

**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND SHOWN AS TAX MAP PARCEL #(12-4)(1-34) IS IN THE NAME OF SIDNEY E. AND ROXIE P. SHELDON AND WAS ACQUIRED FROM GEORGE V. AND EVA M. HITCHENS BY DEED DATED MAY 28, 1983 IN DEED BOOK 91, PAGE 614 AND THE LAND SHOWN AS TAX MAP #(12-4)(1-35) IS IN THE NAME OF SHELDON WOOD PRODUCTS, INC. AND WAS ACQUIRED FROM GEORGE V. AND EVA M. HITCHENS BY DEED DATED JUNE 20, 1988 IN DEED BOOK 107, PAGE 34. ALL AS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

**OWNER'S CONSENT AND DEDICATION**

THE BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

Sidney E. Sheldon 12-14-00  
SIDNEY E. SHELDON DATE

Roxie P. Sheldon 12-14-00  
ROXIE P. SHELDON DATE

Sidney E. Sheldon, President 12-14-00  
FOR SHELDON WOOD PRODUCTS, INC. DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:  
I, Susan C. Kohlman A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 14th DAY OF December, 2000.

MY COMMISSION EXPIRES 6/30, 2004.

Susan C. Kohlman  
NOTARY PUBLIC

**SURVEYOR'S 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 LAND WITHIN THE COUNTY.

Ronald W. Eads 12/11/00  
RONALD W. EADS, VA. L.S. #001948 DATE

**CERTIFICATE OF APPROVAL**

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

[Signature] 12/15/00  
SUBDIVISION AGENT FOR THE COUNTY OF JAMES CITY, VIRGINIA DATE

[Signature] \_\_\_\_\_ DATE  
VIRGINIA DEPARTMENT OF TRANSPORTATION

[Signature] \_\_\_\_\_ DATE  
VIRGINIA DEPARTMENT OF HEALTH

**REFERENCES:**

- DEED BOOK 50, PAGE 336
- PLAT BOOK 21, PAGE 30
- U.S. ROUTE #60 - RICHMOND ROAD, ST. HWY. PROJECT #0060-047-102

NOW OR FORMERLY  
SHELDON LUMBER COMPANY, INC.  
TAX MAP #(12-4)(1-30)  
DEED BOOK 221, PAGE 501  
PLAT BOOK 22, PAGE 58  
ZONED "M-1"

NOW OR FORMERLY  
BRYANT PROPERTIES, L.L.C.  
TAX MAP #(12-4)(1-36)  
INSTRUMENT #000018630  
PLAT BOOK 78, PAGE 78  
ZONED "M-1"

NOW OR FORMERLY  
SIDNEY E. & ROXIE P. SHELDON  
TAX MAP #(12-4)(1-33)  
DEED BOOK 60, PAGE 540  
DEED BOOK 60, PAGE 396  
INSTR. #970014276  
ZONED "M-2"

SIDNEY E. & ROXIE P. SHELDON  
TAX MAP #(12-4)(1-34)  
DEED BOOK 91, PAGE 614  
#7782 RICHMOND ROAD  
OLD AREA = 22,872 S.F.± OR  
0.525 ACRES±  
NEW AREA = 35,176 S.F.± OR  
0.808 ACRES±

SHELDON WOOD PRODUCTS, INC.  
TAX MAP #(12-4)(1-35)  
DEED BOOK 107, PAGE 34  
PLAT BOOK 23, PAGE 57  
#7778 RICHMOND ROAD  
OLD AREA = 183,127 S.F.± OR  
4.204 ACRES±  
NEW AREA = 170,823 S.F.± OR  
3.922 ACRES±

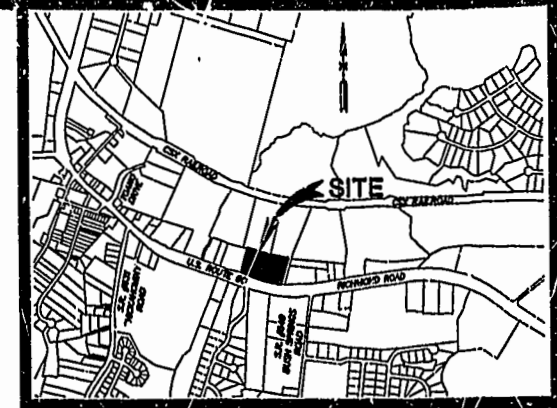
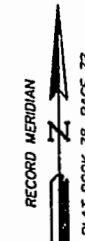
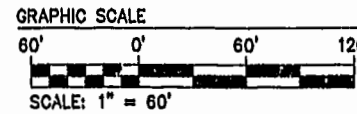
EXISTING 40' EASEMENT  
FOR INGRESS & EGRESS  
INSTRUMENT #000013631  
PLAT BOOK 78, PAGE 78

0.38 MILES ±  
TO TOWN DRIVE

**GENERAL NOTES:**

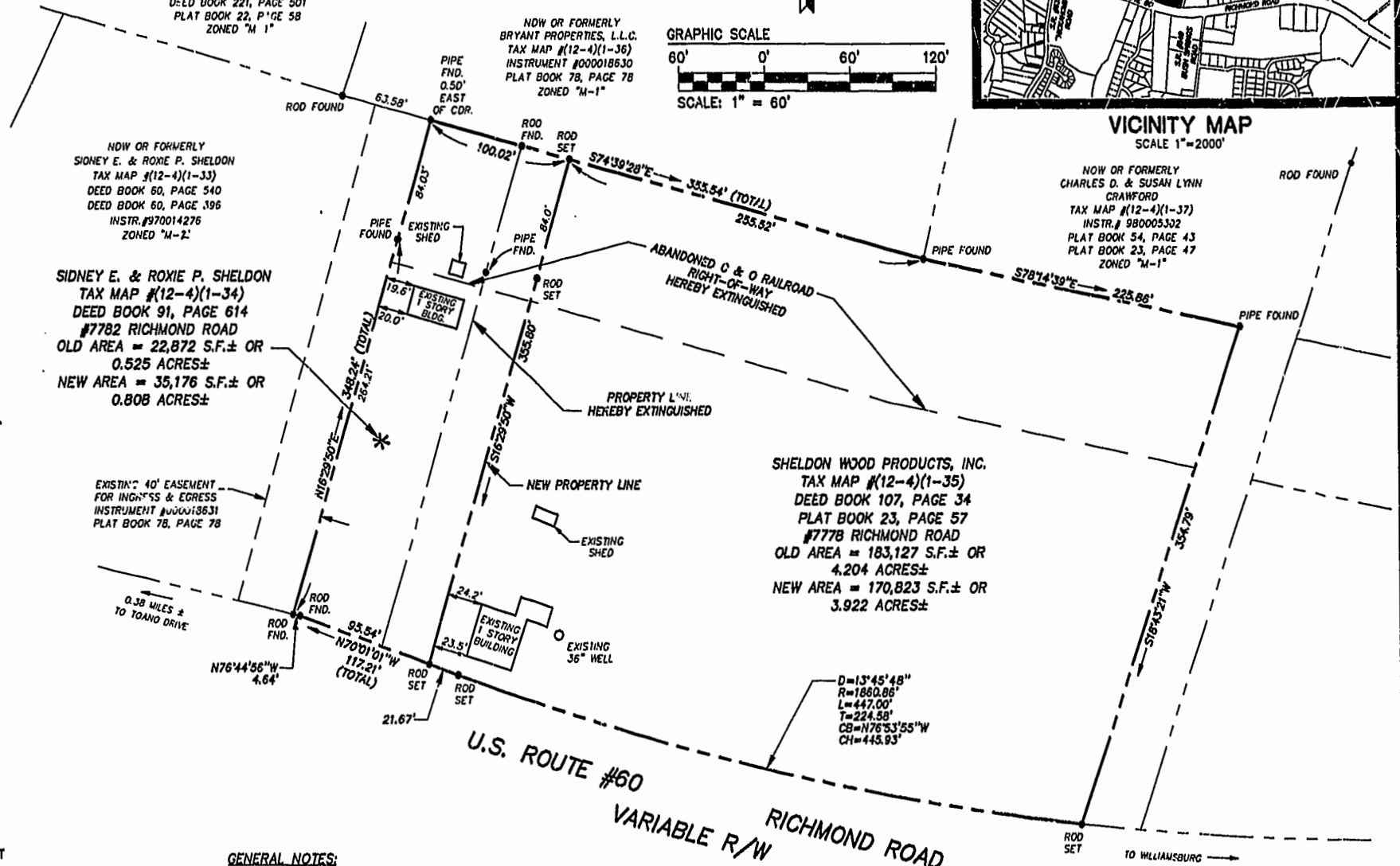
- PROPERTIES AS SHOWN ARE ALL OF TAX MAP PARCELS #(12-4)(1-34) AND TAX MAP PARCEL #(12-4)(1-35).
- PROPERTY ADDRESS - T.M. #(12-4)(1-34) IS: #7782 RICHMOND ROAD.  
PROPERTY ADDRESS - T.M. #(12-4)(1-35) IS: #7778 RICHMOND ROAD.
- PROPERTY IS CURRENTLY ZONED "M-2", LIMITED BUSINESS/INDUSTRIAL DISTRICT.
- MINIMUM SETBACK REQUIREMENTS: FRONT B.S.L. = 50'  
SIDE B.S.L. = 20'  
REAR B.S.L. = 20'
- IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- BOTH PARCELS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL PROPERTY MONUMENTS SHALL BE SET IN ACCORDANCE TO SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

D=13°45'48"  
R=1860.86'  
L=447.00'  
T=224.58'  
CB=N76°53'55"W  
CH=445.93'



VICINITY MAP  
SCALE 1"=2000'

NOW OR FORMERLY  
CHARLES D. & SUSAN LYNN  
CRAWFORD  
TAX MAP #(12-4)(1-37)  
INSTR. # 980005302  
PLAT BOOK 54, PAGE 43  
PLAT BOOK 23, PAGE 47  
ZONED "M-1"



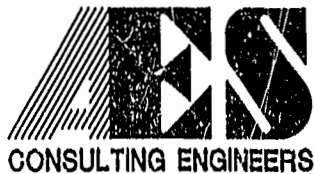
Williamsburg/James City County  
2:54 PM  
Filed 23 day of January, 2001  
DOCUMENT # 01000095  
[Signature] Clerk

STATE OF VIRGINIA  
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, THIS DAY OF January, 2001, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

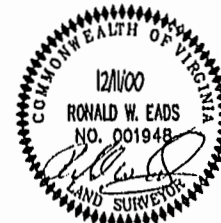
TESTED [Signature]  
CLERK

PLAT BOOK 80, PAGE 2



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 263-0040  
Fax (757) 220-8994

PLAT FOR BOUNDARY LINE ADJUSTMENT AND  
PROPERTY LINE EXTINGUISHMENT  
BETWEEN THE PROPERTIES OF  
SIDNEY E. AND ROXIE P. SHELDON  
AND  
SHELDON WOOD PRODUCTS, INC.  
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn RWE
Scale 1"=60'	Date 12/11/00
Project No. 8112-06	
Drawing No. 1 OF 1	