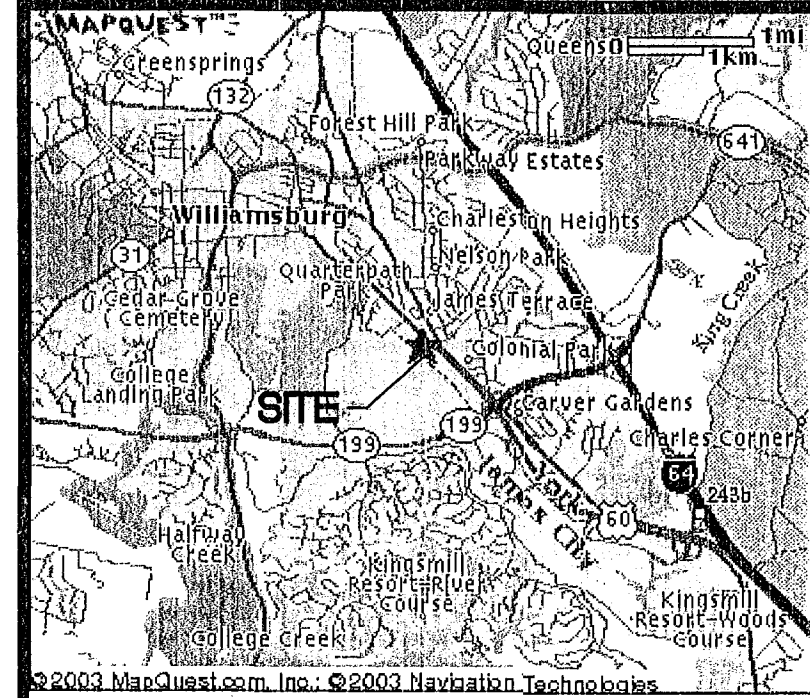


030036860

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
21 November 2003
at 3:46 AM/PM, PB 1 PG 1
DOCUMENT # 030036860
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



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

NOTES:
1. CURRENT OWNER:
THE COLONIAL WILLIAMSBURG FOUNDATION
P.O. BOX 1776
WILLIAMSBURG, VA 23187-1776
2. RECORDED REFERENCES:
DEED BOOK 50, PAGE 447 DEED BOOK 255, PAGE 716 PLAT BOOK 22, PAGE 30
DEED BOOK 56, PAGE 76 DEED BOOK 256, PAGE 22 PLAT BOOK 25, PAGE 37
DEED BOOK 73, PAGE 447 DEED BOOK 331, PAGE 511 PLAT BOOK 30, PAGE 41
DEED BOOK 79, PAGE 521 DEED BOOK 351, PAGE 827 PLAT BOOK 39, PAGE 100
DEED BOOK 142, PAGE 568 INSTRUMENT #970014420 PLAT BOOK 45, PAGE 78
DEED BOOK 144, PAGE 325 PLAT BOOK 5 PAGE 27 PLAT BOOK 18, PAGE 8
DEED BOOK 166, PAGE 138 PLAT BOOK 18, PAGE 8 HIGHWAY PLAT BOOK 4, PAGE 225 & 226
3. SEE ALSO TWO PLATS BY LANGLEY AND McDONALD, P.C. 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. SEE ALSO PLAT BY DJG, INC. ENTITLED "BOUNDARY LINE ADJUSTMENT PLAT, THREE PARCELS OF LAND OWNED BY THE COLONIAL WILLIAMSBURG FOUNDATION," DATED 8/25/03.
4. THIS SUBDIVISION PLAT IS NOT BASED UPON A CURRENT FIELD BOUNDARY SURVEY, BUT COMPILED FROM DEEDS & PLATS OF RECORD, AND THE AERIAL SURVEY OF CITY OF WILLIAMSBURG, GIS DATABASE.
5. NFIP FLOOD ZONE X. SEE F.I.R.M. #510294-0005-B, EFFECTIVE DATE 3/2/94. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
6. 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.
7. ZONING DISTRICT: MS.
8. TAX MAP#: 589-0A-00-001, 436.77 ACRES.
9. A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
10. PHYSICAL IMPROVEMENTS WITHIN THE PARCELS WERE NOT LOCATED.

VICINITY MAP (NTS)

OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT, THE BRAFFORD TRACT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

10/9/03 Andrew J. Mungerman III
DATE THE COLONIAL WILLIAMSBURG FOUNDATION

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg Karen Baker Willetts
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 JOHN D. ROCKEFELLER, JR. AND MARTHA 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; AND BY THE CITY OF WILLIAMSBURG, TO COLONIAL WILLIAMSBURG, INC., A VIRGINIA CORPORATION, BY DEED DATED 6/5/87, AND RECORDED IN DEED BOOK 79, PAGE 523; BOTH DEEDS ARE 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 CITY COUNCIL AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

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

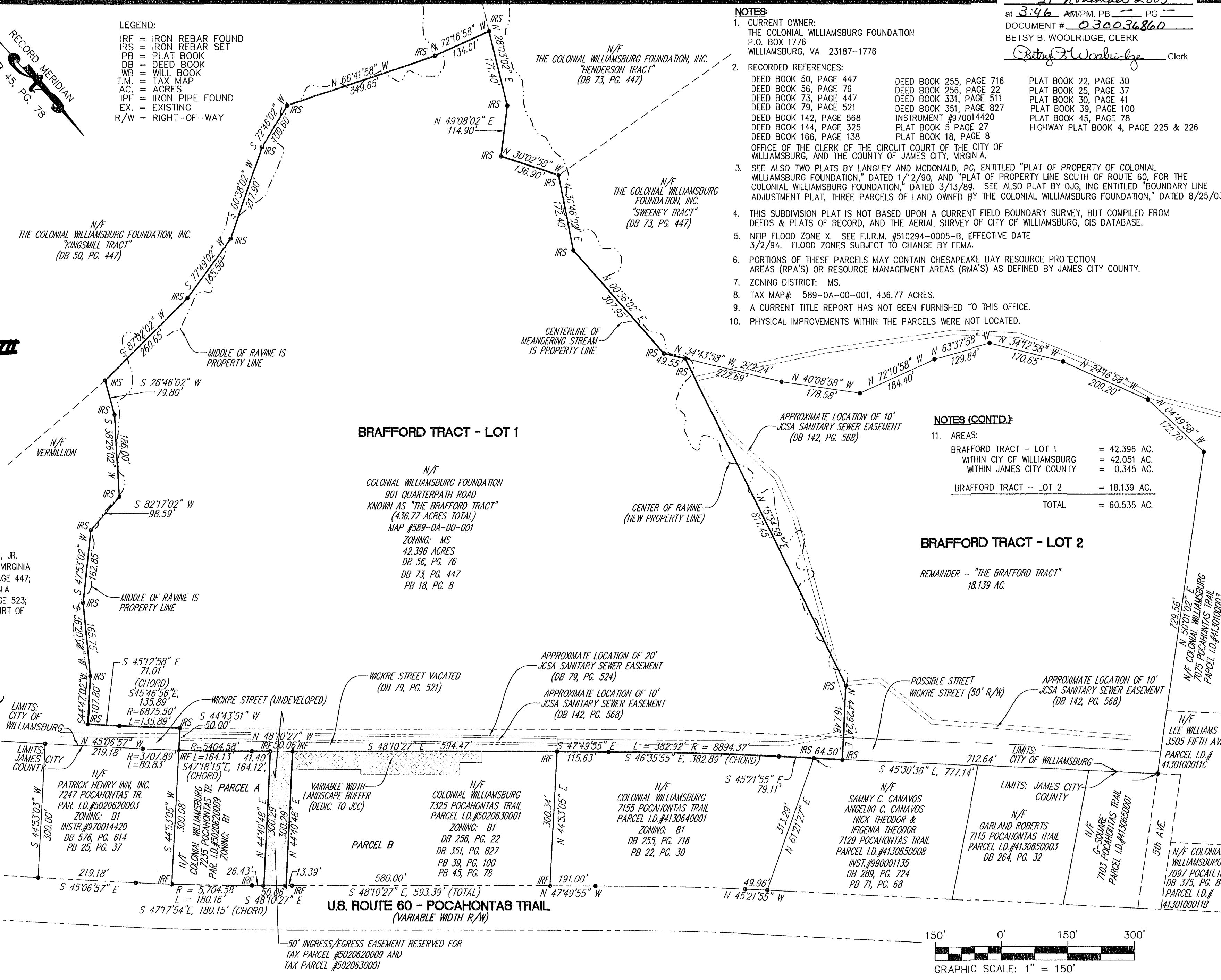
CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10/14/03 Virginia Department of Transportation

10/21/03 Virginia Department of Health

10/21/03 Subdivision Agent of City of Williamsburg

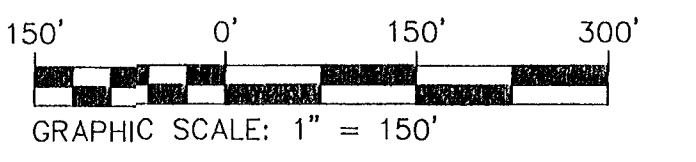
STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 21 DAY OF November, 2003.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE
TESTE Betsy B. Woolridge
BY Claudia H. Binkholz, CLERK



NOTES (CONT'D):

11. AREAS:	
BRAFFORD TRACT - LOT 1	= 42.396 AC.
WITHIN CITY OF WILLIAMSBURG	= 42.051 AC.
WITHIN JAMES CITY COUNTY	= 0.345 AC.
BRAFFORD TRACT - LOT 2	= 18.139 AC.
TOTAL	= 60.535 AC.

BRAFFORD TRACT - LOT 2
REMAINDER - "THE BRAFFORD TRACT"
18.139 AC.

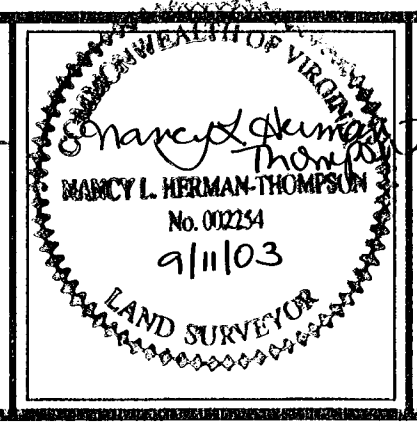


SCALE 1"=150'
FIELD SS/RR
DRAWN DNW
CHECKED NLHT
DATE 7/22/03
COMMISSION NUMBER 2020070
SHEET NUMBER 1 OF 1

SUBDIVISION PLAT
THE BRAFFORD TRACT
THE COLONIAL WILLIAMSBURG FOUNDATION
FOR
THE COLONIAL WILLIAMSBURG FOUNDATION
CITY OF WILLIAMSBURG 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.

NO.	DATE	DESCRIPTION
1	9/9/03	ADJOINERS, WICKRE ST. VACATION
1	9/11/03	ZONING DISTRICT



Committed to Excellence
DJG INC.
ENGINEERS • ARCHITECTS • SURVEYORS
449 McLAWS CIRCLE, P.O. BOX 3505 • WILLIAMSBURG, VIRGINIA 23187
(757)253-0673 FAX: (757)253-2319 E-MAIL: williamsburg@djginc.com
NORFOLK - VIRGINIA BEACH AREA (757)874-5015