

#040002041

CERTIFICATION OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN ON THIS PLAT IS VESTED IN THE NAME OF BOBBY ALLEN DREWRY AND JOANNE W. DREWRY BY WILL FILE #5155 AND DEED DATED APRIL 10, 2003 RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY.

OWNER'S CONSENT AND DEDICATION

THIS FAMILY SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

Bobby Allen Drewry DATE 8/29/03
Joanne W. Drewry DATE 8/29/03
 BOBBY ALLEN DREWRY
 JOANNE W. DREWRY

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:
Susan C. Kohlman A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 14th DAY OF August, 2003.

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 SUBDIVISIONS WITHIN THE COUNTY.

G.T. Wilson, Jr. DATE 4/10/03
 G.T. WILSON, JR., L.S. #1183

CERTIFICATE OF APPROVAL

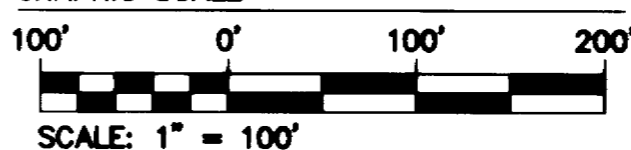
THIS PLAT OF FAMILY SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] DATE 8/29/03
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

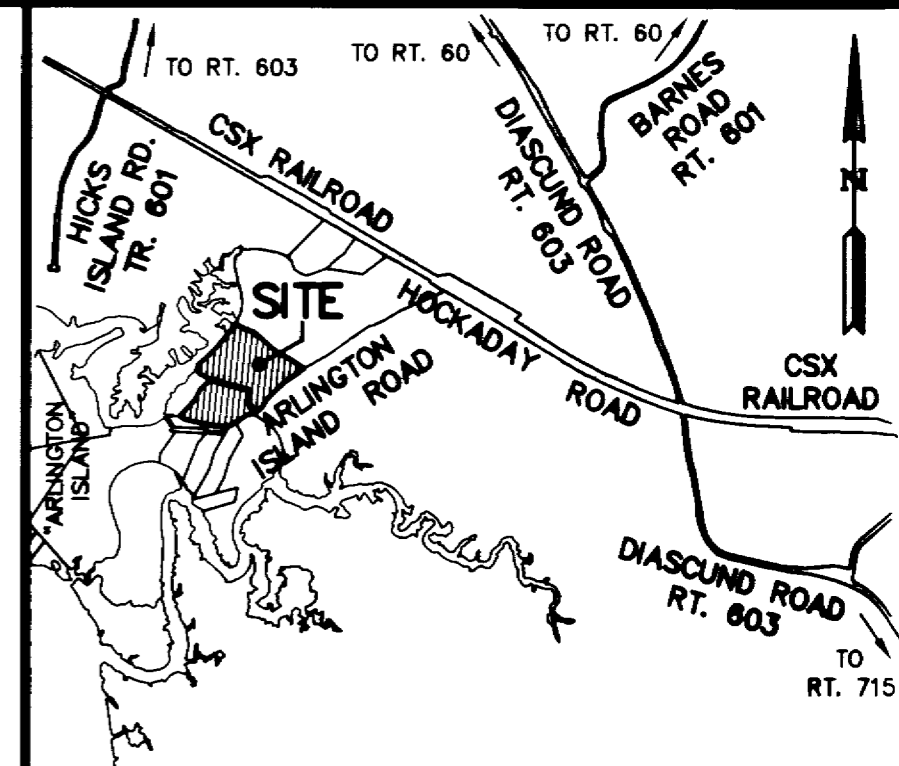
NOTE: PRIVATE 50' R/W CENTERED ON AND OVER EXISTING "DREWRY LANE" FOR THE PURPOSE OF INGRESS AND EGRESS TO BE USED IN COMMON BY PARCEL "A", PARCEL "B" AND TAX PARCEL (9-4)(1-5).

RPA LINE TAKEN FROM JCC GIS MAPS AND IS SUBJECT TO VERIFICATION

GRAPHIC SCALE



PROJECT MERIDIAN - MAGNETIC 1987
 (SPEARMAN & ASSOC., INC. PLAT)



LOCATION MAP - SCALE 1"=2000'

REFERENCE

WILL FILE #5155
 D.B. 353, PG. 489-490 (LIFE RIGHT)
 D.B. 56, PG. 490-491
 D.B. 21, PG. 137 (2 AC. OUT)
 D.B. 9, PG. 280
 D.B. 9, PG. 477-478

LEGEND

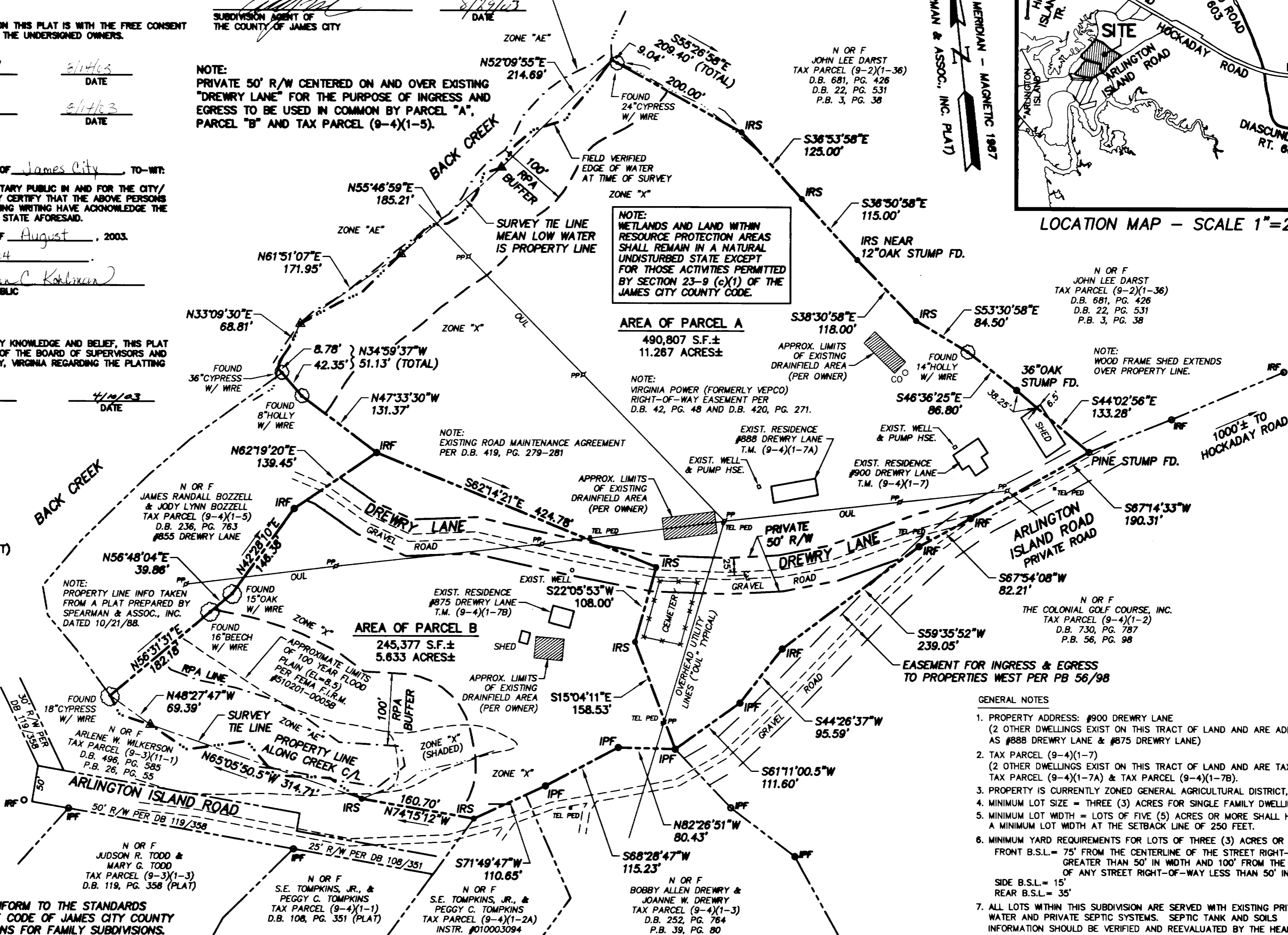
IPF= IRON PIPE FOUND
 IRF= IRON ROD FOUND
 IRS= IRON ROD SET
 PP= POWER POLE

NOTE: THE RPA LINE AND RPA BUFFER SHOWN ARE APPROXIMATE AND BASED UPON JCC GIS MAPS AND HAVE NOT BEEN FIELD BY AES CONSULTING ENGINEERS.

NOTE: THIS FAMILY SUBDIVISION SHALL CONFORM TO THE STANDARDS OUTLINED IN SECTION 19-17 OF THE CODE OF JAMES CITY COUNTY WITH REGARD TO SPECIAL PROVISIONS FOR FAMILY SUBDIVISIONS.

NOTE: ALL STREETS IN THE SUBDIVISION SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPARTMENT OR THE COUNTY AND WHERE APPLICABLE, DO NOT MEET STATE DESIGN STANDARDS.

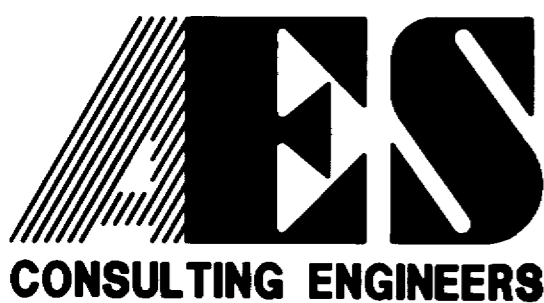
NOTE: PORTIONS OF THIS PROPERTY APPEAR TO LIE WITHIN THE FOLLOWING FLOOD ZONES: ZONE "AE" (BASE FLOOD ELEVATION DETERMINED, ELEV.= 8.5') AND ZONE "X" SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0005 B, DATED 2/6/91.



GENERAL NOTES

- PROPERTY ADDRESS: #900 DREWRY LANE (2 OTHER DWELLINGS EXIST ON THIS TRACT OF LAND AND ARE ADDRESSED AS #888 DREWRY LANE & #875 DREWRY LANE)
- TAX PARCEL (9-4)(1-7) (2 OTHER DWELLINGS EXIST ON THIS TRACT OF LAND AND ARE TAXED AS TAX PARCEL (9-4)(1-7A) & TAX PARCEL (9-4)(1-7B)).
- PROPERTY IS CURRENTLY ZONED GENERAL AGRICULTURAL DISTRICT, A-1.
- MINIMUM LOT SIZE = THREE (3) ACRES FOR SINGLE FAMILY DWELLINGS.
- MINIMUM LOT WIDTH = LOTS OF FIVE (5) ACRES OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 250 FEET.
- MINIMUM YARD REQUIREMENTS FOR LOTS OF THREE (3) ACRES OR MORE: FRONT B.S.L. = 75' FROM THE CENTERLINE OF THE STREET RIGHT-OF-WAY GREATER THAN 50' IN WIDTH AND 100' FROM THE CENTERLINE OF ANY STREET RIGHT-OF-WAY LESS THAN 50' IN WIDTH. SIDE B.S.L. = 15' REAR B.S.L. = 35'
- ALL LOTS WITHIN THIS SUBDIVISION ARE SERVED WITH EXISTING PRIVATE WATER AND PRIVATE SEPTIC SYSTEMS. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- IN ACCORDANCE WITH SECTION 19-33 OF JAMES CITY COUNTY'S SUBDIVISION ORDINANCE, ALL UTILITIES ARE TO BE PLACED UNDERGROUND
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.

08.12.03-10:05 92420P01.dwg CMA



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF FAMILY SUBDIVISION
 SHOWING 2 PARCELS CONTAINING 16.90 ACRES±
 PREPARED FOR:
 BOBBY ALLEN DREWRY AND
 JOANNE W. DREWRY

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court:	This PLAT was recorded on
	<u>Jan. 20, 2004</u>
	at <u>1:35</u> PM, PG. <u>1</u>
	DOCUMENT # <u>040002041</u>
	BETSY B. WOOLRIDGE, CLERK
	<u>Betsy B. Woolridge</u> Clerk
1	8/11/03 REVISED PER JCC COMMENT LETTER DATED 6/20/03
No.	DATE REVISION / COMMENT / NOTE BY

Designed	Drawn
CMA/GTW	CMA
Scale	Date
1"=100'	4/10/03
Project No.	
9242	
Drawing No.	
1 OF 1	