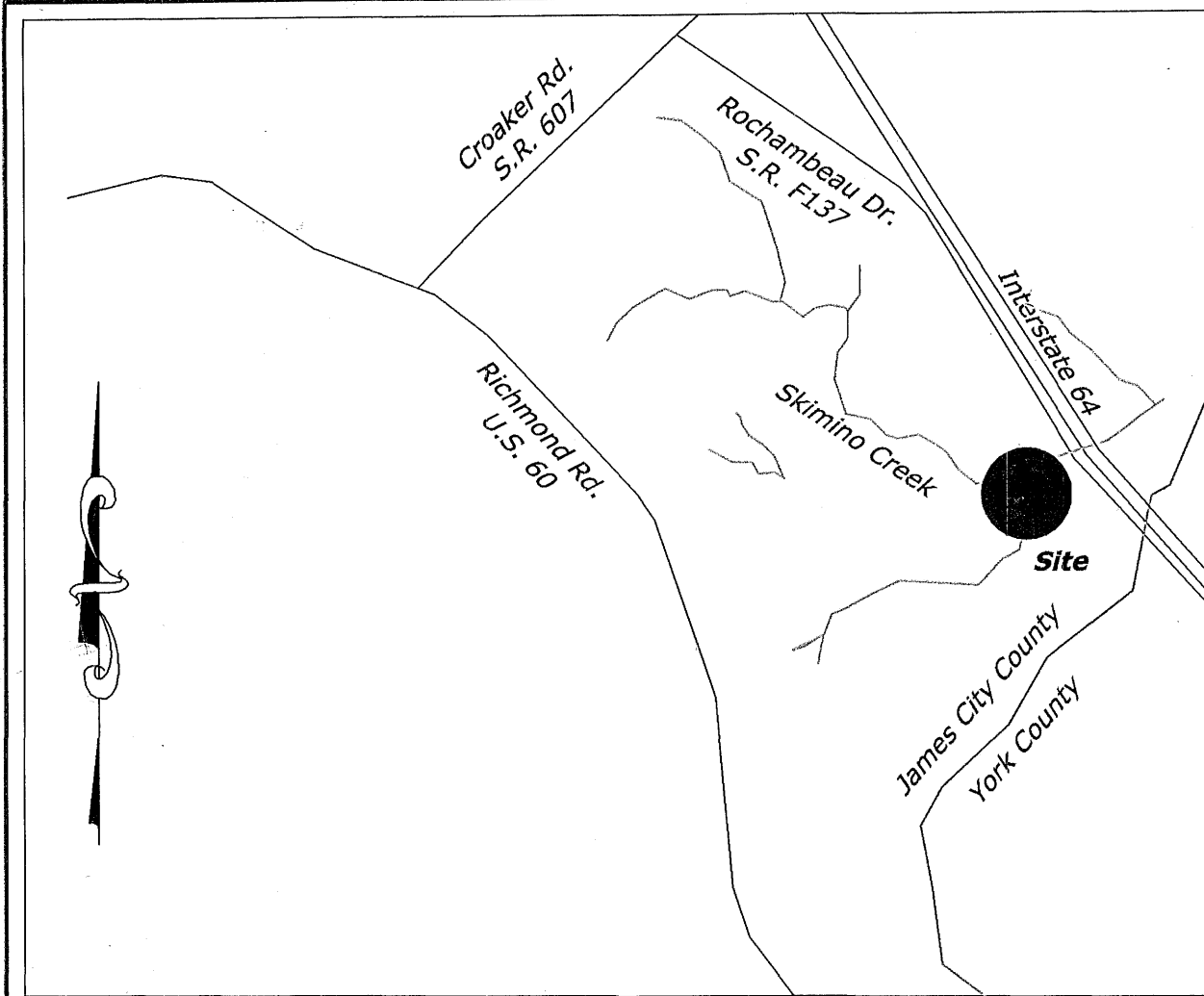


210004236



Vicinity Map
Scale: 1" = 2000'

Owners' Certificate:

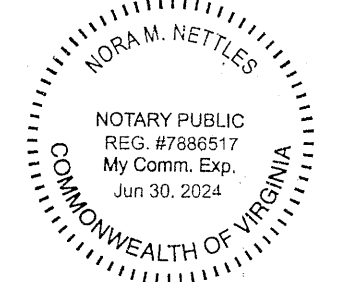
The Boundary Line Adjustment of land shown on this plat is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Owner of PID 2420100001:
[Signature] 1/4/2021
Signature Date
Daniel Robert Pinney
Name Printed

Certificate of Notarization:

Commonwealth of Virginia
City/County of New Kent
I, *Nora M. Nettles*, a Notary Public in and for the City/County and State aforesaid, do hereby certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid. Given under my hand this 4 day of Jan, 2021.

Notary Registration number: 7886517
My commission expires: 1/30/24
[Signature]
Nora M. Nettles
(Signature)



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.

Owner of PID 2420100026:
[Signature] 1-6-21
Signature Date
Donald L. Hazelwood
Name Printed

Certificate of Notarization:

Commonwealth of Virginia
City/County of James City
I, *Michael Miller*, a Notary Public in and for the City/County and State aforesaid, do hereby certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid. Given under my hand this 4 day of January, 2021.

Notary Registration number: 7612238
My commission expires: 8/31/2022
[Signature]
Michael Miller
(Signature)

Certificate of Approval:

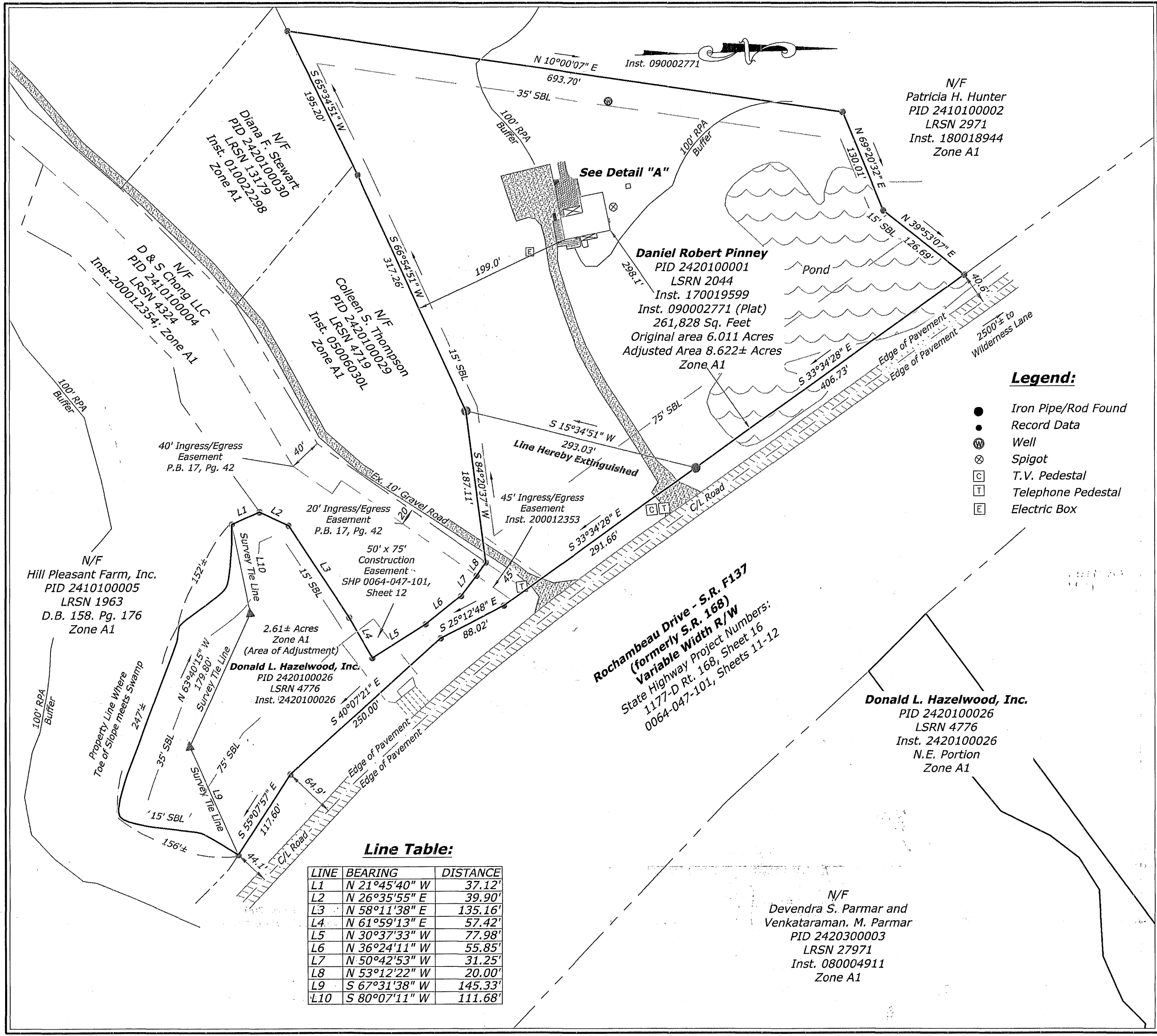
This plat is approved by the undersigned in accordance with existing boundary line adjustment and subdivision regulations and may be admitted to record.
Date: 5 Jan 2021
Date: 11-Jan-2021
Date: 21 Jan 2021



Original Plat(s) Recorded herewith as # 210004236

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on March 5, 2021
at 1:15 AM PM PB PG
Document # 210004236
MONA A. FOLEY, CLERK
[Signature]
Clerk

[Signature]
Virginia Department of Transportation
[Signature]
Virginia Department of Health
[Signature]
Subdivision Agent of James City County



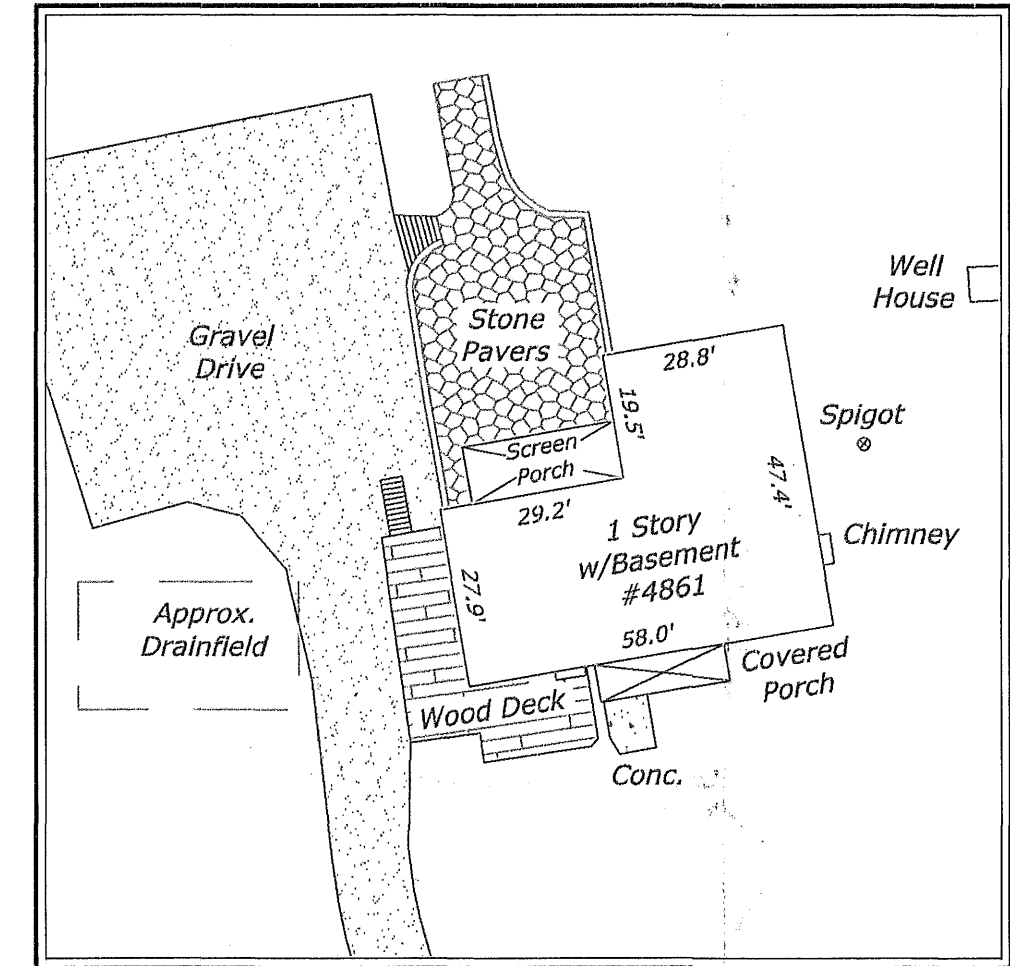
Line Table:

LINE	BEARING	DISTANCE
L1	N 21°45'40" W	35.12'
L2	N 26°35'55" E	39.90'
L3	N 58°11'38" E	135.16'
L4	N 61°59'13" E	57.42'
L5	N 30°37'33" W	77.98'
L6	N 36°24'11" W	55.85'
L7	N 50°42'53" W	31.25'
L8	N 53°12'22" W	20.00'
L9	S 67°31'38" W	145.33'
L10	S 80°07'11" W	111.68'

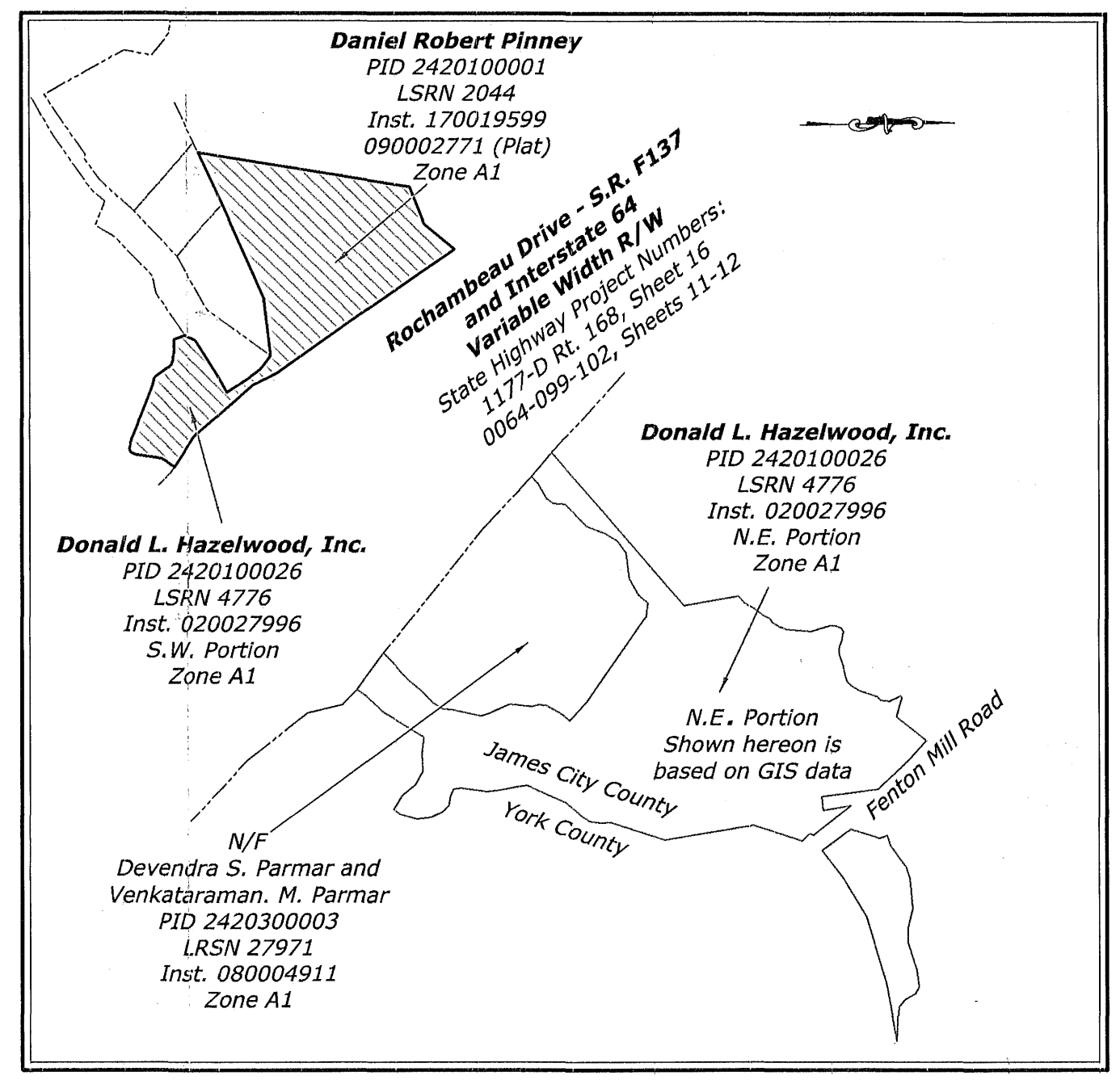


General Notes:

1. Owners: PID 2420100001 Daniel Robert Pinney Inst. 170019599; Inst. 090002771 (Plat)
2. Zoning A-1.
3. No title commitment provided. All easements may not be shown.
4. Information contained hereon is based on field run surveys conducted during the month of November and December, 2020.
5. Based on James City County GIS, wetlands and other environmentally sensitive areas such as RPA buffers exist on the subject parcels and are shown hereon. Jurisdictional environmental impacts, if any, are not determined by this survey.
6. The subject property is located in Zone "X" (areas determined to be outside the 100-year and 500-year floodplains) as Zone "X" as indicated on Flood Insurance Rate Map (FIRM), Map No. 51095C0107D, with an effective date of December 16, 2015 and Map No. 51095C0126D, 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. On-site sewage disposal systems information and soils information should be verified and reevaluated by the Health Department prior to any new construction. On-site sewage disposal systems shall be pumped out at least once every five years per section 23-9(b)(6) of the James City County Code.
13. Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for those activities permitted by section 23-7 (c)(1) of the James City County Code.



Detail "A"
Scale: 1" = 30'



Composite
Scale: 1" = 500'

Area Table:

PID	Area Before Adjustment	Area After Adjustment
PID 2420100001	6.011 Ac.	8.622± Ac.
PID 2420100026	2.611± Ac.	17.209± Ac.
S.W. Portion (Field Run Survey)		17.209± Ac.
N.E. Portion (GIS Data)		19.820± Ac.
Total		17.209± Ac.

Certificate Source of Title:

The property shown on this plat PID 2420100001 was conveyed by Overflow, Inc. to Daniel Robert Pinney by deed dated October 5, 2017, and recorded in the Office of the Clerk of the Circuit Court of the County of James City in Instrument No. 170019599 and platted in Instrument No. 090002771.

The property shown on this plat PID 2420100026 was conveyed by Holly F. Goode, Faye F. Cope, Graham Scott Ferguson, Deborah H. O'Connor, Elsie M. Holley, and Nancy Taylor Topping Wall to Donald L. Hazelwood, Inc. by deed dated on October 23, 2002, and recorded in the Office of the Clerk of the Circuit Court of the County of James City in Instrument No. 020027996.

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 lot consolidations within the County, and represents the findings of a field-run survey conducted during the month of November and December, 2020.

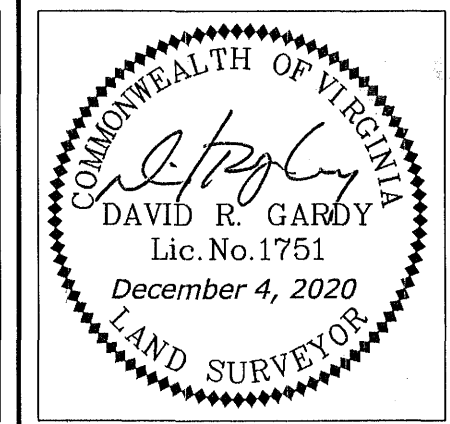
[Signature] December 4, 2020
David R. Gardy, L.S.
Virginia Registration No. 1751
Date



(804) 370-2551 ■ FAX(804) 966-2820
www.gardysurveying.com
P.O. Box 15 ■ New Kent, VA 21224



Boundary Line Adjustment
Properties of Daniel Robert Pinney
PID 2420100001, Inst. 170019599, 090002771 (Plat)
and Donald L. Hazelwood, Inc.
PID 2420100026, Inst. 020027996
Stonehouse District, James City County, Virginia



County: James City County	Mag. Dist.: Stonehouse
Date: December 4, 2020	Scale: 1" = 100'
Sheet 1 of 1	J.N.: 20-0380
Drawn By: RJL	Checked by: NMN/MRG
Rev.	Date