

**JAMES CITY STATISTICS**

THIS PROPERTY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

6-27-92 BY: Venture Investments, Inc.

DATE BY: [Signature]

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF Williamsburg, James City  
 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 27th DAY OF June, 1992. MY COMMISSION EXPIRES 0-31-93.  
Aruta Saunders  
 (SIGNATURE)

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

7/6/92 / [Signature]  
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

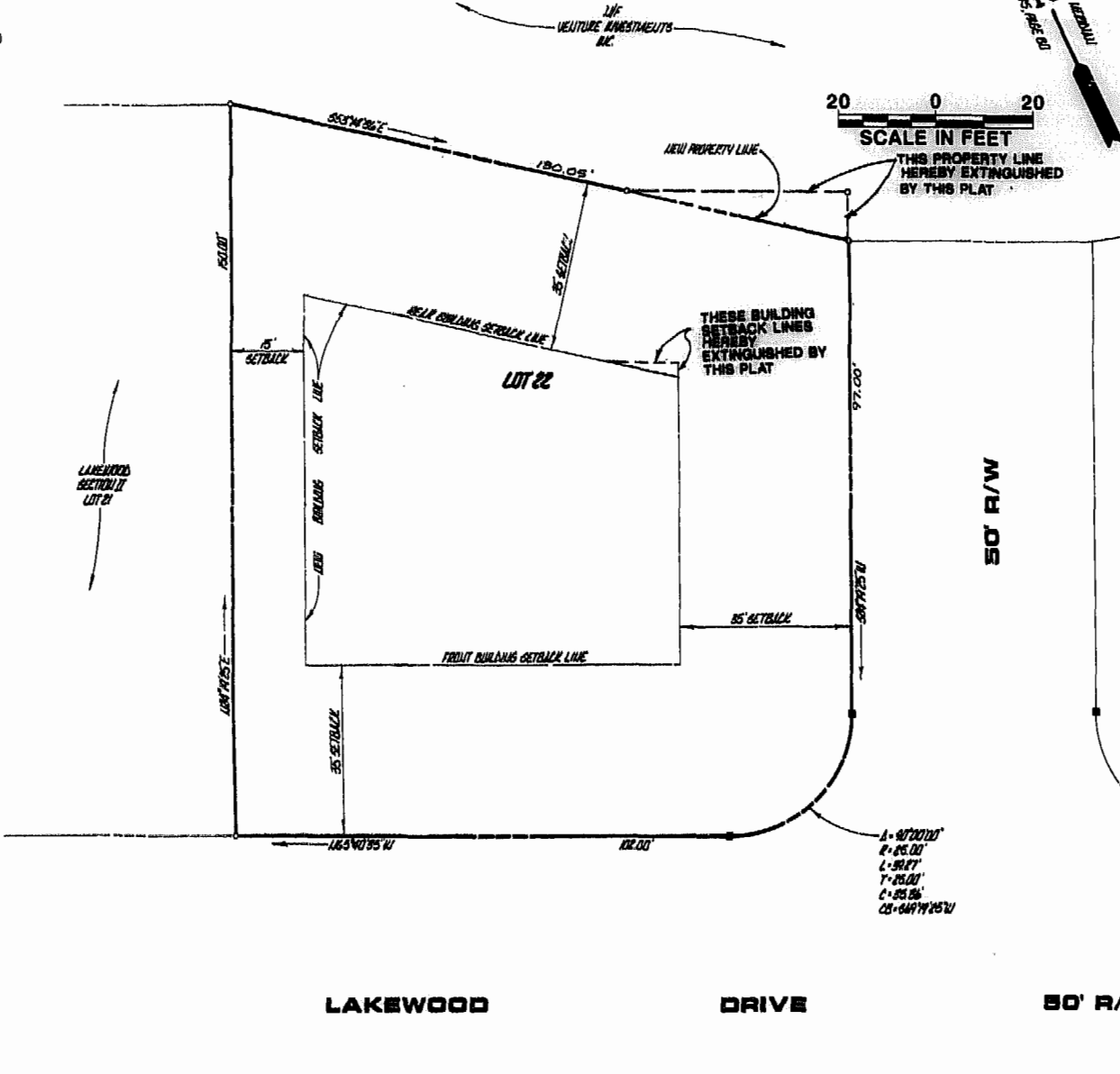
**ENGINEER OR SURVIVOR'S CERTIFICATIONS**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAN 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.

June 27, 1992 / [Signature]  
 DATE NAME

**CERTIFICATE OF SOURCE OF TITLE**

TITLE TO THE PROPERTY SHOWN HEREON WAS CONVEYED TO VENTURE INVESTMENTS, INC., A VIRGINIA CORPORATION, FROM R. T. ARMISTEAD AND SARAH ARMISTEAD, AND LATELLA A. HANSON BY DEED BOOK 367, PAGE 500-503, RECORDED OCTOBER 27, 1987, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, VIRGINIA.



**VICINITY MAP** 1" = 2000'

**NOTE**  
 THIS PLAT RE-ESTABLISHES THE PROPERTY LINES OF LOT 22 AS SHOWN ON THE PLAT OF LAKEWOOD SECTION II AND RECORDED AT PLAT BOOK 45, PAGE 80.

**NOTE**  
 EXISTING IMPROVEMENTS TO THIS LAND ARE NOT SHOWN

**CHESAPEAKE BAY ACT NOTICE**

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VR-173-02-01) and any local ordinances adopted pursuant thereto. These regulations and ordinances may place additional requirements on lots recorded after September 30, 1989, and may limit development of lots. Owners should familiarize themselves with the regulations and ordinances and are encouraged to contact the James City County Director of Code Compliance for more information.

**GENERAL NOTES**

- 1) PROPERTY SHOWN HEREON IS ZONED R-1, LIMITED RESIDENTIAL.
- 2) THIS LOT, AS SHOWN HEREON, IS SERVED BY PUBLIC WATER.
- 3) SPECIAL NOTE:
  - a) FRONT OF THIS CONCRETE LOT SHALL BE THE QUARTER OF THE TRIP SETBACK LINES FRONTING ON STREETS.
  - b) ALL STRUCTURES SHALL BE LOCATED CLOSER THAN 35' TO THE GAGE STREET.
  - c) THIS CONCRETE LOT HAS A MINIMUM WIDTH OF 125' AT THE FRONT SETBACK LINE.
- 4) VARIOUS REGULATIONS:
  - FRONT - 35' MINIMUM
  - REAR - 35' MINIMUM
  - SIDE - 15' MINIMUM

**AREA TABULATION**

|  |                  |            |
|--|------------------|------------|
| FORMER LOT 22<br>(AS RECORDED AT PG 82, PG 80) | 17,864 SQ. FT. ± | 0.399 Ac ± |
| NEW LOT 22<br>(ADJUSTED BY THIS PLAT)          | 17,188 SQ. FT. ± | 0.393 Ac ± |

**REFERENCES:**

- PLAT BOOK 45, PAGE 80
- DEED BOOK 367, PAGES 500-502
- PLAT BOOK 46, PAGE 95
- PLAT BOOK 49, PAGE 54
- PLAT BOOK 52, PAGE 20



**AES**, a professional corporation  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23185  
 (804) 253-0000  
 Engineering, Planning, Surveying

**PLAT OF**  
**LOT LINE EXTINGUISHMENT**  
**AND PROPERTY LINE ADJUSTMENT**  
 for  
**LOT 22, SECTION II, LAKEWOOD**  
 JAMES CITY COUNTY VIRGINIA



|             |          |                           |         |
|-------------|----------|---------------------------|---------|
| DESIGNED    | VMS      | DRAWN                     | GSW     |
| SCALE       | 1" = 20' | DATE                      | 6/27/92 |
| PROJECT NO. | 20981    |                           |         |
| DRAWING NO. | PLAT     |                           |         |
| NO.         | DATE     | REVISION / COMMENT / NOTE | BY      |
|             |          |                           |         |

|             |          |       |         |
|-------------|----------|-------|---------|
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