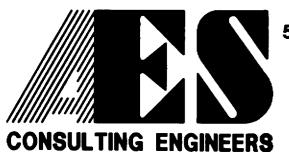
#040002041 CERTIFICATION OF SOURCE OF TITLE CERTIFICATE OF APPROVAL GRAPHIC SCALE TO RT. 603 TITLE TO THE PROPERTY SHOWN ON THIS PLAT IS VESTED IN THE NAME OF RPA LINE TAKEN THIS PLAT OF FAMILY SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE 100 BOBBY ALLEN DREWRY AND JOANNE W. DREWRY BY WILL FILE #5155 AND DEED FROM JCC GIS MAPS DATED APRIL 10, 2003 RECORDED IN THE OFFICE OF THE CLERK OF THE AND IS SUBJECT TO ADMITTED TO RECORD. CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY. **VERIFICATION** SCALE: 1" = 100' OWNER'S CONSENT AND DEDICATION SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY THIS FAMILY SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT SITE Do 30. 70. 70. AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. ZONE "AE" · 9.04. N OR F JOHN LEE DARST N52'09'55"E allen RAILROAD TAX PARCEL (9-2)(1-36)214.69 BOBBY ALLEN DREWRY D.B. 681, PG. 426 DATE PRIVATE 50' R/W CENTERED ON AND OVER EXISTING D.B. 22, PG. 531 "Drewry lane" for the purpose of ingress and FOUND P.B. 3, PG. 38 Meum 24"CYPRESS EGRESS TO BE USED IN COMMON BY PARCEL "A", W/ WIRE DIASCUND ROAD JOANNE W. DREWRY DATE PARCEL "B" AND TAX PARCEL (9-4)(1-5). Ę ij6 5j′58°E RT. 603 125.00° <u>CERTIFICATE OF NOTARIZATION</u> FIELD VERIFIED COMMONWEALTH OF WROWNA, CITY/COUNTY OF James City EDGE OF WATER RT. 715 AT TIME OF SURVEY Kohlman N55'46'59"E _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 IRS ZONE "X" 185.21 S36'50'58"E NOTE: 115.00 SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID. SURVEY TIE LINE LOCATION MAP - SCALE 1"=2000' WETLANDS AND LAND WITHIN ZONE "AE" GIVEN UNTO MY HAND THIS 14th DAY OF August MEAN LOW WATER RESOURCE PROTECTION AREAS IRS NEAR IS PROPERTY LINE SHALL REMAIN IN A NATURAL 12"OAK STUMP FD. N61°51'07"E MY COMMISSION EXPIRES Undisturbed state except 171.95 FOR THOSE ACTIVITIES PERMITTEL N OR F BY SECTION 23-9 (c)(1) OF THE JOHN LEE DARST NOTARY PUBLIC TAX PARCEL (9-2)(1-36)JAMES CITY COUNTY CÓDE. D.B. 681, PG. 426 S53'30'58"E D.B. 22, PG. 531 N33°09'30"E S38'30'58"E P.B. 3, PG. 38 AREA OF PARCEL A 84.50 SURVEYOR'S CERTIFICATE 68.81 ZONE "X" 118.00 490,807 S.F.± HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT APPROX. LIMITS COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND \ N34'59'37"W 11.267 ACRES± OF EXISTING **FOUND** WOOD FRAME SHED EXTENDS ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING - 42.35' \ 51.13' (TOTAL) DRAINFIELD AREA 14"HOLLY **FOUND** 36"OAK OF SUBDIVISIONS WITHIN THE COUNTY. OVER PROPERTY LINE. (PER OWNER) 36"CYPRESS W/ WIRE STUMP FD. VIRGINIA POWER (FORMERLY VEPCO) N47'33'30"W S46'36'25"E RIGHT-OF-WAY EASEMENT PER S44'02'56"E 1000'± TO AD HOCKADAY ROAD G.T.WILSON, JR., L.S. #1183 **FOUND** D.B. 42, PG. 48 AND D.B. 420, PG. 271. 131.37 *86.80*′ 133.28 8"HOLLY W/ WIRE EXIST. RESIDENCE EXIST. WELL-#888 DREWRY LANE -& PUMP HSE. EXISTING ROAD MAINTENANCE AGREEMENT N6279'20"E T.M. (9-4)(1-7A)PER D.B. 419, PG. 279-281 EXIST. WELL-139.45 EXIST. RESIDENCE & PUMP HSE. #900 DREWRY LANE-APPROX. LIMITS T.M. (9-4)(1-7) N OR F OF EXISTING JAMES RANDALL BOZZELL DRAINFIELD AREA ARLINGTON & JODY LYNN BOZZELL S6774'33"W REMRY LANE (PER OWNER) ISLAND ROAD TAX PARCEL (9-4)(1-5) REFERENCE 190.31 PRIVATE ROAD D.B. 236, PG. 763 PRIVATE WILL FILE #5155 #855 DREWRY LANE 50' R/W ROAD D.B. 353, PG. 489-490 (LIFE RIGHT) N56'48'04"E-D.B. 56, PG. 490-491 39.86 D.B. 21, PG. 137 (2 AC. OUT) S67'54'08"W EXIST. WELL' D.B. 9, PG. 280 S22'05'53"W 82.21 EXIST. RESIDENCE PROPERTY LINE INFO TAKEN D.B. 9, PG. 477-478 #875 DREWRY LANE -FROM A PLAT PREPARED BY 108.00 W/ WIRE THE COLONIAL GOLF COURSE, INC. T.M. (9-4)(1-7B)SPEARMAN & ASSOC., INC. TAX PARCEL (9-4)(1-2) DATED 10/21/88. AREA OF PARCEL B D.B. 730, PG. 787 S59'35'52"W 16"BEECH P.B. 56, PG. 98 245,377 S.F.± 239.05 SHED IRS LEGEND 5.633 ACRES± EASEMENT FOR INGRESS & EGRESS IPF= IRON PIPE FOUND TO PROPERTIES WEST PER PB 56/98 APPROX. LIMITS-IRF= IRON ROD FOUND OF EXISTING IRS= IRON ROD SET N4827'47 S15"04"11"E DRAINFIELD AREA FOUND 🕻 🍾 GENERAL NOTES PP= POWER POLE 69.39' 18"CYPRESS (PER OWNER) 158.53 SURVEY - zowe ive. 1. PROPERTY ADDRESS: #900 DREWRY LANE W/ WIRE S44'26'37"W TIE LINE (2 OTHER DWELLINGS EXIST ON THIS TRACT OF LAND AND ARE ADDRESSED ARLENE W. WILKERSON ... NAS. PROPERTY LIN 95.59 ARLENE W. WILKERSON TAX PARCEL (9-3)(11-1) D.B. 496, PG. 585 P.B. 26, PG. 55 AS #888 DREWRY LANE & #875 DREWRY LANE) * ALONG 2. TAX PARCEL (9-4)(1-7) (2 OTHER DWELLINGS EXIST ON THIS TRACT OF LAND AND ARE TAXED AS ARLINGTON ISLAND ROAD ~ 56171'00.5"W THE RPA LINE AND RPA BUFFER TAX PARCEL (9-4)(1-7A) & TAX PARCEL (9-4)(1-7B). SHOWN ARE APPROXIMATE AND 111.60' 3. PROPERTY IS CURRENTLY ZONED GENERAL AGRICULTURAL DISTRICT, A-1. BASED UPON JCC GIS MAPS 4. MINIMUM LOT SIZE = THREE (3) ACRES FOR SINGLE FAMILY DWELLINGS. AND HAVE NOT BEEN FIELD BY AES CONSULTING ENGINEERS. 5. MINIMUM LOT WIDTH = LOTS OF FIVE (5) ACRES OR MORE SHALL HAVE TEL PED A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 250 FEET. v*82°26'51"* N 80.43 6. MINIMUM YARD REQUIREMENTS FOR LOTS OF THREE (3) ACRES OR MORE: 25' R/W PER DB 108/351 N OR F FRONT B.S.L.= 75' FROM THE CENTERLINE OF THE STREET RIGHT-OF-WAY JUDSON R. TODD & S68'28'47"W S71'49'47"W-GREATER THAN 50' IN WIDTH AND 100' FROM THE CENTERLINE MARY G. TODO 115.23 OF ANY STREET RIGHT-OF-WAY LESS THAN 50' IN WIDTH. TAX PARCEL (9-3)(1-3) 110.65 N OR F N OR F SIDE B.S.L.= 15' D.B. 119, PG. 358 (PLAT) S.E. TOMPKINS, JR., & N OR F BOBBY ALLEN DREWRY & REAR B.S.L. = 35' PEGGY C. TOMPKINS S.E. TOMPKINS, JR., & JOANNE W. DREWRY THIS FAMILY SUBDIVISION SHALL CONFORM TO THE STANDARDS TAX PARCEL (9-4)(1-1) D.B. 108, PG. 351 (PLAT) 7. ALL LOTS WITHIN THIS SUBDIVISION ARE SERVED WITH EXISTING PRIVATE TAX PARCEL (9-4)(1-3) PEGGY C. TOMPKINS OUTLINED IN SECTION 19-17 OF THE CODE OF JAMES CITY COUNTY TAX PARCEL (9-4)(1-2A) WATER AND PRIVATE SEPTIC SYSTEMS. SEPTIC TANK AND SOILS D.B. 252, PG. 764 INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH WITH REGARDS TO SPECIAL PROVISIONS FOR FAMILY SUBDIVISIONS. INSTR. #010003094 P.B. 39, PG. 80 P.B. 39, PG. 80 DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION. 8. IN ACCORDANCE WITH SECTION 19-33 OF JAMES CITY COUNTY'S SUBDIVISION PORTIONS OF THIS PROPERTY APPEAR TO LIE WITHIN THE FOLLOWING FLOOD ZONES; ZONE "AE" (BASE FLOOD ELEVATION DETERMINED, ELEV. = 8.5') ALL STREETS IN THE SUBDIVISION SHALL NOT BE MAINTAINED BY THE ORDINANCE, ALL UTILITIES ARE TO BE PLACED UNDERGROUND 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 TRANSPORTATION DEPARTMENT OR THE COUNTY AND WHERE APPLICABLE. AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 DO NOT MEET STATE DESIGN STANDARDS. THE 500-YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0005 B, DATED 2/6/91. THROUGH 19-36 OF THE SUBDIVISION ORDINANCE. PLAT OF FAMILY SUBDIVISION



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

JAMES CITY COUNTY

JOANNE W. DREWRT

STONEHOUSE DISTRICT

EALTH OF
GT. WILSON, JR. Z
CERTIFICATE No. 1183
SURVETOR

VIRGINIA

Υ
ΜA

	Designed CMA/GTW	Drawn CMA	
Γ	Scale	Date	
	1"=100"	4/10/03	
	Project No. 9242		
Γ	Drawing No.		
•	10F1		