

**TIE LINES:**

A-B:	N 72°11'33" E, 61.04'
B-C:	N 78°49'50" E, 60.02'
C-D:	S 40°51'02" E, 60.47'
D-E:	N 68°48'13" E, 97.32'
E-F:	S 41°00'00" E, 154.29'
F-G:	S 39°41'00" E, 100.00'
G-H:	S 18°52'00" W, 187.91'
H-I:	N 48°19'27" W, 100.11'
I-J:	N 38°26'36" W, 203.26'
J-A:	N 52°38'18" W, 194.85'
A-K:	N 64°05'06" W, 14.95'

**ACCESS EASEMENT**

NO.	BEARING	DISTANCE	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
L1	N 12°44'31" W	111.88'	C1	48°17'03"	50.00'	42.13'	22.41'	40.90'	N 39°28'35" W
L2	N 59°38'11" W	110.31'	C2	54°23'07"	50.00'	47.48'	25.69'	45.70'	N 37°05'53" W

**UTILITY EASEMENT**

NO.	BEARING	DISTANCE
L1	N 44°51'27" W	239.26'
L2	N 48°53'21" W	18.41'

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "BOUNDARY LINE ADJUSTMENT, PARCEL A, PLAT OF THE PROPERTY OF FIRST LAND CORPORATION, AND LOT 1 & 2, SHELLBANK, SECTION A," IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*James C. Windsor*  
 JAMES C. WINDSOR  
 DATE: 12.22.99

*Joan R. Windsor*  
 JOAN R. WINDSOR  
 DATE: 12.22.99

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF WILLIAMSBURG, VIRGINIA  
 I, *Margaret P. Mendenhall*, NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 22nd DAY OF December, 1999. MY COMMISSION EXPIRES August 31, 2000.

*Margaret P. Mendenhall*  
 NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CLYDE C. HALL AND WIFE BEULAH B. HALL, CHARLOTTE S. BROOKS, CHANNING M. HALL, JR. AND WIFE IDA S. HALL, SUSAN HALL GODSON AND HUSBAND WILLIAM H. GODSON, III TO JAMES C. WINDSOR AND JOAN L. WINDSOR BY DEED DATED AUGUST 27, 1959, AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 71, PAGE 95 AND BY FIRST LAND CORPORATION TO JAMES C. WINDSOR AND JOAN WINDSOR BY DEED DATED JUNE 20, 1978, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 189, PAGE 570.

**ENGINEERS OR 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.

9/10/99 DATE  
*Nancy L. Herman-Thompson*  
 NANCY L. HERMAN-THOMPSON L.S.#002254

**CERTIFICATE OF APPROVAL**

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

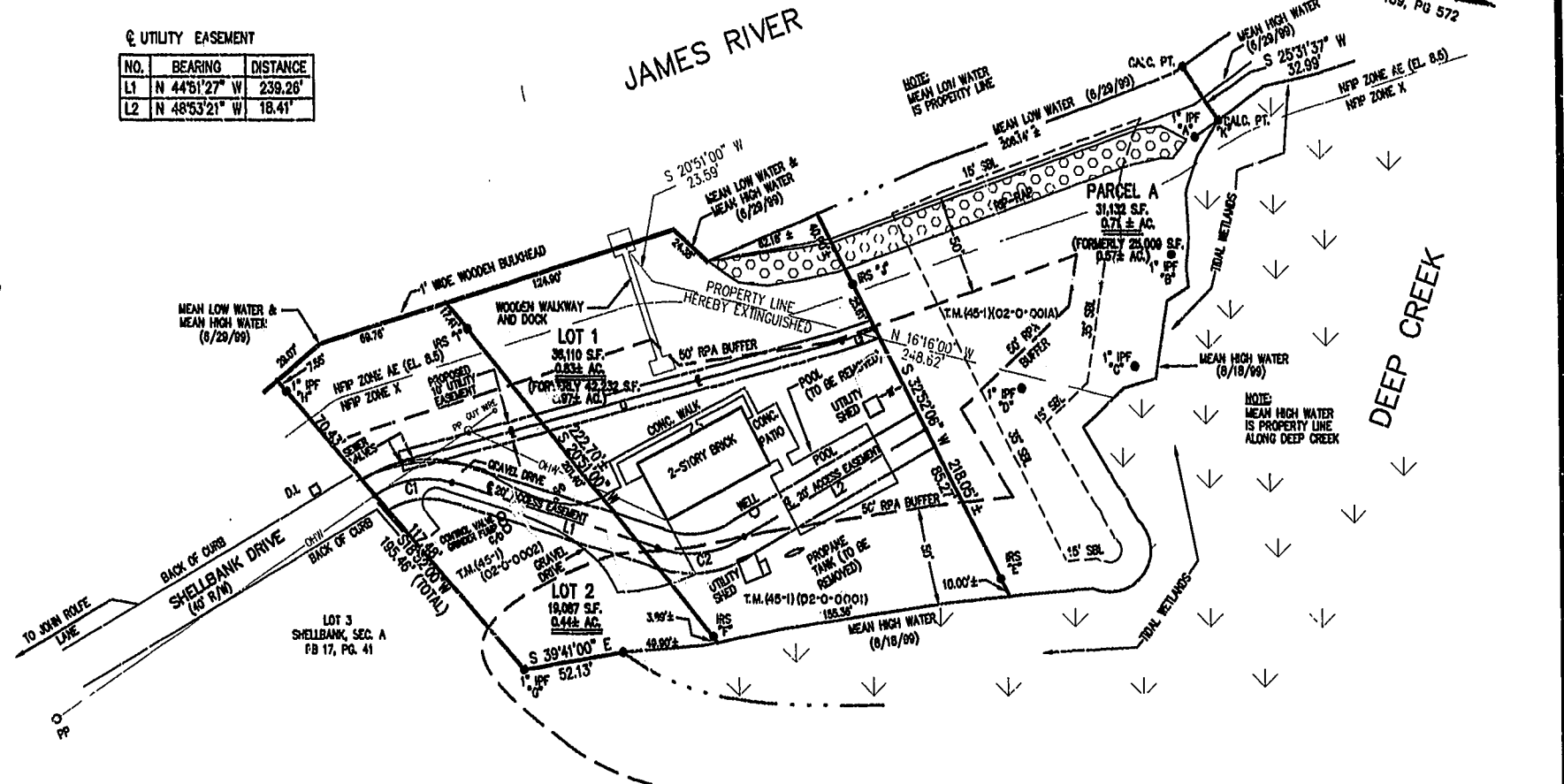
12/10/99 DATE  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 7th DAY OF March, 2000  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 76, PAGE 80

TESTE: *Betsy B. Woolridge*, CLERK

BY: *Betsy B. Woolridge*, CLERK



- NOTES:**
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
  - RECORDED REFERENCES:  
 DEED BOOK 71, PAGE 95  
 DEED BOOK 189, PAGE 570  
 DEED BOOK 189, PAGE 572  
 DEED BOOK 361, PAGE 113  
 PLAT BOOK 8, PAGE 10  
 PLAT BOOK 17, PAGE 41  
 OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
  - ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
  - NFIP ZONE X & AE (EL. 8.5). SEE F.I.R.M. #510201-0040-B, EFFECTIVE DATE FEBRUARY 6, 1991.
  - A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
  - UNDERGROUND UTILITIES NOT LOCATED.
  - PORTIONS OF THIS PROPERTY LIE WITHIN A DESIGNATED CHESAPEAKE BAY RESOURCE PROTECTION AREA (RPA).
  - LOTS WILL BE SERVED BY PUBLIC SEWER AND PRIVATE WELL.
  - 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.

**SITE DATA**

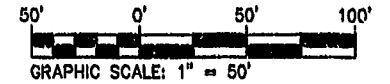
- LOT AREA (PARCEL A): 31,132 S.F./ 0.71± AC.
- LOT AREA (LOT 1): 36,110 S.F./0.83± AC.
- LOT AREA (LOT 2): 19,087 S.F./0.44± AC.
- TOTAL AREA: 86,328 S.F./1.98± AC.
- TAX MAP: MAP (45-1) PARCELS (02-0-0001) & (02-0-001A) & (02-0-0002)
- ZONING DISTRICT: R1
- BUILDING SETBACK:  
 FRONT = 35'  
 REAR = 35'  
 SIDE = 15'

**LEGEND:**

- = IRON ROD SET
- = IRON PIPE FOUND
- PB = PLAT BOOK
- DB = DEED BOOK
- CALC. PT. = CALCULATED POINT
- EX. = EXISTING
- CONC. = CONCRETE
- PP = POWER POLE
- = DROP INLET (STORM SEWER)
- OHW— = OVERHEAD LINES
- W/V = WATER VALVE
- C/O = SANITARY CLEANOUT
- W/M = WATER METER

I CERTIFY THAT THIS BOUNDARY SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO EASEMENTS, SERVICES, & CONSTRAINTS ON RECORD. BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY.

9:20 AM day of March 2000  
 Recorded  
 DOCUMENT # 00004503  
*Betsy B. Woolridge* Clerk

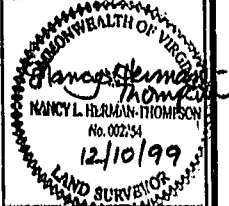


1 OF 1	1	SCALE (AS NOTED)
		FIELD CREW SS/RR
COMMISSION NUMBER	6320	DRAWN DNW
		CHECKED NLHT
SHEET NUMBER	1	DATE 7/2/99

**BOUNDARY LINE ADJUSTMENT**  
 PARCEL A, PLAT OF THE PROPERTY OF FIRST LAND CORP. AND LOT 1&2, SHELLBANK, SECTION A  
 FOR  
**JAMES C. WINDSOR AND WIFE JOAN R. WINDSOR**  
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1	12/10/99	NOTES 9 & 10, FORMER AREAS



**Committed to Excellence**  
**ENGINEERS • ARCHITECTS • SURVEYORS**  
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