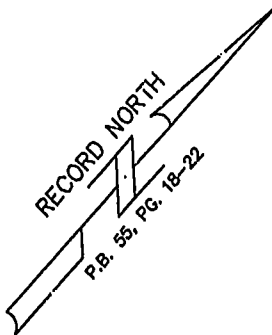


VICINITY SKETCH: 1"=1000'

SURVEYORS CERTIFICATE

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

Johnny S. Walters, III
 JOHNNY S. WALTERS, III LAND SURVEYOR DATE 8-5-99



BOUNDARY LINE ADJUSTMENT
 BETWEEN
LOTS 34 AND 35
 AMENDED PLAT OF
THE VINEYARDS AT JOCKEY'S NECK
 PHASE I

JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=60' DATE: JUNE 28, 1999
WALTERS LAND SURVEYING, LTD.
 710 DENBIGH BOULEVARD, SUITE 4C
 NEWPORT NEWS, VIRGINIA 23608
 P.O. BOX 1594 YORKTOWN, VIRGINIA 23692
 PHONE: (757)898-1057 FAX: (757)898-2862

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF

LOT 34
 DALLAS R. HANNA AND BERTIE L. HANNA AND WAS ACQUIRED FROM WESSEX HUNDRED DEVELOPMENT, INC., A VIRGINIA CORPORATION, BY DEED DATED NOVEMBER 30, 1995 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 765 PAGE 448.
 DEED OF TRUST
 THE TRUSTEE IS GEORGE L. EDWARDS OF THE CITY OF RICHMOND, VIRGINIA. THE BENEFICIARY IS CRESTAR MORTGAGE CORPORATION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 788, PAGE 897.

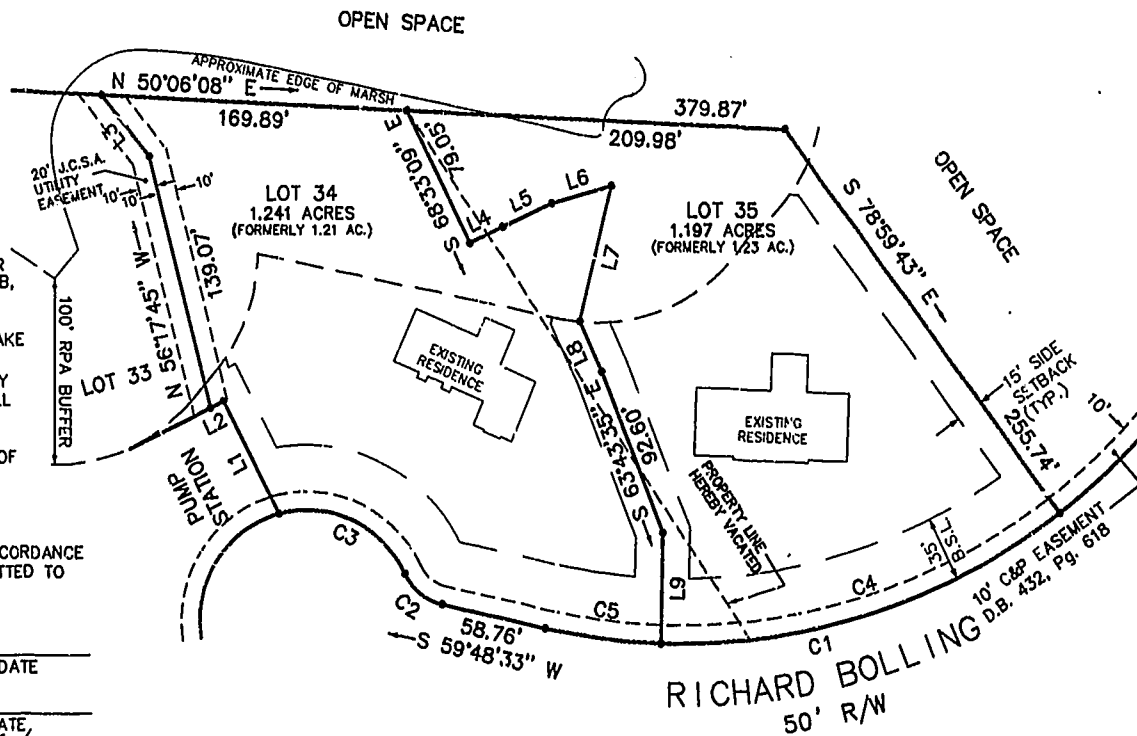
LOT 35
 R. A. STAPLES CONTRACTING COMPANY, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM WESSEX HUNDRED DEVELOPMENT, INC., A VIRGINIA CORPORATION BY DEED DATED SEPTEMBER 15, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA BY DOCUMENT NUMBER 980018591.

NOTES:

- SITE ADDRESS:
 LOT 34 - # 2408 RICHARD BOLLING
 LOT 35 - # 2404 RICHARD BOLLING
- TAX MAP PARCEL NO.: (48-4)(02-0-0034)
 TAX MAP PARCEL NO.: (48-4)(02-0-0035)
- TOTAL SITE AREA: 106,170 S.F. (2.437 ACRES)
 NEW AREA OF LOT 34: 54,046 S.F. (1.241 ACRES)
 NEW AREA OF LOT 35: 52,124 S.F. (1.197 ACRES)
- ZONING: R1
 MINIMUM LOT AREA: 15,000 S.F.
 MINIMUM LOT WIDTH: 150' @ FRONT B.S.L.
 MINIMUM FRONT B.S.L.: 35'
 MINIMUM SIDE B.S.L.: 15'
 MINIMUM REAR B.S.L.: 35'
- PROPERTY LIES IN FLOOD ZONE X (OUTSIDE THE 100 YEAR FLOOD PLAIN) AS SHOWN ON FLOOD PANEL 510201 0045 B, DATED 2-6-91.
- PLAT REF.: P.B. 55, FG. 18-22
- A PORTION OF THIS PROPERTY LIES WITHIN THE CHESAPEAKE BAY RESOURCE PROTECTION AREA.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED(S) RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL.

NOTE:

WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS 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 APPROVAL

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

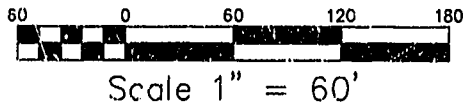
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
 VIRGINIA DEPARTMENT OF HEALTH DATE 11/8/99
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 15th DAY OF December 1999 IN PLAT BOOK 75, PAGE 77 @ 9:11AM

TESTEE: *Helene S. Ward, Clerk of Circuit Court*
 CLERK



DATE: 8-28-99
 SCALE: 1"=60'
 JOB NO.: 990591
 FILE NO.: 990591
 CLIENT: STAPLES
 DRAWN BY: RDM-JB



Scale 1" = 60'

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	49°28'16"	350.00	302.20	161.24	292.90	S 35°04'25" W
C2	52°19'48"	30.00	27.40	14.74	26.46	S 85°58'27" W
C3	79°51'39"	60.00	83.63	50.22	77.02	S 72°12'32" W
C4	38°55'02"	350.00	237.73	123.66	233.19	S 29°47'48" W
C5	10°33'14"	350.00	64.47	32.33	64.38	S 54°31'56" W

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 69°15'40" W	67.71'
L2	S 20°44'20" W	8.20'
L3	N 81°21'37" W	42.20'
L4	N 21°48'55" E	19.87'
L5	N 22°26'06" E	30.68'
L6	N 31°40'16" E	34.17'
L7	S 28°39'14" E	75.19'
L8	S 66°56'13" E	29.68'
L9	S 41°10'33" E	59.62'

9:11 AM
 Recorded 15 days of Dec 1999
 DOCUMENT # 99201695
Helene S. Ward, Clerk of Circuit Court

Rebecca Shaia
 REBECCA SHAIJA - TRUSTEE DATE 10/12/99
 CRESTAR MORTGAGE CORPORATION - BENEFICIARY

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF RICHMOND
 I, PAMELA PRESKILL, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 12th DAY OF October 1999.

Pamela Preskill
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 10-31-02

OWNERS CERTIFICATE

THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 34 AND 35, AMENDED PLAT OF THE VINEYARDS AT JOCKEY'S NECK, PHASE I IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

R. A. STAPLES CONTRACTING COMPANY

Ronald A. Staples
 RONALD A. STAPLES, PRESIDENT DATE 9/1/99

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James County
 I, JAYE A. HENDERSON, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 1st DAY OF September 1999.

Jaye A. Henderson
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 10/31/2001

Dallas R. Hanna
 DALLAS R. HANNA DATE 9/1/99

Bertie L. Hanna
 BERTIE L. HANNA DATE 9/1/99

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY
 I, GREGORY R. DAVIS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 1st DAY OF September 1999.

Gregory R. Davis
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 8/31/2002