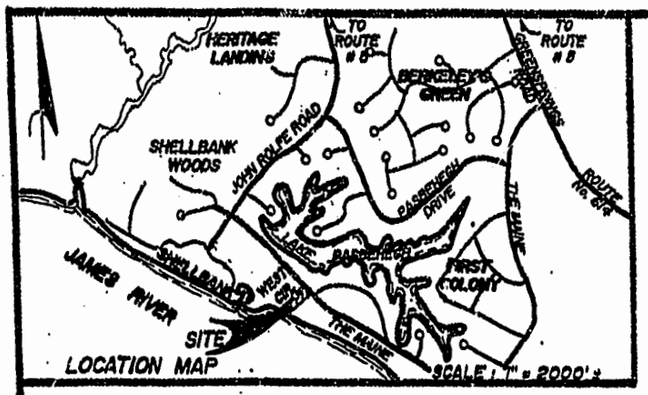
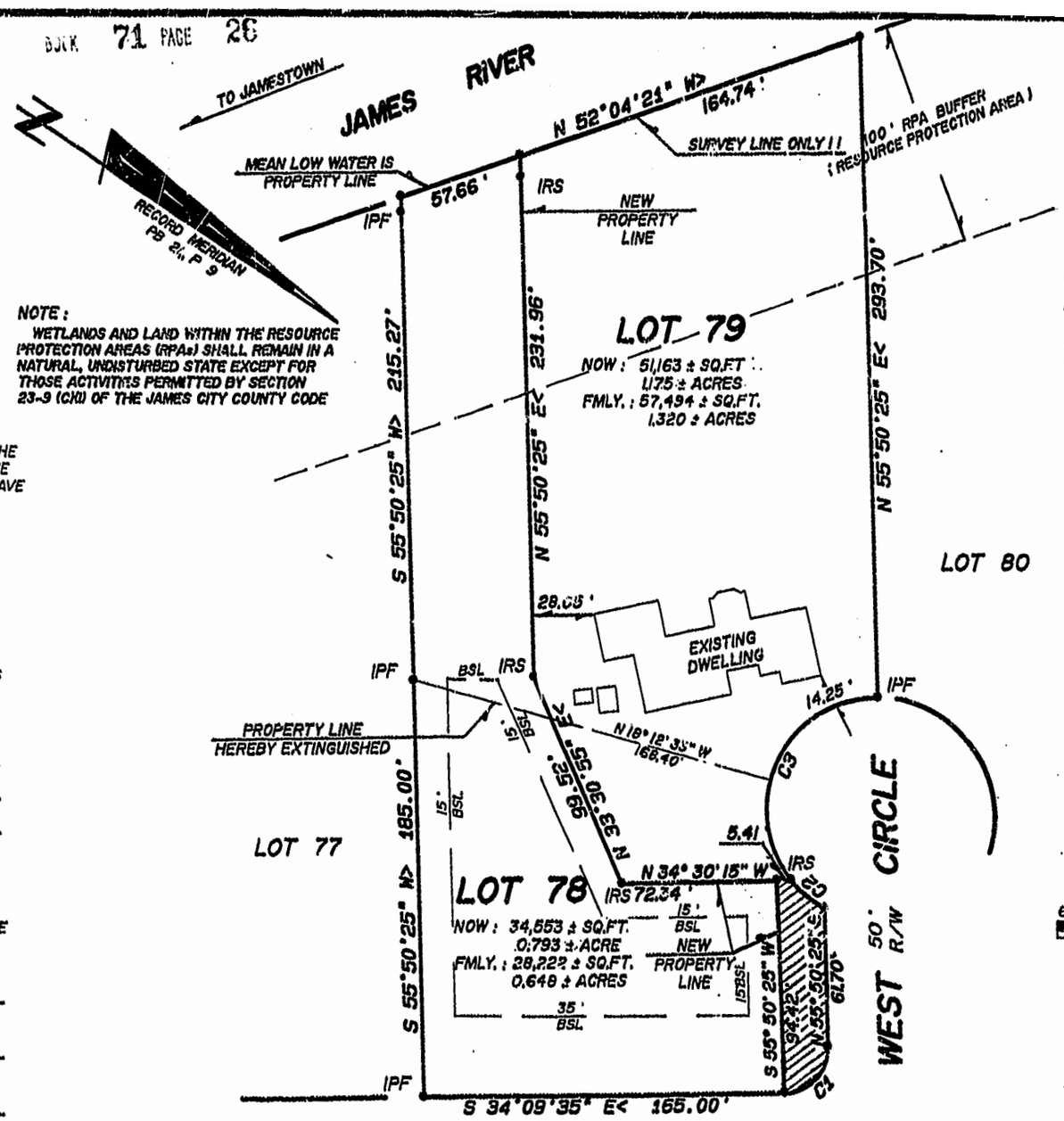
BOOK 71 PAGE 26





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 (CX1) 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 94, 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 1.968 ± 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.

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.

60 0 60 120
GRAPHIC SCALE

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY
I, Pam A. Johnson, 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 19 DAY OF Oct., 1998

MY COMMISION 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: N/A DATE: _____

VIRGINIA DEPARTMENT OF HEALTH:
SIGNED: N/A DATE: _____

SUBDIVISION AGENT OF JAMES CITY COUNTY:
SIGNED: _____ 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
10/7/98

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

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°09'35" 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

Recorded 1:53 PM 23 day of Nov. 1998
DOCUMENT # 980022796
Clerk

COMMONWEALTH OF VIRGINIA
10/7/98
ROGER D. SPEARMAN
CERTIFICATE NO. 001442 B
LAND SURVEYOR

PLAT RECORDED IN 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

JO # 8210 ---- FB "F"