

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BARBARA C. MURPHY TO ANNA LIGURIA BY DEED DATED FEBRUARY 25, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 382, PAGE 512.

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

Anna Liguria 2-25-99 DATE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia CITY/COUNTY OF James City I, Barbara C. Murphy 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 AND STATE AFORESAID. GIVEN UNDER MY NAME THIS 25 DAY OF February 1999. MY COMMISSION EXPIRES 4-30-2000 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CABELL ASSOCIATES, INC., A VIRGINIA CORPORATION, TO UCP LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP BY DEED OF ASSUMPTION DATED DECEMBER 27, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 421, PAGE 296.

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

FOR UCP LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP DATE 2/24/99

CERTIFICATE OF NOTARIZATION

STATE OF Virginia CITY/COUNTY OF Richmond I, Lynn D. Frankel 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 AND STATE AFORESAID. GIVEN UNDER MY NAME THIS 24 DAY OF February 1999. MY COMMISSION EXPIRES 12-31-02 SIGNATURE

SURVEYORS CERTIFICATE

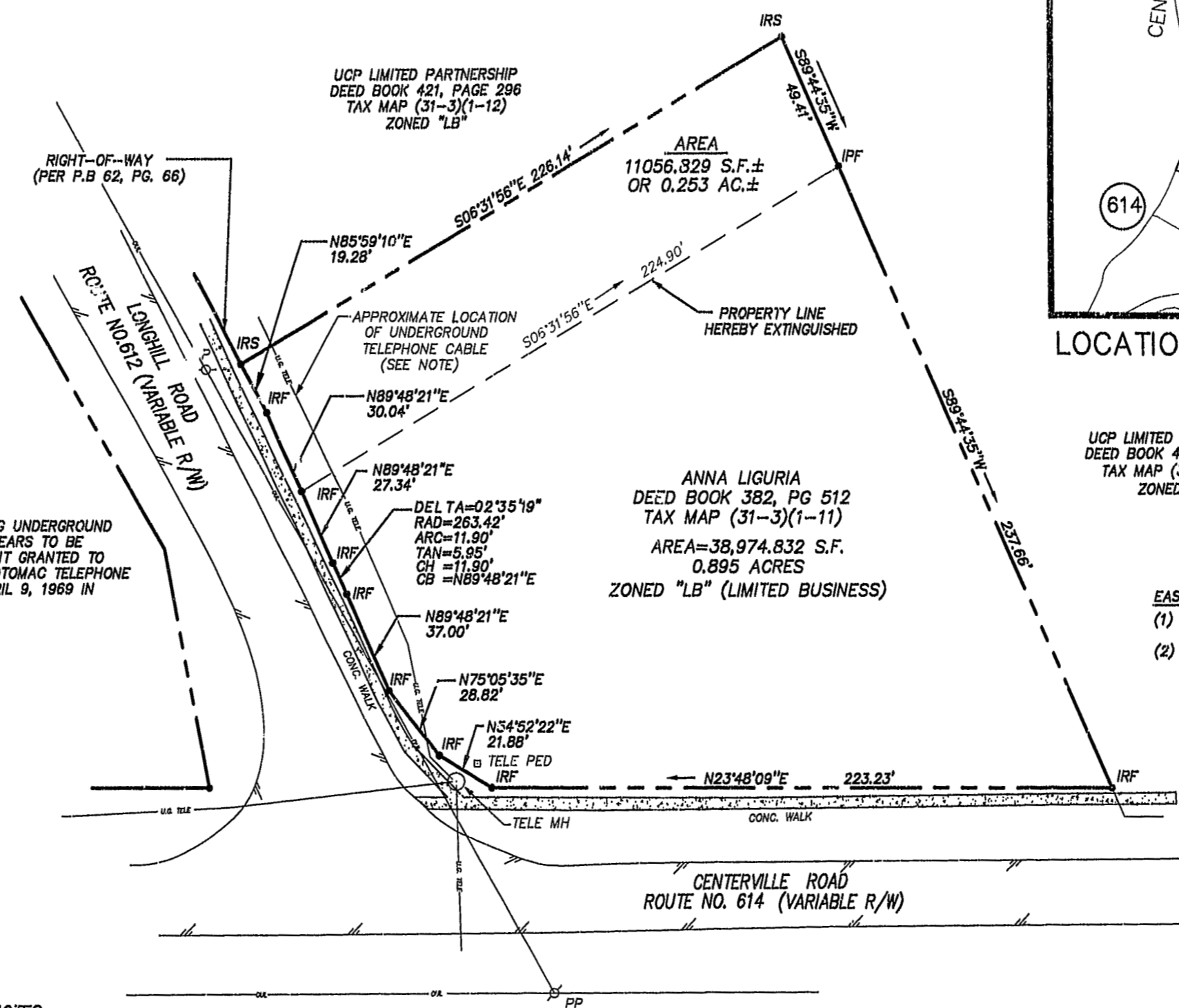
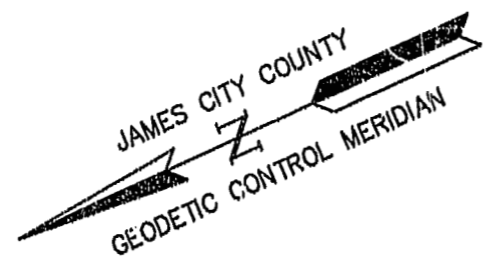
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G.T. WILSON, JR., C.I.S. 9/30/98 DATE

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 2/25/99



NOTE: EVIDENCE OF EXISTING UNDERGROUND TELEPHONE LINE APPEARS TO BE OUTSIDE AN EASEMENT GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY DATED APRIL 9, 1969 IN D.B. 121, PG. 623.

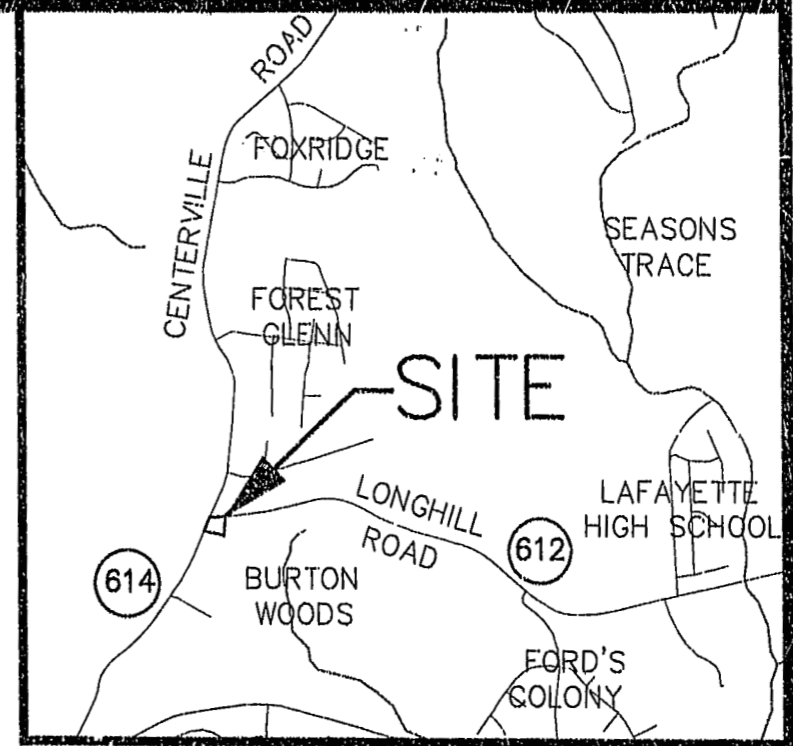
GENERAL NOTES

- PROPERTY IS ALL OF TAX MAP PARCEL (31-3)(1-11) AND A PART OF TAX PARCEL (31-3)(1-12)
PROPERTY ADDRESS: #5534 CENTERVILLE ROAD PER JAMES CITY COUNTY TAX RECORDS
SETBACKS: 50' FRONT, 20' SIDE, 20' REAR
THIS PROPERTY LIES IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD ZONE) PER F.I.R.M. PANEL # 510201 0035B, DATED 02/06/1991
BOUNDARY IS BASED UPON A PLAT RECORDED IN JAMES CITY COUNTY DEED BOOK 137, PG. 649 PLAT BOOK 62, PG. 90, PLAT BOOK 62, PG. 66 AND VDOT PROJECT 0614-047-132, M501&M502
PUBLIC WATER IS AVAILABLE
PUBLIC SEWER IS NOT AVAILABLE

OLD AREA OF TAX PARCEL (31-3) (1-12) = 9.048 AC. ± (PER JAMES CITY COUNTY TAX OFFICE)
LESS AREA OF ADJUSTMENT = 0.253 AC. ±
TOTAL NEW AREA OF TAX PARCEL (31-3) (1-12) = 8.795 AC. ±

AREA OF TAX PARCEL (31-3) (1-11) = 38974.832 S.F. ± OR 0.895 AC. ±
PROPOSED ADDITIONAL AREA = 11056.829 S.F. ± OR 0.253 AC. ±
TOTAL NEW AREA OF TAX PARCEL (31-3) (1-11) = 50031.655 S.F. ± OR 1.149 AC. ±

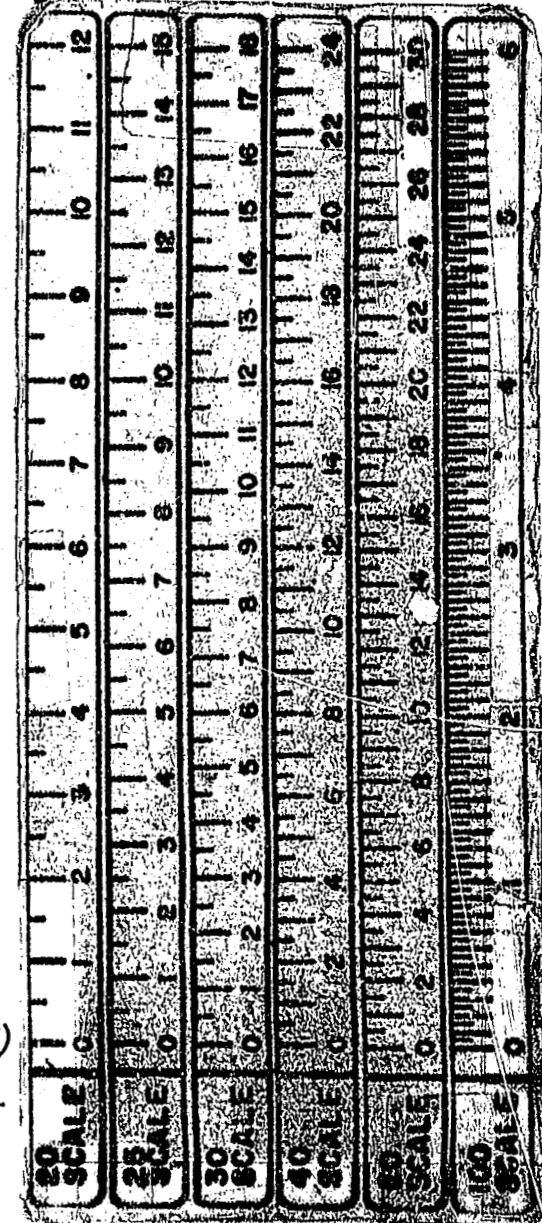
10:34 AM
Recorded 11 day of March 1999
DOCUMENT # 98-005207
W. Wilson, Jr. Clerk



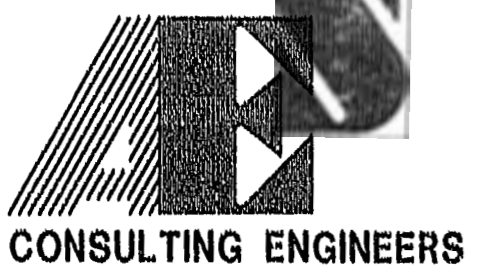
LOCATION MAP 1"=2000'

UCP LIMITED PARTNERSHIP DEED BOOK 421, PAGE 296 TAX MAP (31-3)(1-12) ZONED "LB"

- EASEMENTS
(1) CHESAPEAKE AND POTOMAC TELEPHONE EASEMENT (D.B. 121, PG. 623)
(2) VIRGINIA ELECTRIC POWER COMPANY EASEMENT (D.B. 40, PG. 272)



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5248 Olde Towne Road, Suite 1
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(757) 253-0040
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PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT BETWEEN THE PROPERTIES OWNED BY: ANNA LIGURIA AND UCP LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP. POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



Table with columns for No., DATE, REVISION / COMMENT / NOTE, and BY. Includes entry for 12/17/98 REVISED OWNERS NAME AND SOURCE JFS.

Table with columns for Designed, Drawn, Scale, Date, Project No., and Drawing No. Values include 1"=40', 9/30/98, 8419, and 1 of 1.