

VICINITY MAP 1" = 2000'

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT PLAT OF PROPERTY OF JAMES O. FORD AND FRANCES J. FORD AND RONALD D. GOFF IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

8/6/98 DATE James O. Ford JAMES O. FORD  
 8/6/98 DATE Frances J. Ford FRANCES J. FORD  
 8/6/98 DATE Ronald D. Goff RONALD D. GOFF

**CERTIFICATE OF NOTARIZATION**

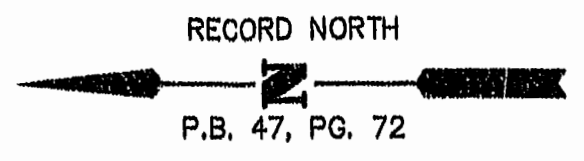
STATE OF VIRGINIA  
 CITY/COUNTY OF Newport News, Shenice Franklin, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) ASSIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 6 DAY OF August, 1998. MY COMMISSION EXPIRES My Commission Expires January 31, 2001  
Shenice Franklin  
 NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

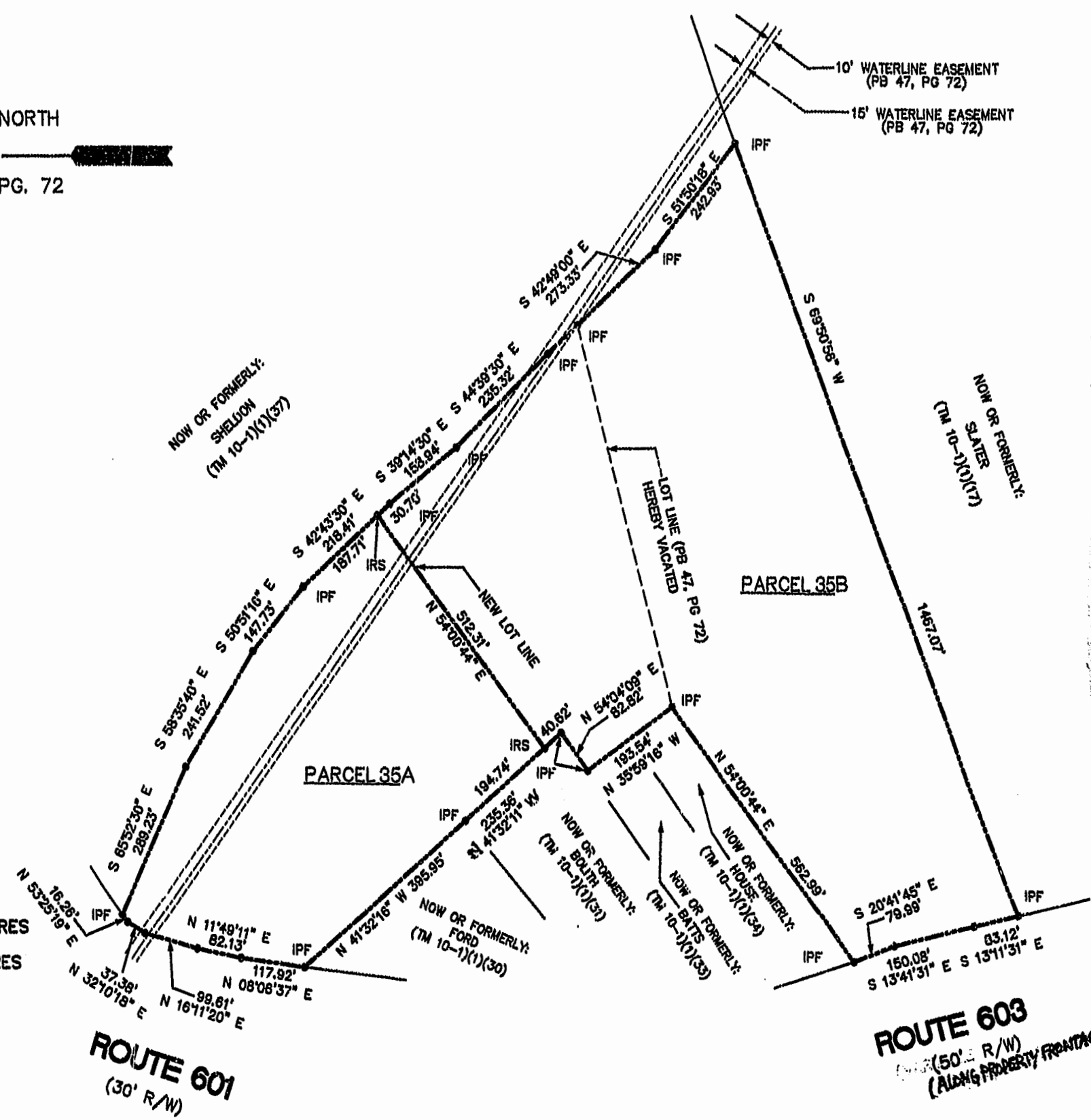
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WYNN PROTIVNSKY INMAN TO JAMES O. FORD AND FRANCES J. FORD, BY DEED DATED SEPTEMBER 8, 1987 IN DEED BOOK 382, PAGE 255 ; AND BY JAMES O. FORD AND FRANCES J. FORD TO RONALD D. GOFF, BY DEED DATED NOVEMBER 17, 1995, IN DEED BOOK 764, PAGE 378. BOTH DEEDS RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**ENGINEERS OR SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE 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.  
 7/20/98 DATE G. Alan Killingsworth L.S.# 1502



- \* TAX MAP REFERENCE : (10-1)(1)(35A) AND (10-1)(1)(35B)
- \* ZONING DISTRICT : A1
- \* ALL LOTS SERVED BY SEPTIC TANK AND WELL
- \* IPF = IRON PIPE FOUND; IRS = IRON ROD SET
- \* AREA SUMMARY:  
 PARCEL 35A = 328,052 SQ.FT. OR 7.540 ACRES  
 PARCEL 35B = 764,042 SQ.FT OR 17.540 ACRES  
 TOTAL AREA = 1,092,094 SQ.FT OR 25.080 ACRES  
 PARCEL 35A = BEFORE CHANGE 545,853 SQ.FT. OR 12.540 ACRES  
 PARCEL 35B = BEFORE CHANGE 546,241 SQ.FT OR 12.540 ACRES



**CERTIFICATE OF APPROVAL**

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

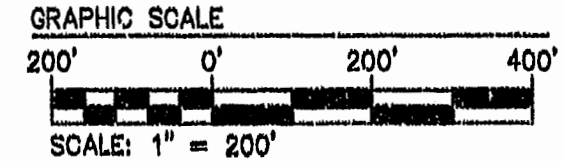
9-30-98 DATE Ronald C. Bonds VIRGINIA DEPARTMENT OF TRANSPORTATION  
 9-30-98 DATE David D. Bond VIRGINIA DEPARTMENT OF HEALTH  
 7/30/98 DATE G. Alan Killingsworth SUBDIVISION AGENT OF JAMES CITY COUNTY

NOTES: 1. ALL UTILITIES SHALL BE PLACED UNDERGROUND.  
 2. MINIMUM SET BACK REQUIREMENTS:

FRONT = 75'  
 REAR = 35'  
 SIDE = 15'

AS OF THIS SURVEY, NO STRUCTURES NOR IMPROVEMENTS WERE FOUND TO VIOLATE THE BUILDING SETBACK LINE REQUIREMENTS SET FORTH IN THE COUNTY ZONING ORDINANCE.

10:46 AM  
 Recorded 20 day of Nov. 1998  
 DOCUMENT # 98022653  
Sheila E. Ward Clerk



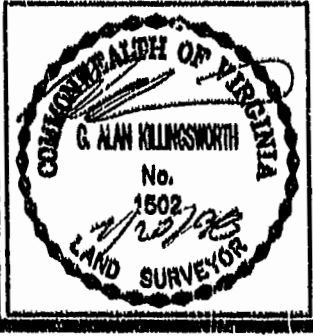
STATE OF VIRGINIA, JAMES CITY COUNTY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 20 DAY OF Nov. 1998  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 71 PAGE 25  
 TESTE G. Alan Killingsworth CLERK

SHEET NUMBER <b>1</b>	SCALE	COMMISSION NUMBER <b>6250</b>
	DESIGNED	
	DRAWN	
	CHECKED	
	DATE	

BOUNDARY LINE ADJUSTMENT PLAT OF  
 PROPERTY OF  
**JAMES O. FORD AND FRANCES J. FORD  
 AND RONALD D. GOFF**  
 JAMES CITY COUNTY, VIRGINIA

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NO.	DATE	DESCRIPTION	REVISIONS



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