30036253 City of Williamsburg & County of James City Circuit Court: This PLAT was recorded or METES & BOUNDS - EASEMENT "B" <u>METES & BOUNDS - EASEMENT "A"</u> at <u>2:52</u> AM/PM. PB \_\_\_\_ PG S 44'40'48" W, 18.13' S 4870'27" E, 5.52' DOCUMENT # 030036253 COLONIAL WILLIAMSBURG FOUNDATION N 07'27'04" W, 27.76' S 87'46'48" W, 8.07' 901 QUARTERPATH ROAD BETSY B. WOOLRIDGE, CLERK N 44'40'48" E. 5.62' S 4810'27" E, 21.94' KNOWN AS "THE BRAFFORD TRACT" Retry Woodridge **PROPOSED** MAP #589-0A-00-001 (P) ENTRY BACK OF CURB ZONING: MS 436.77 AC. DRIVE PROPOSED BACK OF CURB DB 56, PG. 76 -100.00° WICKRE STREET (VACATED) DB 73, PG. 447 (DB 79, PG 521) PB 18. PG. 8 **MCKRE STREET** (UNDEVELOPED) APPROX. CENTERLINE OF 20' JCSA SANITARY SEWER EASEMENT (DB 79, PG 524) rLIMITS: APPROX. CENTERLINE OF 10' JCSA SANITARY SEWER EASEMENT (DB 142, PG 568) . WICKRE STREET (VACATED) ----LIMITS: CITY OF WILLIAMSBURG CITY OF WILLIAMSBURG (DB 79, PG 521) R = 5,404.58'N 4870'27" W L = 164.13' N 4870'27" W. 594.47 N 47'49'55" W CHORD = N 4718'15" W, 164.12' IRS 41.40' -LIMITS: JAMES CITY <sup>IPF</sup> 115.63 20' REAR SETBACK ·LIMITS: JAMES CITY COUNTY COUNTY YARIABLE MIDTH LANDSCAPE BUFFER 20' REAR SETBACK 2003 MapQuest.com, Inc.; © 2003 Navigation Technologie HEREBY DEDICATED TO JAMES CITY COUNTY PROPERTY LINE YICINITY MAP <\19,342 S.F. (0.444 AC)\( HEREBY VOIDED -S 48'44'46" E, 50.10 (NTS) S 48'35'00" E, -RÉAR SETBACK-(N 4870'27" W, 50.06') -N 41'57'29" E, 27.53' S 48'02'31" E, 222.10' OWNER'S CERTIFICATE S 41'57'29" W, 11.87'-N/F PATRICK HENRY INN, INC. THE BOUNDARY LINE ADJUSTMENT OF PARCELS SHOWN ON THIS PLAT AND KNOW AS ~~(P) BACK OF CURB & SIDEWALK PARCEL A PARCEL A, PARCEL B, AND THE BRAFFORD TRACT, IS WITH THE FREE CONSENT COLONIAL WILLIAMSBURG 7247 POCAHONTAS TRAIL PARCEL B PARCEL I.D. #5020620003 ZONING: B1 7155 POCAHONTAS TRAIL AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPERTY LINE PARCEL I.D.#4130640001 1.418 AC HEREBY VOIDED 2.066 AC. 3.990 AC. ZONING: B1 3.669 AC. INSTR. #970014420 DB 255, PG. 716 DB 576, PG. 614 NF THE COLONIA WILLIAMSBURG FOUNDATION PB 22, PG. 30 PB 25, PG. 37 COLONIAL WILLIAMSBURG COLONIAL WILLIAMSBURG 7235 POCAHONTAS TRAIL 7325 POCAHONTAS TRAIL <u>CERTIFICATE OF NOTARIZATION</u> PARCEL I.D.#5020620009 PARCEL I.D.#5020630001 ZONING: B1 ZONING: B1 CITY/GOUNTY-OF Williams I, KAREN BAKEY, A NOTARY PUBLIC 4.089 AC./178,127 S.F. 1.418 AC. /61,808 S.F. -50' INGRESS/EGRESS EASEMENT RESERVED FOR IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY DB 256, PG. 22 DB 256, PG. 22 TAX PARCEL #5020620009 AND THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DB 351, PG. 827 DB 351, PG. 827 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. TAX PARCEL #5020630001 PB 39, PG. 100 PB 39, PG. 100 GIVEN UNDER MY HAND THIS THE DAY OF OCTOBER 2003 0.345 AC./15,014 S.F. PB 45, PG. 78 PB 45, PG. 78 MY COMMISSION EXPIRES MARCH 31, 2006 199 S.F. PRIVATE DRIVE -15' WIDE STRIP HEREBY DEDICATED FOR 16 S.F. PRIVATE DRIVE EASEMENT "A" PUBLIC STREET PURPOSES (4,324 S.F./0.099 AC) -10' UTILITIES EASEMENT DB 143, PG. 107 -10' UTILITIES EASEMENT DB 143, PG. 107 CERTIFICATE OF SOURCE OF TITLE \_\_\_S 41°49'33" W, 15.00 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY F. ELMORE BUTLER AND R = 5,704.58' L = 180.16CLETUS E. HOUFF, TRUSTEES FOR HOUFF TRANSFER, INC. PROFIT SHARING PLAN TO CHORD = S 47'17'54"E, 180.15' N 4749'55" W IRS S 4810'27" E, 593.39' (TOTAL) O TEL MH THE COLONIAL WILLIAMSBURG FOUNDATION BY DEED DATED 9/21/84, AND RECORDED N DEED BOOK 256, PAGE 22; AND BY JOHN D. ROCKEFELLER, JR. AND MARTHA (P) BACK OF CURB & SIDEWALK B. ROCKEFELLER, HIS WIFE, TO COLONIAL WILLIAMSBURG, INC., A VIRGINIA CORPORATION BY DEED DATED 2/18/60, AND RECORDED IN DEED BOOK 73, PAGE 447. BOTH DEEDS U.S. ROUTE 60 - POCAHONTAS TRAIL WERE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA. (VARIABLE WIDTH R/W) 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. **NOTES:** 5. 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 12. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY 1. CURRENT OWNER: nancythelman-Thompson SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND. THE COLONIAL WILLIAMSBURG FOUNDATION NANCY-L. HERMAN-THOMPSON L.S.#225 SOUTH OF ROUTE 60. FOR THE COLONIAL WILLIAMSBURG FOUNDATION." DATED 3/13/89. 13. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS WILLIAMSBURG, VA 23187-1776 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 6. THIS BOUNDARY LINE ADJUSTMENT PLAT IS BASED UPON A CURRENT BOUNDARY SURVEY, THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH 2. PROPERTY DESCRIPTIONS: PERFORMED IN THE FIELD 6/9/03 - 6/18/03, AND ON INFORMATION COMPILED FROM WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. PARCEL A - LOTS 9 - 12, 21 - 24 AND 1/2 STREET, BLOCK 2 DEEDS & PLATS OF RECORD. 14. ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE COLONIAL TERRACE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE ACREAGE OF T.M. (50-2)(06-03-0001) = 4.303 AC./187,451 S.F RCEL B - LOTS 1 - 24 AND 1/2 STREET, COLONIAL TERRACE PRIVATE WELL REGULATIONS. ACREAGE REMOVED FROM T.M. (50-2)(06-03-0001) = 0.214 AC./9,324 S.F.VIRGINIA DEPARTMENT OF TRANSPORTATION 3. THE INTENT OF THIS BOUNDARY LINE ADJUSTMENT PLAT IS TO DATE 15. THE VARIABLE WIDTH LANDSCAPE BUFFER IS DEDICATED TO JAMES CITY = 0.099 AC./4,324 S.F.ACREAGE REMOVED FROM T.M. (50-2)(06-03-0001) FOR ADJUST THE COMMON LINE OF PARCEL A AND PARCEL B TO PROVIDE COUNTY BY DEED ENTITLED "DEED OF EASEMENT FOR LANDSCAPE BUFFER." 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 PUBLIC STREET DEDICATION VIRGINIA DEPARTMENT OF HEALTH REMAINING ACREAGE OF T.M. (50-2)(06-03-0001) = 3.990 AC./173,803 S.F.LEGEND: LANDSCAPE BUFFER; AND TO DEDICATE AND RESERVE AN INGRESS/EGRESS IRF = IRON REBAR FOUND IRS = IRON REBAR SET ACREAGE OF T.M. (50-2)(06-02-0009) ACREAGE REMOVED FROM T.M. (50-2)(06-02-0009) REMAINING ACREAGE OF T.M. (50-2)(06-02-0009) = 1.549 AC./67,498 S.F. = 0.131 AC./5,690 S.F. = 1.418 AC./61,808 S.F. SUBDIVISION AGENT OF JAMES CITY COUNTY /DATÉ PB = PLAT BOOK
DB = DEED BOOK
WB = WILL BOOK
T.M. = TAX MAP
AC. = ACRES RECORDED REFERENCES: INSTRUMENT #970014420 PLAT BOOK 5 PAGE 27 PLAT BOOK 18, PAGE 8 DEED BOOK 50, PAGE 447 DEED BOOK 73, PAGE 447 SUBDIVISION AGENT CITY OF WILLIAMSBURG ACREAGE ADDED TO BRAFFORD TRACT (MAP#589--0A--00-001) DEED BOOK 144, PAGE 325 = 0.345 AC./15,014 S.F.STATE OF VIRGINIA. JAMES CITY COUNTY DEED BOOK 166, PAGE 138 PLAT BOOK 22, PAGE 30 JAMES CITY COUNTY: NFIP FLOOD ZONE X. SEE F.I.R.M. #510201-0050-B, EFFECTIVE DATE IPF = IRON PIPE FOUND DEED BOOK 255, PAGE 716 DEED BOOK 256, PAGE 22 PLAT BOOK 25, PAGE 37 PLAT BOOK 39, PAGE 100 EX. = EXISTINGIN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA. JAMES CITY THE 19 DAY OF Movember, 2003. R/W = RIGHT-OF-WAYCITY OF WILLIAMSBURG: NFIP FLOOD ZONE X. SEE F.I.R.M. #510294-0005-B, EFFECTIVE DATE DEED BOOK 331, PAGE 511 PLAT BOOK 45, PAGE 78 (P) = PROPOSED3/2/94. FLOOD ZONES SUBJECT TO CHANGE BY FEMA. DEED BOOK 351, PAGE 827 HIGHWAY PLAT BOOK 4, PAGE 225 & 226 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ DOC.#030036253
TESTE Betsy B. Woodnidge, Clark

BY Chudia HBirkhy Dip CLERK OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF 9. PORTIONS OF THESE PARCELS MAY CONTAIN CHESAPEAKE BAY RESOURCE PROTECTION 120' JAMES CITY, VIRGINIA. AREAS (RPA'S) OR RESOURCE MANAGEMENT AREAS (RMA'S) AS DEFINED BY JAMES CITY COUNTY. ZONING DISTRICT: B-1. 11. BUILDING SETBACKS: FRONT=50'; REAR:=20', SIDE=20'. GRAPHIC SCALE: 1'' = 60'

SCALE
1"=60'
FIELD
SS/RR
DRAWN
DNW
CHECKED
NLHT
DATE
7/22/03

BOUNDARY LINE ADJUSTMENT PLAT

THREE PARCELS OF LAND OWNED BY THE COLONIAL WILLIAMSBURG FOUNDATION

FOR

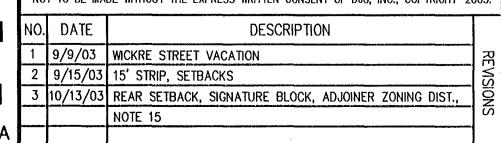
THE COLONIAL WILLIAMSBURG FOUNDATION

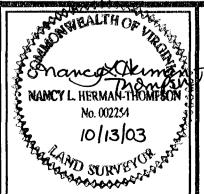
7/22/03 ROBERTS DISTRICT

JAMES CITY COUNTY

VIRGINIA

THIS DOCUMENT IS THE SOLE PROPERTY OF DJG, INC. OF WILLIAMSBURG, VIRGINIA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF DJG, INC., COPYRIGHT 2003.







## 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