelle Dickerson 5-12-2020
MARY ESTELLE DICKERSON DATE

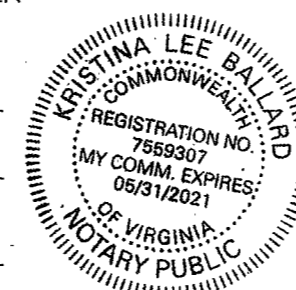
NOTARY PUBLIC FOR: WILLIAM E. MULLEN, JR., TRUSTEE
STATE OF Virginia
CITY/COUNTY OF York TO WIT:
I, Kristina Ballard, A NOTARY PUBLIC IN AND FOR
THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT
THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE
FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME
BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER
MY HAND THIS 2nd DAY OF March, 2020

MY COMMISSION EXPIRES 5-31-21
Kristina Ballard
NOTARY PUBLIC
REGISTRATION NO. 7559307



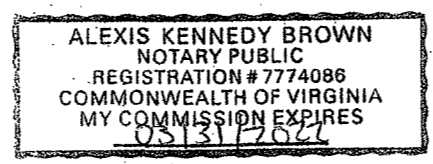
NOTARY PUBLIC FOR: JACQUELINE M. MULLEN, TRUSTEE
STATE OF Virginia
CITY/COUNTY OF York TO WIT:
I, Kristina Ballard, A NOTARY PUBLIC IN AND FOR
THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT
THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE
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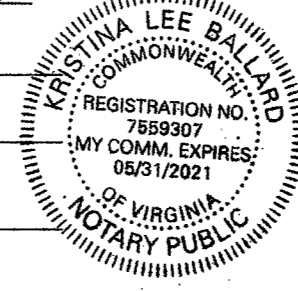
NOTARY PUBLIC FOR: ELSIE MAE MULLEN-MANNING
STATE OF James City County Virginia
CITY/COUNTY OF James City County TO WIT:
I, Alexis K. Brown, A NOTARY PUBLIC IN AND FOR
THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT
THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE
FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME
BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER
MY HAND THIS 13th DAY OF March, 2020

MY COMMISSION EXPIRES 03/31/2022
Alexis K. Brown
NOTARY PUBLIC
REGISTRATION NO. 7774086



NOTARY PUBLIC FOR: PATSY ANN CUPP
STATE OF Virginia
CITY/COUNTY OF York TO WIT:
I, Kristina L. Ballard, 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 2nd DAY OF April, 2020

MY COMMISSION EXPIRES 5-31-21
Kristina Ballard
NOTARY PUBLIC
REGISTRATION NO. 7559307

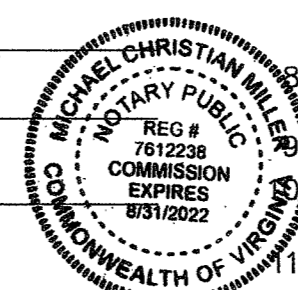


NOTARY PUBLIC FOR: JOHN EDWARD MARSTON
STATE OF Virginia
CITY/COUNTY OF James City County TO WIT:
I, Alexis K. Brown, A NOTARY PUBLIC IN AND FOR
THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT
THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE
FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME
BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER
MY HAND THIS 13th DAY OF March, 2020

MY COMMISSION EXPIRES 03/31/2022
Alexis K. Brown
NOTARY PUBLIC
REGISTRATION NO. 7774086

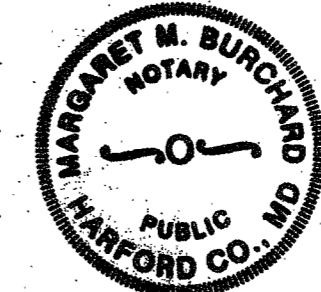
NOTARY PUBLIC FOR: VIRGINIA DARE TOWNSEND
STATE OF Virginia
CITY/COUNTY OF James City TO WIT:
I, Michael Miller, A NOTARY PUBLIC IN AND FOR
THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT
THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE
FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME
BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER
MY HAND THIS 12 DAY OF March, 2020

MY COMMISSION EXPIRES 08/31/2022
Michael Miller
NOTARY PUBLIC
REGISTRATION NO. 7612238



NOTARY PUBLIC FOR: MARY ESTELLE DICKERSON
STATE OF Maryland
CITY/COUNTY OF Harford TO WIT:
I, Margaret M. Burchard, 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 12th DAY OF May, 2020

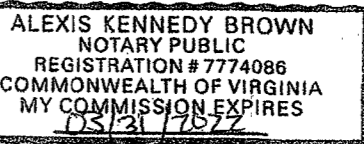
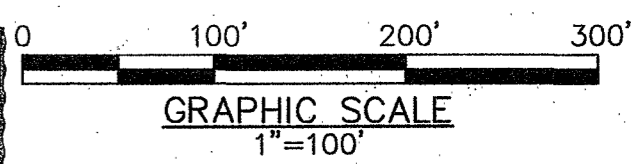
MY COMMISSION EXPIRES 1-6-2023
Margaret M. Burchard
NOTARY PUBLIC
REGISTRATION NO. _____



BOUNDARY LINE ADJUSTMENT PLAT
BETWEEN THE PROPERTIES OF
WILLIAM E. MULLEN, JR., TRUSTEE
OF THE WILLIAM E. MULLEN, JR. REVOCABLE TRUST,
JACQUELINE M. MULLEN, TRUSTEE
OF THE JACQUELINE M. MULLEN REVOCABLE TRUST
AND
THE HEIRS OF EWELL MINOR MARSTON

STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=100' DATE: AUGUST 26, 2019
SHEET 1 OF 2

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



- NOTES:**
- THIS BOUNDARY LINE ADJUSTMENT PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTIES MAY BE SUBJECT TO EASEMENTS AND SERVITUDES OF RECORD.
 - THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510201, MAP NUMBER 51095C0109D, REVISED DATE: DECEMBER 16, 2015.
 - ZONE: A1 (GENERAL AGRICULTURE DISTRICT)
 - SETBACKS REQUIREMENTS AS FOLLOWS:
FRONT: 50' R/W OR GREATER = 75'
LESS THAN 50' R/W = 100' FROM CENTERLINE OF STREET
LOTS OF FIVE ACRES OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 250 FEET.
SIDE = 15'
REAR = 35'
 - MONUMENTATION SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.
 - THE CHESAPEAKE BAY PRESERVATION AREAS SHOWN HEREON MUST BE CONFIRMED BY JAMES CITY COUNTY.
 - WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 - BOTH PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWAGE.
 - PARCEL ID: 2340100013 IS SUBJECT TO THE CONDITIONS SET FORTH IN SPECIAL USE PERMIT #SUP-19-97.
 - PARCEL ID: 2340100001 IS SUBJECT TO THE CONDITIONS SET FORTH IN SPECIAL USE PERMIT #SUP-45-90.

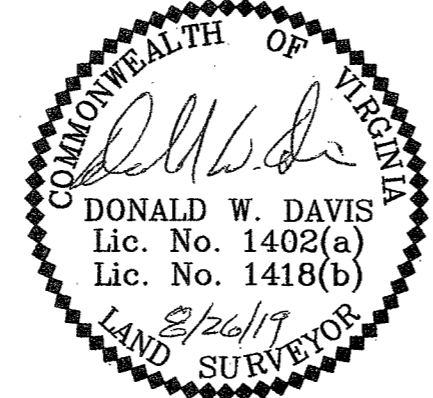
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

THE PROPERTIES SHOWN ON THIS BOUNDARY LINE ADJUSTMENT PLAT WERE CONVEYED BY:

PARCEL B (PARCEL ID: 2340100001):
WILLIAM E. MULLEN, JR., AND JACQUELINE MULLEN, HUSBAND AND WIFE, TO WILLIAM E. MULLEN, JR., TRUSTEE UNDER THE PROVISIONS OF THE WILLIAM E. MULLEN, JR. REVOCABLE TRUST UNDER AGREEMENT DATED JUNE 30, 2014, AND JACQUELINE M. MULLEN, TRUSTEE UNDER THE PROVISIONS OF THE JACQUELINE M. MULLEN REVOCABLE TRUST UNDER AGREEMENT DATED JUNE 30, 2014, BY DEED DATED JULY 2, 2014, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 140011040.

PARCEL A (PARCEL ID: 2340100013):
EWELL MINOR MARSTON TO THE HEIRS OF EWELL MINOR MARSTON, ELSIE MAE MULLEN-MANNING, PATSY ANN CUPP, JOHN EDWARD MARSTON, VIRGINIA DARE TOWNSEND & MARY ESTELLE DICKERSON, BY WILL DATED FEBRUARY 1, 1984 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN WILL BOOK 38, PAGE 39.

Donald W. Davis 8/26/19
DONALD W. DAVIS, LAND SURVEYOR DATE



- REFERENCES**
- INST. #140011040
 - P.B.33 PG.7
 - W.B.35 PG.98
 - P.B.86 PGS.27-28
 - P.B.69 PG.77
 - P.B.89 PG.12
 - P.B.44 PG.65
 - P.B.48 PG.98
 - P.B.68 PG.21
 - P.B.33 PG.13

PROPERTY INFORMATION

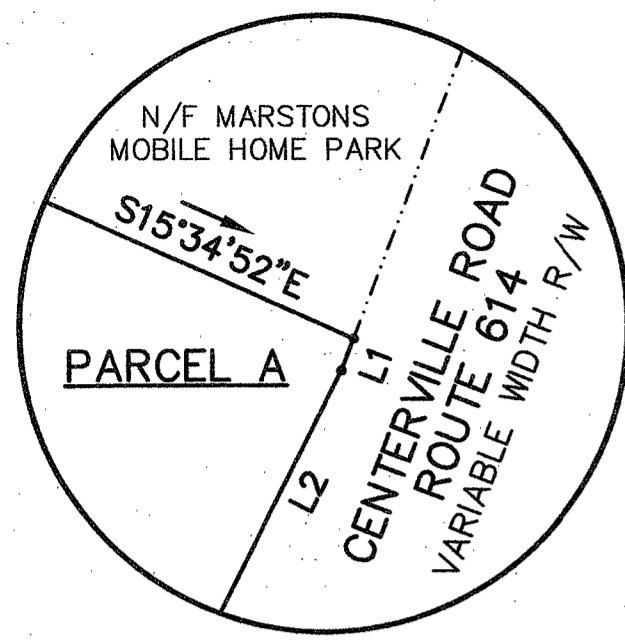
PARCEL B	PARCEL A
WILLIAM E. MULLEN, JR., TRUSTEE OF THE WILLIAM E. MULLEN, JR. REVOCABLE TRUST & JACQUELINE M. MULLEN, TRUSTEE OF THE JACQUELINE M. MULLEN REVOCABLE TRUST #6341 CENTERVILLE ROAD WILLIAMSBURG, VIRGINIA PARCEL ID: 2340100001 LRSN: 18821 INST. #140011040 ZONE: A1	HEIRS OF EWELL MINOR MARSTON #6361 CENTERVILLE ROAD WILLIAMSBURG, VIRGINIA PARCEL ID: 2340100013 LRSN: 8721 W.B.38 PG.98 ZONE: A1

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 10, 2020
at 11:33 AM, PG. _____
Document # 20008268
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

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.

5/22/20 Ellen Cook
DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY

20008268

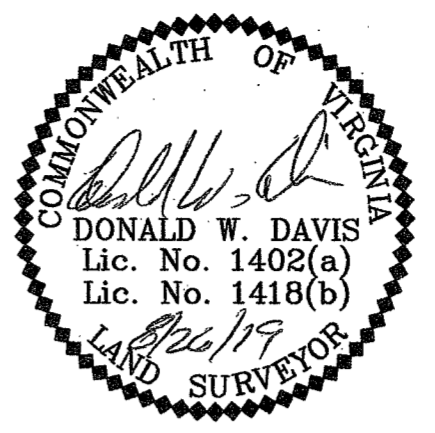
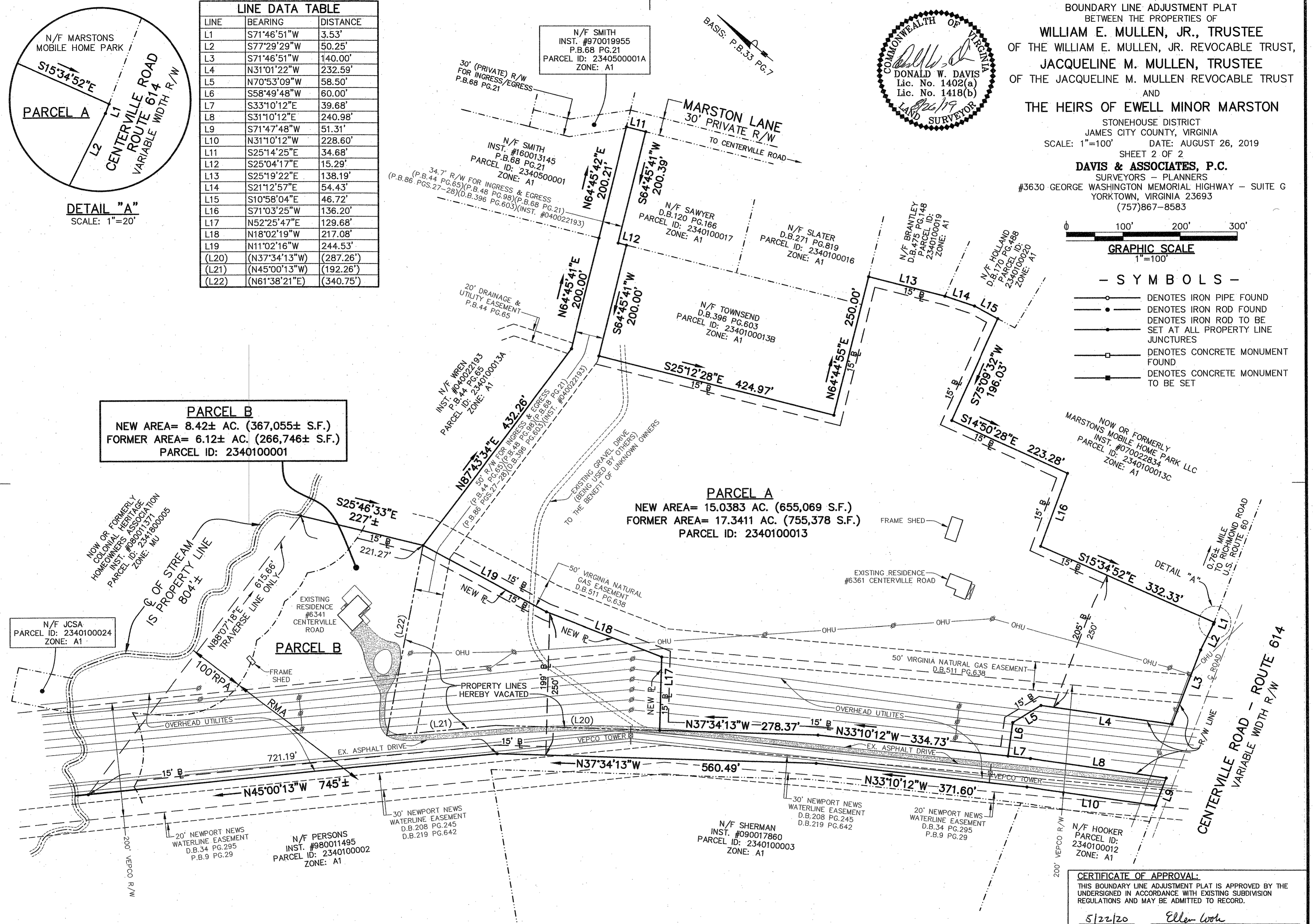


DETAIL "A"
SCALE: 1"=20'

LINE	BEARING	DISTANCE
L1	S71°46'51"W	3.53'
L2	S77°29'29"W	50.25'
L3	S71°46'51"W	140.00'
L4	N31°01'22"W	232.59'
L5	N70°53'09"W	58.50'
L6	S58°49'48"W	60.00'
L7	S33°10'12"E	39.68'
L8	S31°10'12"E	240.98'
L9	S71°47'48"W	51.31'
L10	N31°10'12"W	228.60'
L11	S25°14'25"E	34.68'
L12	S25°04'17"E	15.29'
L13	S25°19'22"E	138.19'
L14	S21°12'57"E	54.43'
L15	S10°58'04"E	46.72'
L16	S71°03'25"W	136.20'
L17	N52°25'47"E	129.68'
L18	N18°02'19"W	217.08'
L19	N11°02'16"W	244.53'
(L20)	(N37°34'13"W)	(287.26')
(L21)	(N45°00'13"W)	(192.26')
(L22)	(N61°38'21"E)	(340.75')

PARCEL B
 NEW AREA= 8.42± AC. (367,055± S.F.)
 FORMER AREA= 6.12± AC. (266,746± S.F.)
 PARCEL ID: 2340100001

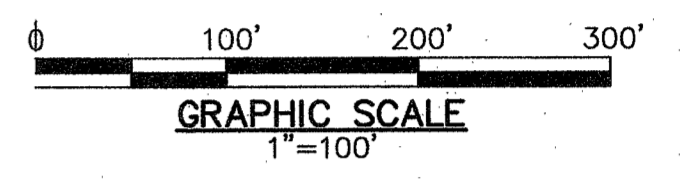
PARCEL A
 NEW AREA= 15.0383 AC. (655,069 S.F.)
 FORMER AREA= 17.3411 AC. (755,378 S.F.)
 PARCEL ID: 2340100013



BOUNDARY LINE ADJUSTMENT PLAT
 BETWEEN THE PROPERTIES OF
WILLIAM E. MULLEN, JR., TRUSTEE
 OF THE WILLIAM E. MULLEN, JR. REVOCABLE TRUST,
JACQUELINE M. MULLEN, TRUSTEE
 OF THE JACQUELINE M. MULLEN REVOCABLE TRUST
 AND
THE HEIRS OF EWELL MINOR MARSTON

STONEHOUSE DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=100' DATE: AUGUST 26, 2019
 SHEET 2 OF 2

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



- SYMBOLS**
- DENOTES IRON PIPE FOUND
 - DENOTES IRON ROD FOUND
 - DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
 - DENOTES CONCRETE MONUMENT FOUND
 - DENOTES CONCRETE MONUMENT 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.
 DATE: 5/22/20
 Ellen Cook
 SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 June 10, 2020
 at 11:33 AM PG
 Document # 20008268
 MONA A. FOLEY, CLERK
 Mona A. Foley, Clerk

REF.: S-19-0106

2 Large/Small Plat(s) Recorded herewith as # 20008268