

VICINITY SKETCH SCALE: 1" = 1,000'

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

BY: [Signatures] ADALYNN HOMES, LLC SIGNING AGENT DATE 5-1-2026
BY: [Signature] SEBASTIAN BOYER DATE 5-1-26

PROPERTY INFORMATION table with columns for PARCEL NO. ONE and PARCEL NO. ONE, listing owner, address, parcel ID, LRSN, zone, and legal reference.

- EASEMENT LEGEND: 1- AREA FOR FUTURE DEDICATION TO VDOT FOR R/W PURPOSES... 2- RESERVED FOR FUTURE PERMANENT DRAINAGE EASEMENT... 3- RESERVED FOR FUTURE TEMPORARY CONSTRUCTION EASEMENT... 4- RESERVED FOR FUTURE PERMANENT STANDARD UTILITY EASEMENT

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on June 8, 2026 at 12:56 AM (PM) PG [blank] Document # 202607091 ELIZABETH E. O'CONNOR, CLERK

NOTARY PUBLIC FOR: ADALYNN HOMES, LLC SIGNING AGENT STATE OF VIRGINIA COUNTY/CITY OF NEWPORT NEWS I, KAYLA MONEY-MURRAY, A NOTARY PUBLIC... MY COMMISSION EXPIRES: 31 JAN 2030

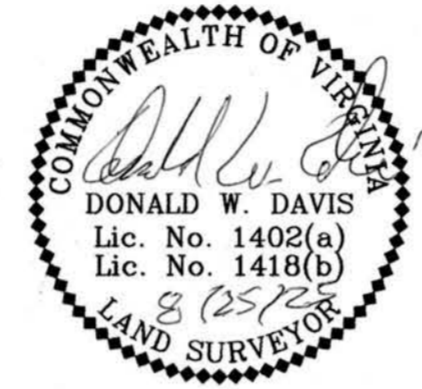
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

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

PARCEL NO. ONE (PARCEL ID: 5230100021, LRSN: 3796): ADALYNN HOMES, LLC AND WAS ACQUIRED FROM JUAN GABRIEL MALDONADO HERNANDEZ AND KRISTLE LYNN MALDONADO HERNANDEZ BY DEED DATED JUNE 24, 2021, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE JAMES CITY COUNTY CIRCUIT COURT ON JUNE 25, 2021 AS INSTRUMENT NUMBER 210012984.

PARCEL NO. 2 (PARCEL ID: 5230100020, LRSN: 3795): SEBASTIAN BOYER AND WAS ACQUIRED FROM JUAN GABRIEL MALDONADO NOW KNOWN AS JUAN GABRIEL MALDONADO HERNANDEZ AND KRISTLE LYNN MALDONADO NOW KNOWN AS KRISTLE LYNN MALDONADO HERNANDEZ BY DEED DATED FEBRUARY 12, 2021, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE JAMES CITY COUNTY CIRCUIT COURT ON FEBRUARY 17, 2021 AS INSTRUMENT NUMBER 210003064.

[Signature] DONALD W. DAVIS, LAND SURVEYOR DATE



Large/Small Plat(s) Recorded herewith as # 202607091

BASIS: D.B.105 PG.345

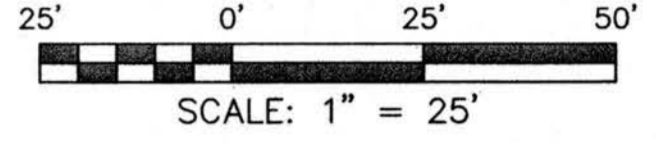
GENERAL NOTES:

- 1. THIS BOUNDARY LINE ADJUSTMENT PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT... 2. THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY NUMBER 510201... 3. ZONE: R-2 (GENERAL RESIDENTIAL DISTRICT) AND DESIGNATED LOW DENSITY RESIDENTIAL IN THE COMPREHENSIVE PLAN. SETBACK REQUIREMENTS: FRONT SETBACK: A MINIMUM OF 25 FEET FROM ANY STREET RIGHT-OF-WAY... SIDE SETBACK: THE MINIMUM SIDE YARD FOR EACH MAIN STRUCTURE SHALL BE TEN FEET... REAR SETBACK: EACH MAIN STRUCTURE SHALL HAVE A MINIMUM REAR YARD OF 35 FEET... AREA REQUIREMENTS: PUBLIC WATER/SEWAGE DISPOSAL: LOTS SERVED BY PUBLIC WATER AND PUBLIC SEWAGE DISPOSAL SYSTEMS SHALL HAVE A MINIMUM AREA OF 10,000 SQ. FT. MINIMUM LOT WIDTH: LOTS OF LESS THAN 20,000 SQ. FT. SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 75 FEET. HEIGHT LIMITATIONS: UP TO TWO STORIES AND SHALL NOT EXCEED 35' MONUMENTATION SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE. ALL PROPERTIES ARE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS AND PUBLIC SANITARY SEWER PROVIDED BY JAMES CITY SERVICE AUTHORITY. EXISTING GRAVEL DRIVE AND EXISTING UTILITY SERVICES TO BE RELOCATED WITHIN THE 25' SHARED ACCESS EASEMENT. THE NEW RIGHT-OF-WAY DEPICTED ON THIS PLAT IS FOR FUTURE DEDICATION TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR PUBLIC USE.

BOUNDARY LINE ADJUSTMENT AND SUBDIVISION PLAT OF THE PROPERTIES OF ADALYNN HOMES, LLC. & SEBASTIAN BOYER

JAMESTOWN MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1"=25' DATE: AUGUST 25, 2025 SHEET 1 OF 1

DAVIS & ASSOCIATES, P.C. SURVEYORS - PLANNERS 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY - SUITE "G" YORKTOWN, VIRGINIA 23693

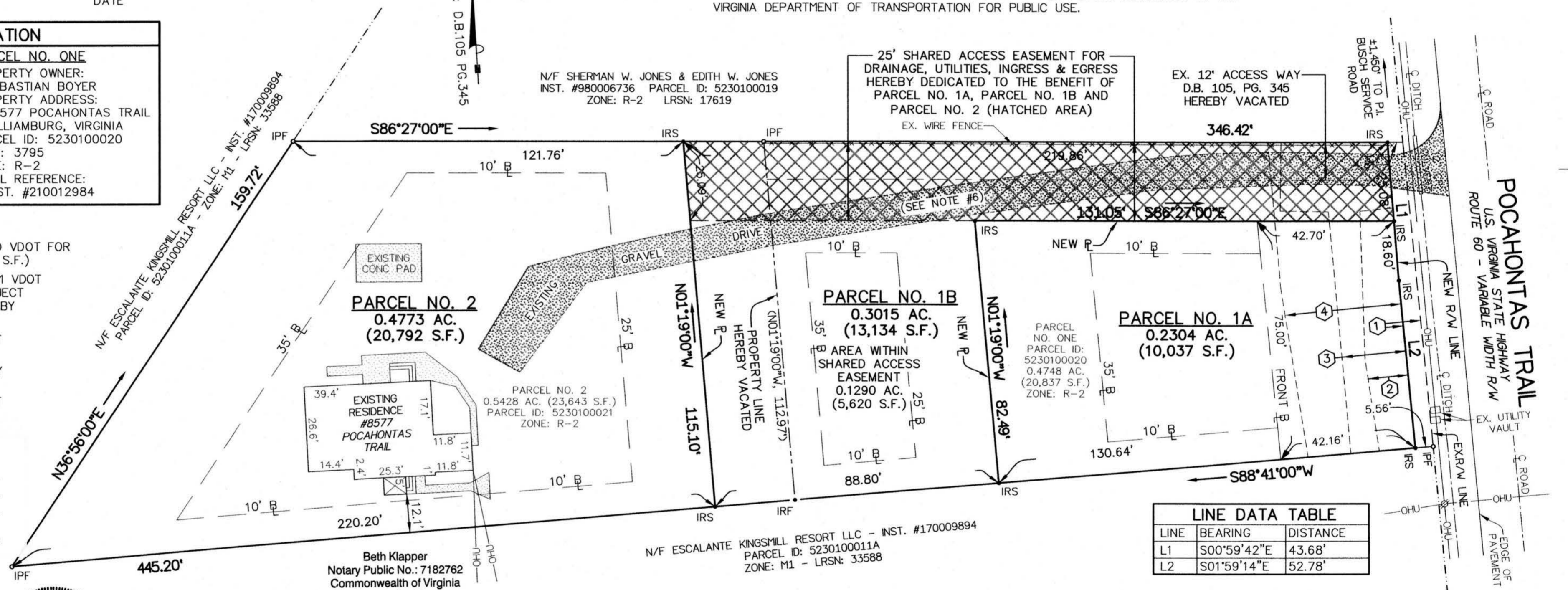


SCALE: 1" = 25'

- SYMBOLS: IRON PIPE FOUND (IPF), IRON ROD SET (IRS), IRON ROD FOUND (IRF), CONC. MONUMENT

REFERENCES

- D.B. 20, PG. 374; D.B.105 PG.345; INST. #200022284; INST. #210003064; INST. #210012984



LINE DATA TABLE with columns: LINE, BEARING, DISTANCE. L1: S00°59'42"E 43.68'; L2: S01°59'14"E 52.78'

GENERAL NOTES (CONT.):

- 8. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. 9. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER... 10. NO BUILDING OR PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT.

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.

05/15/2026 [Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY
05/04/2026 [Signature] Virginia Department of Transportation

REF: S-22-0036