

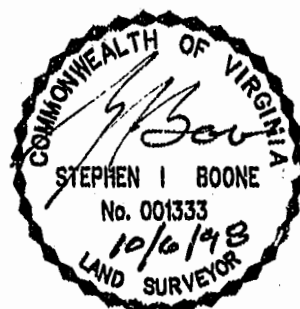
CERTIFICATE OF SOURCE OF TITLE :

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAM A. BANGS TO ARTHUR J. BANGS BY LAST WILL AND TESTAMENT DATED JANUARY 19, 1938 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN WILL BOOK 4, PAGE 485.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

DATE Oct. 6, 1998 Stephen I. Boone
STEPHEN I. BOONE, LAND SURVEYOR



NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C 1	1,457.40'	228.93'	09°00'00"	114.70'	228.69'	N 70°52'54"W
C 2	1,120.92'	151.68'	07°45'11"	75.95'	151.56'	N 62°57'17"W
C 3	903.60'	469.51'	29°46'15"	240.18'	464.25'	N 40°22'06"W

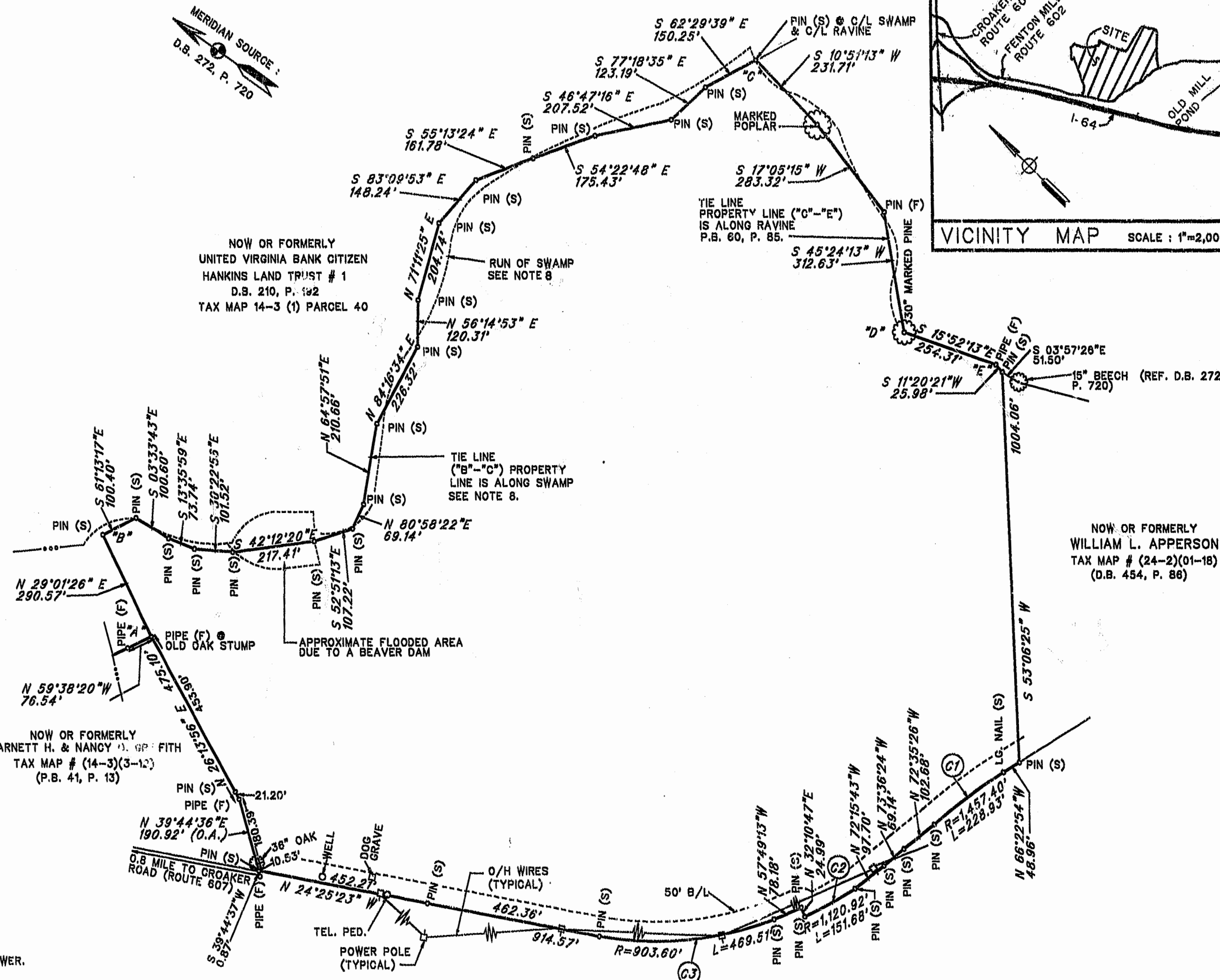
NOTES :

- THIS PROPERTY IS ZONED A-1.
- THIS PROPERTY IS NOT KNOWN TO BE SERVED BY PUBLIC WATER OR SEWER.
- A WATER SOURCE AND SEPTIC SYSTEM TO SERVE THIS PROPERTY MUST BE APPROVED BY THE HEALTH DEPARTMENT.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C (1) OF THE JAMES CITY COUNTY CODE.
- TOTAL AREA : 3,470,822 ± SQUARE FEET OR 79.68 ± ACRES.
- PROPERTY LINE BETWEEN POINTS "A"-"B"-"C"-"D"-"E" AS DESCRIBED BY MR. BANGS.
- TIE LINE IS APPROXIMATE CENTERLINE OF SWAMP.
- THIS IS AN APPROXIMATE REPRESENTATION OF THE RUN OF THE SWAMP. THE RUN SPLITS INTO TWO RUNS IN SOME AREAS.
- LINE B-C-D-E AS SHOWN ON TAX MAP 14-3-①-42.

NOW OR FORMERLY
GARNETT H. & NANCY D. GPF FITH
TAX MAP # (14-3)(3-12)
(P.B. 41, P. 13)

NOW OR FORMERLY
UNITED VIRGINIA BANK CITIZEN
HANKINS LAND TRUST # 1
D.B. 210, P. 192
TAX MAP 14-3 (1) PARCEL 40

NOW OR FORMERLY
WILLIAM L. APPERSON
TAX MAP # (24-2)(01-18)
(D.B. 454, P. 86)



72 PAGE 61

VICINITY MAP SCALE : 1"=2,000

FENTON MILL ROAD (VAR.)

(HIGHWAY P.B. 3, PP. 43-46 & P.B. 4, PP. 397 & 398)

BOUNDARY SURVEY

OF
ARTHUR J. BANGS PROPERTY

STONEHOUSE DISTRICT - JAMES CITY COUNTY, VIRGINIA
SCALE : 1"=200'
OCTOBER 07, 1998
REVISED FEB. 17, 1999

STEPHEN I. BOONE & ASSOCIATES, P.C.
LAND SURVEYORS
PORTSMOUTH, VIRGINIA

1:42 PM
Recorded 24 day of March 1999
DOCUMENT # 99-0026367
W. S. Osmond Clerk

PLAT RECORDED IN
P.B. NO. 72 PAGE 64