

SURVEYOR'S CERTIFICATE 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 SUBDIVISION WITHIN THE COUNTY. 5/17/00 JAMES E. MITCHELL, LAND SURVEYOR CERTIFICATE OF APPROVAL THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. SUBDIVISION AGENT OF JAMES CITY COUNTY

VICINITY MAP

GENERAL NOTES:

1. PROPERTY IS ZONED R2, GENERAL RESIDENTIAL,
TAX MAP NUMBERS (48-3)(1-24, 25, 26, 27 & 28)
2. ADDRESS: 2631, 2635, 2639 LAKE POWELL ROAD
3. THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMIN D
TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY
PANEL NO. 510201 0045 B, PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE
FEBRUARY 6, 1991.
4. BUILDING SETBACKS FRONT = 50' FROM C/L OF STREET
SIDE = 10'
REAR = 35'

NOTES:

ONTHIS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

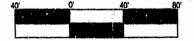
NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTIONS 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION

**BOUNDARY LINE ADJUSTMENT** OF PROPERTY STANDING IN THE NAME OF

> TROY H. LAPETINA AND

ELIZABETH MAHONE FARMER LOCATED: JAMES CITY COUNTY, VIRGINIA DATE: MAY 17, 2000 SCALE: 1" = 40"

MITCHELL-WILSON ASSOCIATES, P.C. CIVIL ENGINEERS & LAND SURVEYORS 720 MAIN STREET, SUITE 112 P.O. BOX/1269 WEST POINT, VIRGINIA 23181



(804) 843-9744

N/F W.L.I. ASSOCIATES, LTD. TMB (48-3)(1-14) DB 405.PG 457 PB 37, PG 81 N9°34'12'E 84 08 TOTAL = 135.00 N/F EUZABETH MAHONE FARMER TM#(48-3)(1-27) DB 432, PG 198 N/F ELIZABETH MAHONE FARMER TM#(48-3)(1-24) DB 103, PG 86 FORMER AREA = 17,332.56 S.F. OR 0.40 ACRES FORMER AREA = 37,329.57 S.F. OR 0.86 ACRES 180Y H, LAPETINA 1M#(48-3)(1-28) DB249,PG 616 DB 109, PG 420 AREA = 35.697.36 \$.F. NEW AREA = 32,753.43 S.F. OR 0.82 ACRES OR 0.75 ACRES N/F THE JAMES CITY COUNTY BIBLE & AGRICULTURAL N/F JOHANNA ELLIS TRAINING SCHOOL TO BE CONVEYED TO TROY H. LAPETINA NEW AREA = 35, 849.49 S.F. OR 0.82 AC. -N6904Z-44W \$9°34'12'W 75.32' 59°34'12'W 49.00' PROPERTY LINE IS HEREBY \$1192119W ELIZABETH MAHONE FARMER TM#(48-3)(1-26) DB 432, PG 198 N/F S BLOCK ELIZABETH MAHONE FARMER DB 61, PG 411 FORMER AREA = 18,808,47 S.F. OR 0.43 ACRES 3 370 DWELLING BRICK BRI FORMER AREA = 15,513.96 S.F. OR 0.35 ACRES NEW AREA = 20,381,64 S.F. OR 0.47 ACRES 42.81 PLAT RECORDED IN P.B. NO. 79 PAGE 22 (OTAL = 135.00)

POWELL ROAD 30' R/W

LAKE

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

5/25/00 Inos H. Lapetina

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY-COUNTY OF Henrico J. You Would 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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 25 DAY OF MAGU 2000. MY COMMISSION EXPIRES 1/31/2003.

SIGNATURE BOY HELLINE

5/17/2000 Elijabeth M. Jarmer DATE ELIZABETH MAHONE FARMER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY-COUNTY OF Same (1-14) [And M. Miltir] A NOTARY PUBLIC IN AND FOR THE
CITY-COUNTY AND STATE AFORESAID, DO HERBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE
SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 17th DAY OF YOUR 2000. MY COMMISSION EXPIRES 12/31/2003

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILSON M. WRIGHT JR, AND HAZEL J. WRIGHT, TO TROY H. LAPETINA BY DEED, DATED MAY 29, 1984 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 249,

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GUY E. MAHONE, JR., & NOLLIE MATCHEN MAHONE TO HEATH W. FARMER & ELIZABETH MAHONE FARMER BY DEED, DATED MARCH 21, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 432, PAGE 198.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GUY E. MAHONE, SR., & MAYDA F. MAHONE TO HEATH W. FARMER & ELIZABETH MAHONE FARMER BY DEED, DATED OCTOBER 2, 1965 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 103, PAGE 86.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GUY E. MAHONE, SR., & MAYDA F. MAHONE TO HEATH W. FARMER & ELIZABETH MAHONE FARMER BY DEED, DATED FEBRUARY 2. 1957 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 61, PAGE 411.

2.27 PM 7 day of Thou 2000 Bocoment # 000021316 Arthy 31 1 mln - 12 clork Williamsburg/James City County

No. 001452B

5/17/00

STATE ROUTE NO. 617