

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FIVE FORKS, VIRGINIA, INCORPORATED TO THE PATRICK COMPANIES, INC. BY DEED DATED MAY 8, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 799, PAGE 745.

**OWNER'S CONSENT AND DEDICATION**

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR: THE PATRICK COMPANIES, INC.

BY [Signature] President 4/22/98  
TITLE DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

I, Nickie N. Tucker A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 22<sup>nd</sup> DAY OF April, 1998.

MY COMMISSION EXPIRES January 31, 2001.

Nickie N. Tucker  
NOTARY PUBLIC

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EDMUND H. SAUNDERS & EDMUND H. SAUNDERS, SR. TO FIVE FORKS, VIRGINIA, INC., A VIRGINIA CORP. BY DEED DATED JUNE 14, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 400, PAGE 478.

**OWNER'S CONSENT AND DEDICATION**

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR: FIVE FORKS, VIRGINIA, INCORPORATED

BY [Signature] President 4/22/98  
TITLE DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

I, Marguerite D. Taylor A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 22<sup>nd</sup> DAY OF April, 1998.

MY COMMISSION EXPIRES July 31, 1999.

Marguerite D. Taylor  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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 SUBDIVISION WITHIN THE COUNTY.

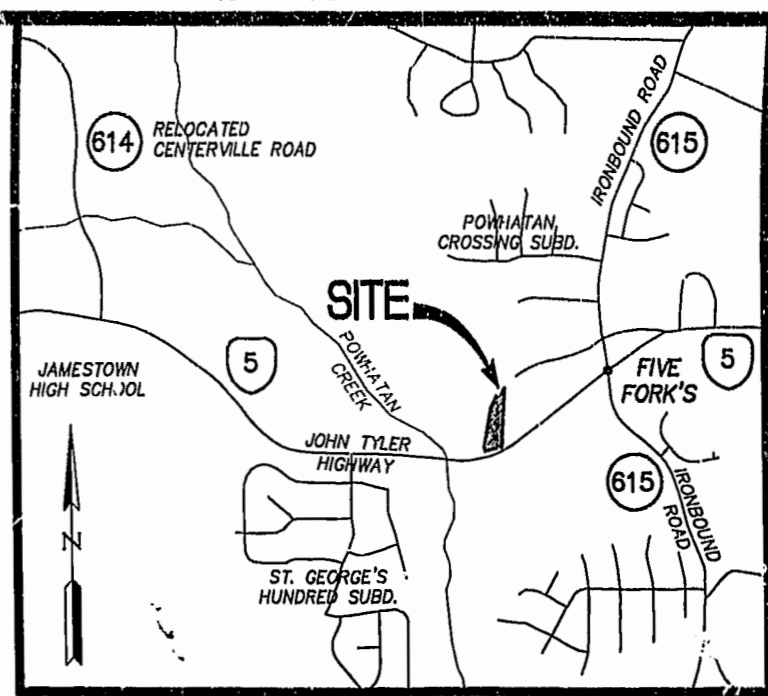
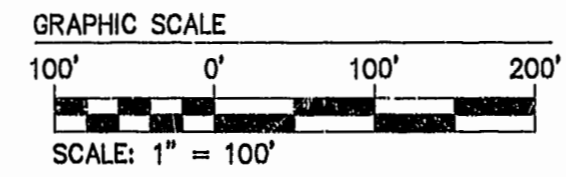
G.T. Wilson, Jr. 4/21/98  
G.T. WILSON, JR., C.L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

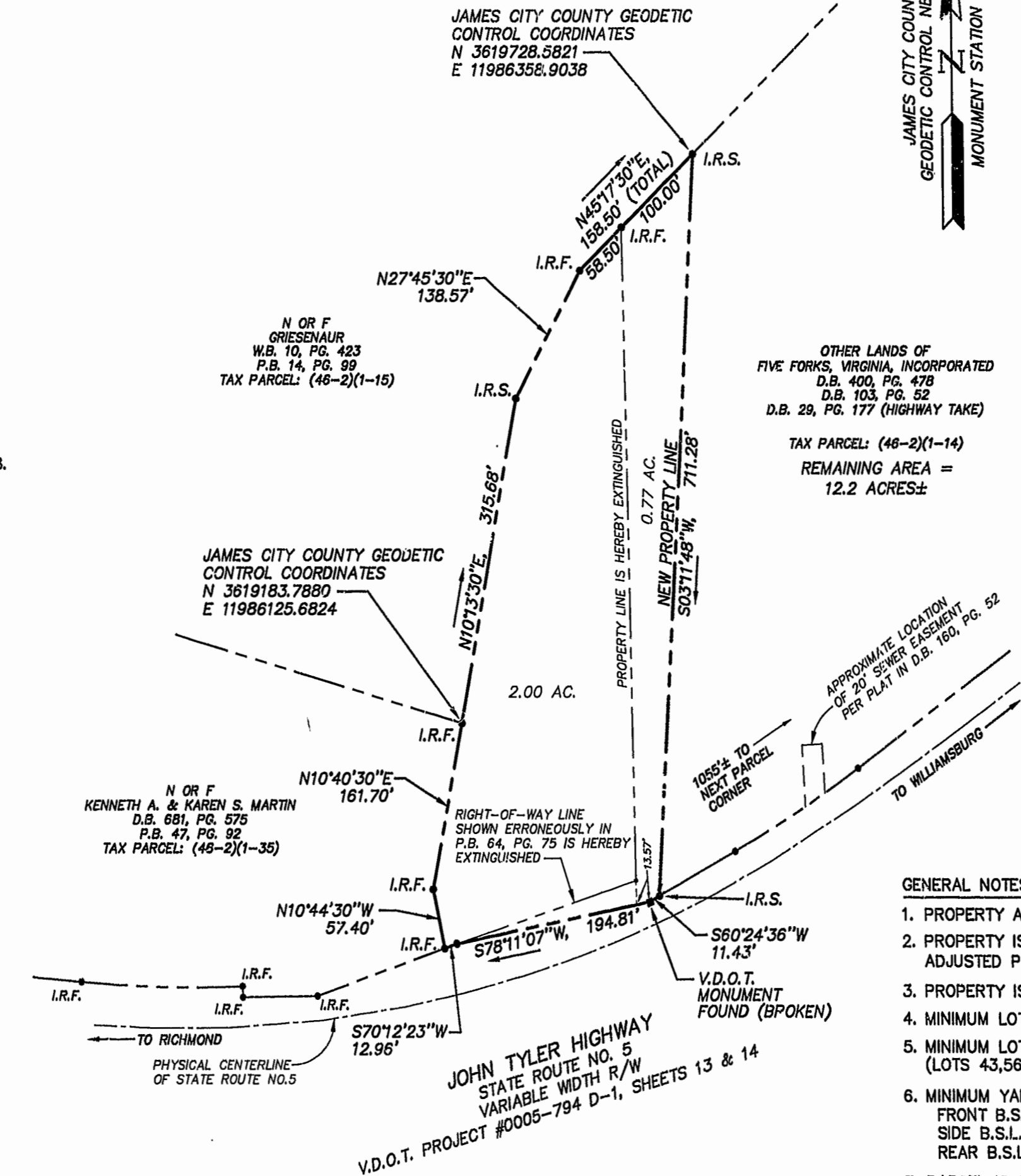
THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 5/20/98  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

[Signature] 5/18/98  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE



NOTE: THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0045 B, DATED 2/6/91.



AREA TABULATION

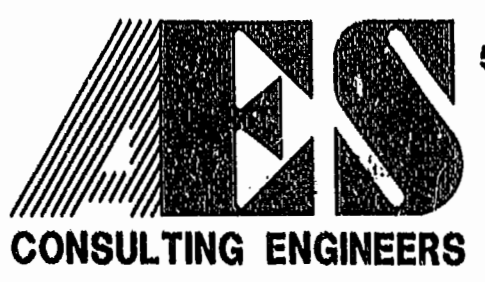
|  |                |             |
|--|----------------|-------------|
| ORIGINAL PARCEL<br>T.M. (46-2)(1-37)                   | 87,127 SQ.FT.  | 2.00 ACRES± |
| ADJUSTED PARCEL<br>PORTION OUT OF<br>T.M. (46-2)(1-37) | 33,453 SQ.FT.  | 0.77 ACRES± |
| NEW PARCEL<br>T.M. (46-2)(1-37)                        | 120,580 SQ.FT. | 2.77 ACRES± |

**GENERAL NOTES**

- PROPERTY ADDRESS: #4310 JOHN TYLER HIGHWAY
- PROPERTY IS CURRENTLY ALL OF TAX PARCEL (46-2)(1-37), ADJUSTED PARCEL IS A PORTION OF TAX PARCEL (46-2)(1-14)
- PROPERTY IS CURRENTLY ZONED R8 - RURAL RESIDENTIAL
- MINIMUM LOT SIZE = 30,000 SQ.FT. (WITH PUBLIC WATER & SEWER)
- MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 150' (LOTS 43,560 SQ. FT. OR MORE)
- MINIMUM YARD REQUIREMENTS  
FRONT B.S.L. = 35'  
SIDE B.S.L. = 15'  
REAR B.S.L. = 35'
- PARCEL IS CURRENTLY SERVED BY PUBLIC WATER AND BY PUBLIC SEWER
- IN ACCORDANCE WITH SECTION 19-33 OF JAMES CITY COUNTY'S SUBDIVISION ORDINANCE, ALL UTILITIES ARE TO BE PLACED UNDERGROUND

NOTE: V.D.O.T. RIGHT-OF-WAY ALONG PROPERTY FRONTAGE OF ROUTE NO. 5 EXCEEDS 50' IN WIDTH. (VARIES FROM 55± TO 75±)

RECORDED IN  
PAGE 512



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT BETWEEN THE PROPERTIES OWNED BY:  
THE PATRICK COMPANIES, INC.  
AND  
FIVE FORKS, VIRGINIA, INCORPORATED

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



|                           |      |
|---------------------------|------|
| 3' 38" P.M.               |      |
| 4/21/98                   |      |
| 4/21 day of May 1998      |      |
| DOCUMENT # 980710004      |      |
| [Signature]               |      |
| No.                       | DATE |
| REVISION / COMMENT / NOTE |      |
|                           | BY   |

|                       |                 |
|-----------------------|-----------------|
| Designed<br>CMA       | Drawn<br>CMA    |
| Scale<br>1" = 100'    | Date<br>4/21/98 |
| Project No.<br>8479   |                 |
| Drawing No.<br>1 OF 1 |                 |

04.21.98-18:33 84790P01