

Area Table:

Table with 4 columns: PID, Area Before Adjustment, R/W Dedication, Area of Adjustment, Area After Adjustment. Includes data for PID 1120100007 and PID 1120400001.

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 8/07/2020 at 1:47 AM/PM, PG PG. Document # 200012244. MONA A. FOLEY, CLERK.

Curve Table with 7 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, TANGENT. Includes data for curves C1 and C2.

Line Table with 2 columns: LINE BEARING, DISTANCE. Lists lines L1 through L7 with their respective bearings and distances.

Owners' Certificate: The boundary line adjustment of land shown on this plat is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees. Benny Lee Lacks, Jr. Co-Owner of PID 1120400001 and Sole Owner of PID 1120100007. Signed July 17, 2020.

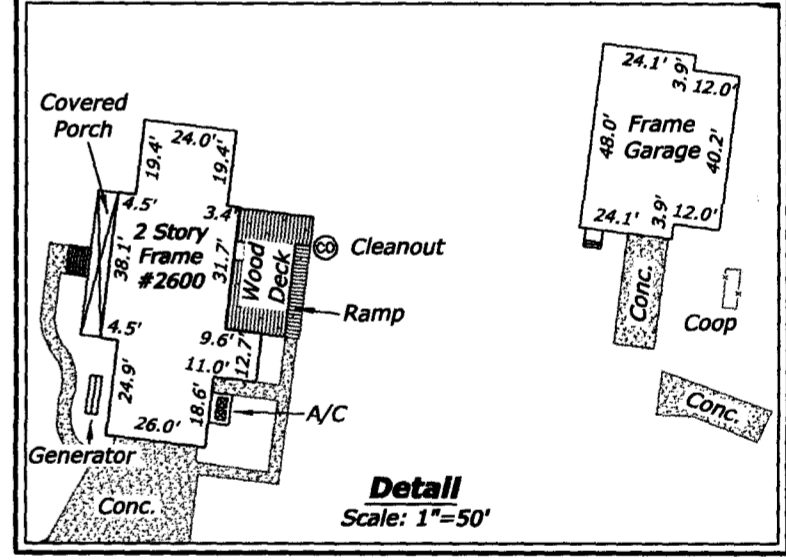
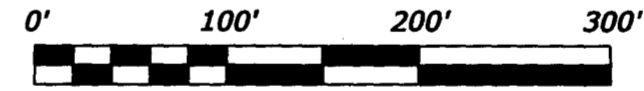
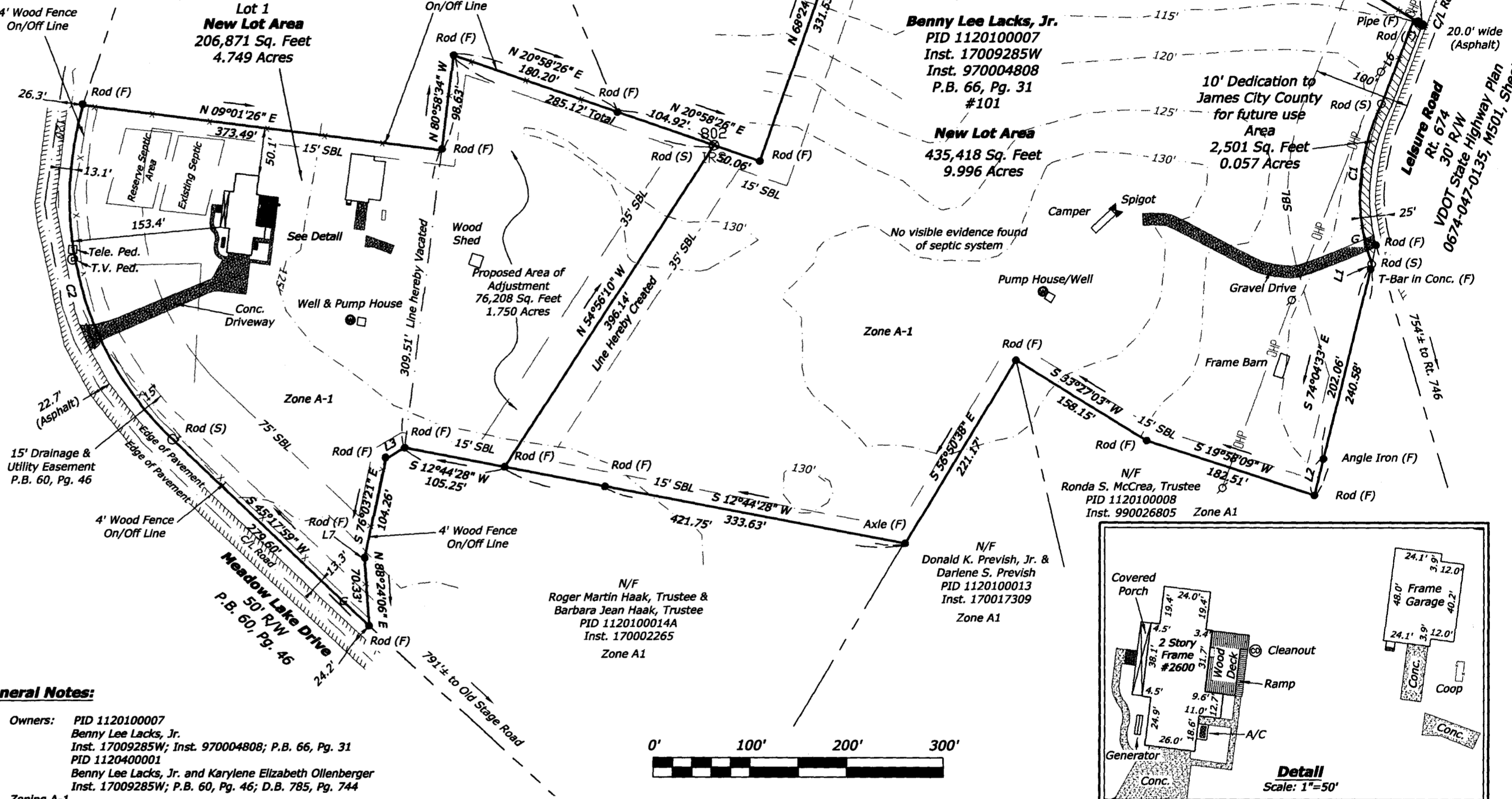
Certificate of Notarization: Commonweath of Virginia City/County of James City. Notary Public Mills Anderson Bradshaw. Commission No. 150776. My commission expires 11/30/2020. Signed July 17, 2020.

Owners' Certificate: The boundary line adjustment of land shown on this plat is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees. Karylene Elizabeth Ollenberger Co-Owner of PID 1120400001. Signed 07-17-2020.

Certificate of Notarization: Commonweath of Virginia City/County of James City. Notary Public Mills Anderson Bradshaw. Commission No. 150776. My commission expires 11/30/2020. Signed 07-17-2020.

Certificate of Approval: This subdivision is approved by the undersigned in accordance with existing boundary line adjustment and subdivision regulations and may be admitted to record. Approved by Virginia Department of Transportation and Virginia Department of Health. Subdivision Agent of James City County.

- General Notes: 1. Owners: Benny Lee Lacks, Jr. and Karylene Elizabeth Ollenberger. 2. Zoning A-1. 3. No title commitment provided. 4. Information contained hereon is based on field run surveys conducted during the month of November, 2019. 5. Based on James City County GIS, wetlands and other environmentally sensitive areas such as RPA buffers do not exist on the subject parcels. 6. The subject property is located in Zone "X" (areas determined to be outside the 100-year and 500-year floodplains) as indicated on Flood Insurance Rate Map (FIRM), Map No. 51095C0037D, with an effective date of December 16, 2015. 7. All new utilities are to be placed underground. 8. Unless otherwise noted, all drainage easements designated on this plat shall remain private. 9. Any unused well(s) shall be abandoned in accordance with State Private Well Regulations and James City County. 10. Monuments shall be set in accordance with sections 19-34 and 19-36 of the county code. 11. This firm made no attempt to locate underground utilities. 12. Existing site topography based on James City County GIS. 13. All lots are to have private water and sewer systems. 14. On-site sewage disposal systems information and soils information should be verified and reevaluated by the Health Department prior to any new construction. 15. 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.



Certificate of Source of Title:

The property shown on this plat PIN 1120100007 was conveyed by Rachael B. Lacks to Benny Lee Lacks, Jr. by Will executed on October 17, 2017, and recorded in the Office of the Clerk of the Circuit Court of the County of James City in Instrument No. 17009285W. The property shown on this plat PIN 1120400001 was conveyed by Rachael B. Lacks to Benny Lee Lacks, Jr. and Karylene Elizabeth Ollenberger by Will executed on October 17, 2017, and recorded in the Office of the Clerk of the Circuit Court of the County of James City in Instrument No. 17009285W.

Surveyor's Certificate:

I hereby certify that, to the best of my knowledge and belief, that this plat complies with all the requirements of the Board of Supervisors and Ordinances of the County of James City, Virginia, regarding the platting of boundary line adjustments within the County, and represents the findings of a field-run survey conducted during the month of November, 2019.

David R. Gardy, L.S. January 16, 2020. Virginia Registration No. 1751.

Gardy & Associates PC Surveying and Mapping Services. Large/Small Plat(s) Recorded herewith as # 200012244. (804) 370-2551 Fax: (804) 966-2820 www.gardysurveying.com P.O. Box 15 New Kent, VA 23124

Boundary Line Adjustment Properties of Benny L. Lacks, Jr. and Benny Lee Lacks, Jr. Executor Inst. 17009285W; Inst. 970004808; P.B. 66, Pg. 31 PID 1120400001; PID 1120100007; P.B. 60, Pg. 46 And Also D.B. 785, Pg. 744 Stonehouse District, James City County, Virginia

Commonwealth of Virginia Land Surveyor seal for David R. Gardy, L.S. License No. 1751, dated January 16, 2020. MAG. DISTRICT: Stonehouse COUNTY: James City DATE: December 13, 2019 SCALE: 1"=100' SHEET: 1 OF 1 J.N.: 19-0270 DRAWN BY: RJL CHECKED BY: MRG/DRG JCC Case No. S-19-0118 REV. DATE Per County comments January 16, 2020