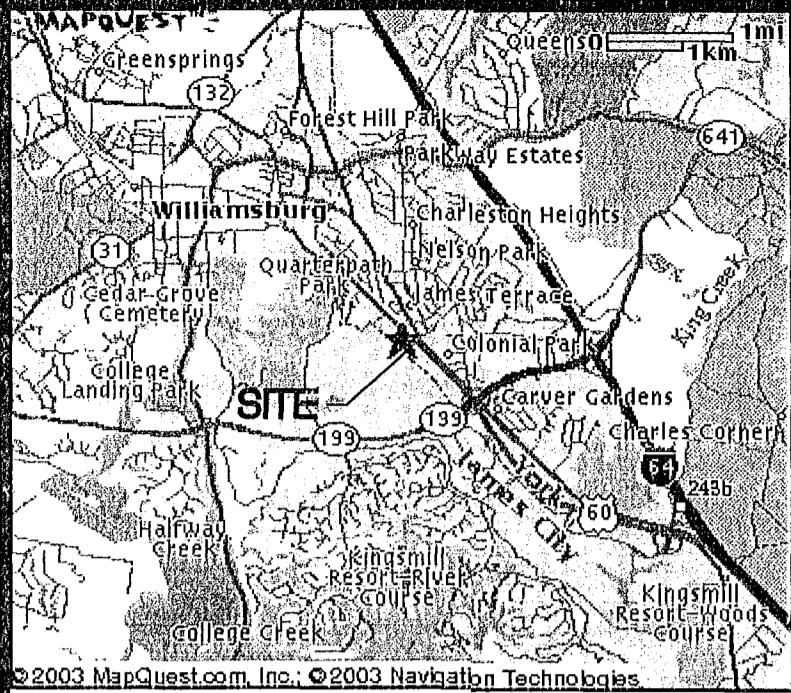


#030036253



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
19 November 2003
 at 2:52 AM/PM, PB PG
 DOCUMENT # 030036253
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

VICINITY MAP (NTS)

OWNER'S CERTIFICATE
 THE BOUNDARY LINE ADJUSTMENT OF PARCELS SHOWN ON THIS PLAT AND KNOW AS PARCEL A, PARCEL B, AND THE BRAFFORD TRACT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.
10/14/03 *Andrew J. Cunningham III*
 DATE THE COLONIAL WILLIAMSBURG FOUNDATION

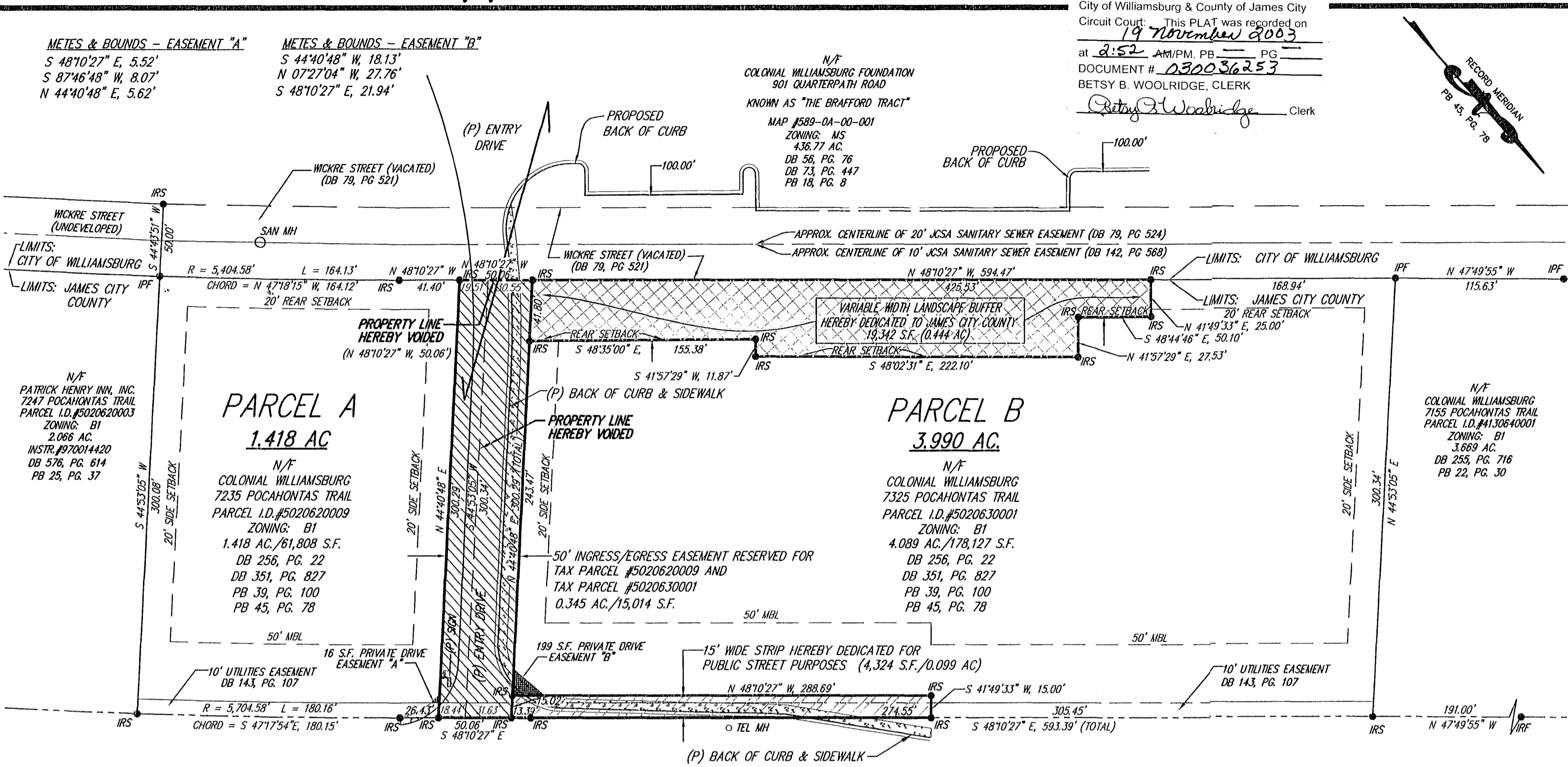
CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg, I, Karen Baker Willetts, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 14th DAY OF October, 2003. MY COMMISSION EXPIRES March 31, 2006
Karen Baker Willetts
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY F. ELMORE BUTLER AND CLETUS E. HOFF, TRUSTEES FOR HOFF TRANSFER, INC. PROFIT SHARING PLAN TO THE COLONIAL WILLIAMSBURG FOUNDATION BY DEED DATED 9/21/84, AND RECORDED IN DEED BOOK 256, PAGE 22; AND BY JOHN D. ROCKEFELLER, JR. AND MARTHA B. ROCKEFELLER, HIS WIFE, TO COLONIAL WILLIAMSBURG, INC., A VIRGINIA CORPORATION, BY DEED DATED 2/18/80, AND RECORDED IN DEED BOOK 73, PAGE 447. BOTH DEEDS WERE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

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.
9/9/03 *Nancy L. Herman-Thompson*
 DATE NANCY L. HERMAN-THOMPSON L.S.#2254

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
10/14/03 *Ann Shank*
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE VIRGINIA DEPARTMENT OF HEALTH
10/28/03 *[Signature]*
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY
10/21/03 *Reed T. Neb*
 DATE SUBDIVISION AGENT CITY OF WILLIAMSBURG

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 19 DAY OF November, 2003.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK , PAGE , DOC.# 030036253
 TESTE *Betsy B. Woolridge, Clerk*
 BY *Claudia H. Binkley, Jr.* CLERK



U.S. ROUTE 60 - POCAHONTAS TRAIL
 (VARIABLE WIDTH R/W)

NOTES:

- CURRENT OWNER: THE COLONIAL WILLIAMSBURG FOUNDATION, P.O. BOX 1776 WILLIAMSBURG, VA 23187-1776
- PROPERTY DESCRIPTIONS: PARCEL A - LOTS 9 - 12, 21 - 24 AND 1/2 STREET, BLOCK 2 COLONIAL TERRACE; PARCEL B - LOTS 1 - 24 AND 1/2 STREET, COLONIAL TERRACE
- THE INTENT OF THIS BOUNDARY LINE ADJUSTMENT PLAT IS TO ADJUST THE COMMON LINE OF PARCEL A AND PARCEL B TO PROVIDE A 50' WIDE STRIP OF LAND TO BE ADDED TO THE PARCEL IDENTIFIED AS MAP #589-0A-00-001 (CITY OF WILLIAMSBURG); TO DEDICATE A LANDSCAPE BUFFER; AND TO DEDICATE AND RESERVE AN INGRESS/EGRESS EASEMENT.
- RECORDED REFERENCES: DEED BOOK 50, PAGE 447; DEED BOOK 73, PAGE 447; DEED BOOK 144, PAGE 325; DEED BOOK 166, PAGE 138; DEED BOOK 255, PAGE 716; DEED BOOK 256, PAGE 22; DEED BOOK 331, PAGE 511; DEED BOOK 351, PAGE 827; INSTRUMENT #970014420; PLAT BOOK 5 PAGE 27; PLAT BOOK 18, PAGE 8; PLAT BOOK 22, PAGE 30; PLAT BOOK 25, PAGE 37; PLAT BOOK 39, PAGE 100; PLAT BOOK 45, PAGE 78; HIGHWAY PLAT BOOK 4, PAGE 225 & 226; OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
- SEE ALSO TWO PLATS BY LANGLEY AND McDONALD, PC, ENTITLED "PLAT OF PROPERTY OF COLONIAL WILLIAMSBURG FOUNDATION," DATED 1/12/90, AND "PLAT OF PROPERTY LINE SOUTH OF ROUTE 60, FOR THE COLONIAL WILLIAMSBURG FOUNDATION," DATED 3/13/89.
- THIS BOUNDARY LINE ADJUSTMENT PLAT IS BASED UPON A CURRENT BOUNDARY SURVEY, PERFORMED IN THE FIELD 6/9/03 - 6/18/03, AND ON INFORMATION COMPILED FROM DEEDS & PLATS OF RECORD.
- ACREAGE OF T.M. (50-2)(06-03-0001) = 4.303 AC./187,451 S.F.
 ACREAGE REMOVED FROM T.M. (50-2)(06-03-0001) = 0.214 AC./9,324 S.F.
 ACREAGE REMOVED FROM T.M. (50-2)(06-03-0001) FOR PUBLIC STREET DEDICATION = 0.099 AC./4,324 S.F.
 REMAINING ACREAGE OF T.M. (50-2)(06-03-0001) = 3.990 AC./173,803 S.F.
 ACREAGE OF T.M. (50-2)(06-02-0009) = 1.549 AC./67,498 S.F.
 ACREAGE REMOVED FROM T.M. (50-2)(06-02-0009) = 0.131 AC./5,690 S.F.
 REMAINING ACREAGE OF T.M. (50-2)(06-02-0009) = 1.418 AC./61,808 S.F.
 ACREAGE ADDED TO BRAFFORD TRACT (MAP #589-0A-00-001) = 0.345 AC./15,014 S.F.
- JAMES CITY COUNTY: NFIP FLOOD ZONE X. SEE F.I.R.M. #510201-0050-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA. CITY OF WILLIAMSBURG: NFIP FLOOD ZONE X. SEE F.I.R.M. #510294-0005-B, EFFECTIVE DATE 3/2/94. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
- PORTIONS OF THESE PARCELS MAY CONTAIN CHESAPEAKE BAY RESOURCE PROTECTION AREAS (RPA'S) OR RESOURCE MANAGEMENT AREAS (RMA'S) AS DEFINED BY JAMES CITY COUNTY.
- ZONING DISTRICT: B-1.
- BUILDING SETBACKS: FRONT=50'; REAR=20', SIDE=20'.
- IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- THE VARIABLE WIDTH LANDSCAPE BUFFER IS DEDICATED TO JAMES CITY COUNTY BY DEED ENTITLED "DEED OF EASEMENT FOR LANDSCAPE BUFFER."

LEGEND:
 IRF = IRON REBAR FOUND
 IRS = IRON REBAR SET
 PB = PLAT BOOK
 DB = DEED BOOK
 WB = WILL BOOK
 T.M. = TAX MAP
 AC = ACRES
 IPF = IRON PIPE FOUND
 EX = EXISTING
 R/W = RIGHT-OF-WAY
 (P) = PROPOSED

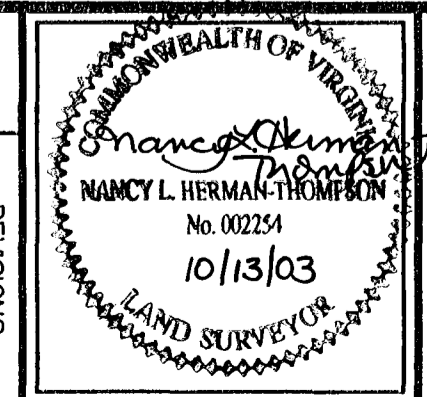
60' 0' 60' 120'
 GRAPHIC SCALE: 1" = 60'

SCALE 1"=60'
 FIELD SS/RR
 DRAWN DNW
 CHECKED NLHT
 DATE 7/22/03
 COMMISSION NUMBER 2020070
 SHEET NUMBER 1 OF 1

BOUNDARY LINE ADJUSTMENT PLAT
THREE PARCELS OF LAND OWNED BY
THE COLONIAL WILLIAMSBURG FOUNDATION
 FOR
THE COLONIAL WILLIAMSBURG FOUNDATION
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1	9/9/03	WICKRE STREET VACATION
2	9/15/03	15' STRIP, SETBACKS
3	10/13/03	REAR SETBACK, SIGNATURE BLOCK, ADJOINER ZONING DIST., NOTE 15



Committed to Excellence
ENGINEERS • ARCHITECTS • SURVEYORS
 449 McLaws Circle, P.O. Box 3505 Williamsburg, Virginia 23187
 (757)253-0673 FAX: (757)253-2319 E-MAIL: djginc@visi.net
 NORFOLK - VIRGINIA BEACH AREA (757)874-5015