

NOTE:  
WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS (RPAs) SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (C)(1) OF THE JAMES CITY COUNTY CODE

**CERTIFICATE OF SOURCE OF TITLE:**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: FIRST LAND CORPORATION  
TO: IVOR NOEL HUME & BEVERLY CAROL NOEL HUME  
BY DEED DATED FEB. 8, 1964 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 34, PAGE 409.

**NOTES:**

- 1.) PROPERTY ADDRESS: LOT # 78 = # 210 THE MAINE  
LOT # 79 = # 2 WEST CIRCLE
- 2.) TAX MAP No.s = (45-4) (2-78 & 79)
- 3.) PROPERTY IS ZONED "R-1"
- 4.) TOTAL AREA OF LOTS IS 1968 ± ACRES.
- 5.) MINIMUM YARD REQUIREMENTS:  
FRONT BSL = 35'  
SIDE BSL = 15'  
REAR BSL = 35'
- 6.) LOTS ARE CURRENTLY SERVED BY PUBLIC WATER & SEWER.
- 7.) MINIMUM LOT WIDTH AT FRONT BSL = 100'
- 8.) MINIMUM LOT SIZE = 15,000 SQ.FT.
- 9.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.

**CERTIFICATE OF NOTARIZATION:**

STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY  
I, Paul H. Spearman, 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 NAME THIS 7 DAY OF Oct., 1998  
MY COMMISSION EXPIRES: March 31, 1999

**OWNER'S CERTIFICATE:**

THE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS NOEL HUME ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.  
BY: Ivor Noel Hume  
BY: Beverly Carol Noel Hume  
TITLE: \_\_\_\_\_ DATE: Oct 19, 1998

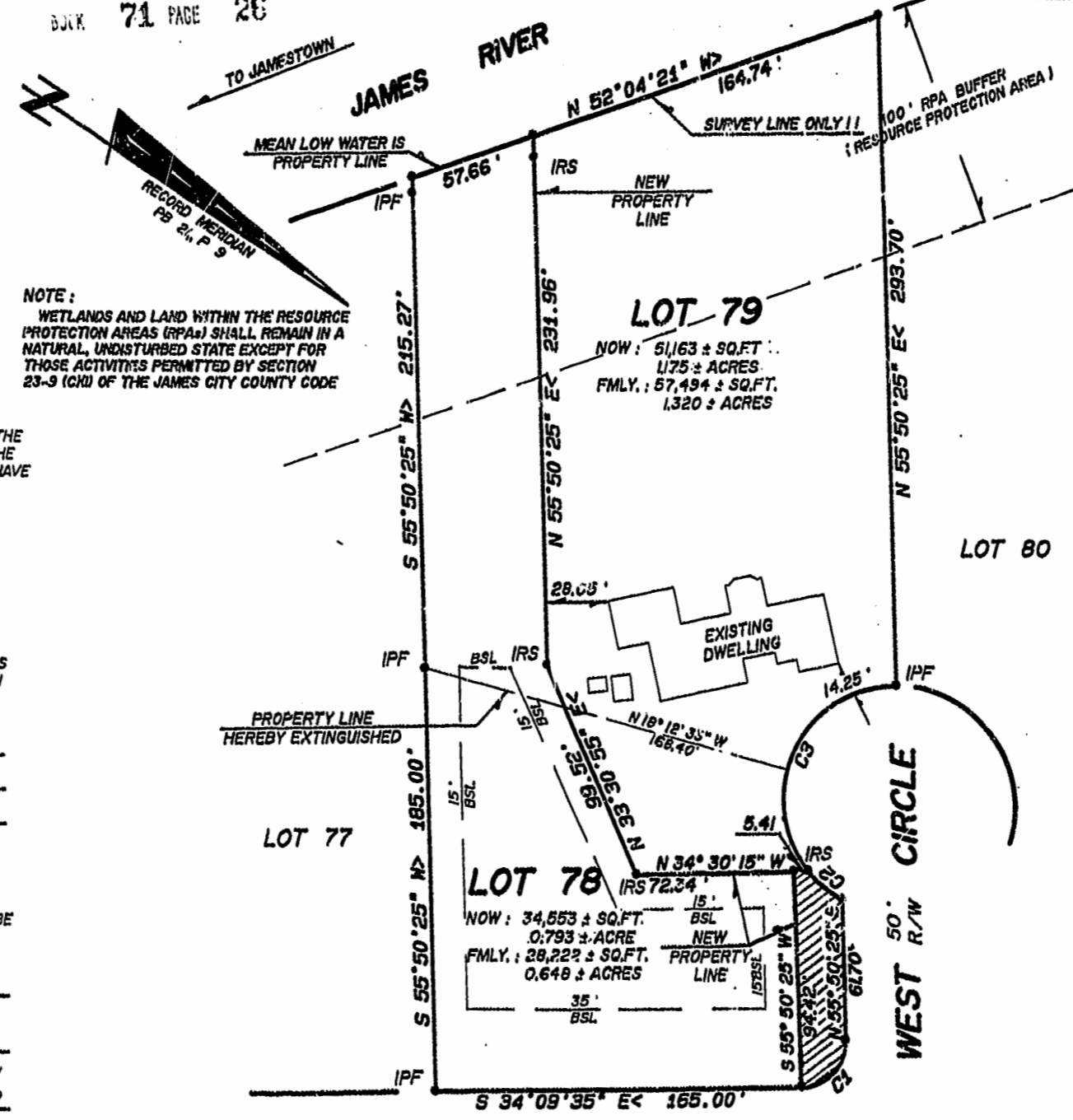
**CERTIFICATE OF APPROVAL:**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
VIRGINIA DEPARTMENT OF TRANSPORTATION:  
SIGNED: [Signature] DATE: \_\_\_\_\_  
VIRGINIA DEPARTMENT OF HEALTH:  
SIGNED: [Signature] DATE: \_\_\_\_\_  
SUBDIVISION AGENT OF JAMES CITY COUNTY:  
SIGNED: [Signature] DATE: 10/22/98

**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.  
DATE: 8/31/98  
[Signature]

**SPEARMAN & ASSOCIATES, P.C.**  
SURVEYORS AND PLANNERS  
489 MCLAWS CIRCLE - WILLIAMSBURG, VA.  
(804) 253-8720



**FLOOD CERTIFICATION:**

PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD HAZARD ZONE "X", (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 510 201 0040 B, WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991.  
NOTE:  
HATCHED AREA IS PART OF NEW LOT 79 BUT IS ALSO AN EASEMENT FOR INGRESS & EGRESS TO NEW LOT 78.



CURVE -- DATA -- TABLE

| CURVE | ARC    | DELTA      | RADIUS | CHORD LENGTH | CHORD BEARING | TAN LENGTH |
|-------|--------|------------|--------|--------------|---------------|------------|
| C1    | 31.41  | 89°58'58"  | 20.00  | 28.28        | S 78°08'35" E | 19.99      |
| C2    | 19.50  | 22°20'49"  | 50.00  | 19.38        | N 7°00'46" E  | 9.88       |
| C3    | 113.02 | 129°30'47" | 50.00  | 90.45        | N 82°56'34" E | 106.05     |

1:53 PM 3 days Nov. 1998  
Recorded  
DOCUMENT # 98022796  
[Signature] Clerk



PLAT RECORDED  
P.B. NO. 71 PAGE 26

**BOUNDARY LINE ADJUSTMENT**  
OF PROPERTY STANDING IN THE NAME OF  
**IVOR NOEL HUME & BEVERLY CAROL NOEL HUME**

BEING  
LOTS 78 & 79, SECTION THREE  
FIRST COLONY  
LOCATED  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1" = 60' DATE: AUGUST 31, 1998  
REVISED:  
OCTOBER 7, 1998