

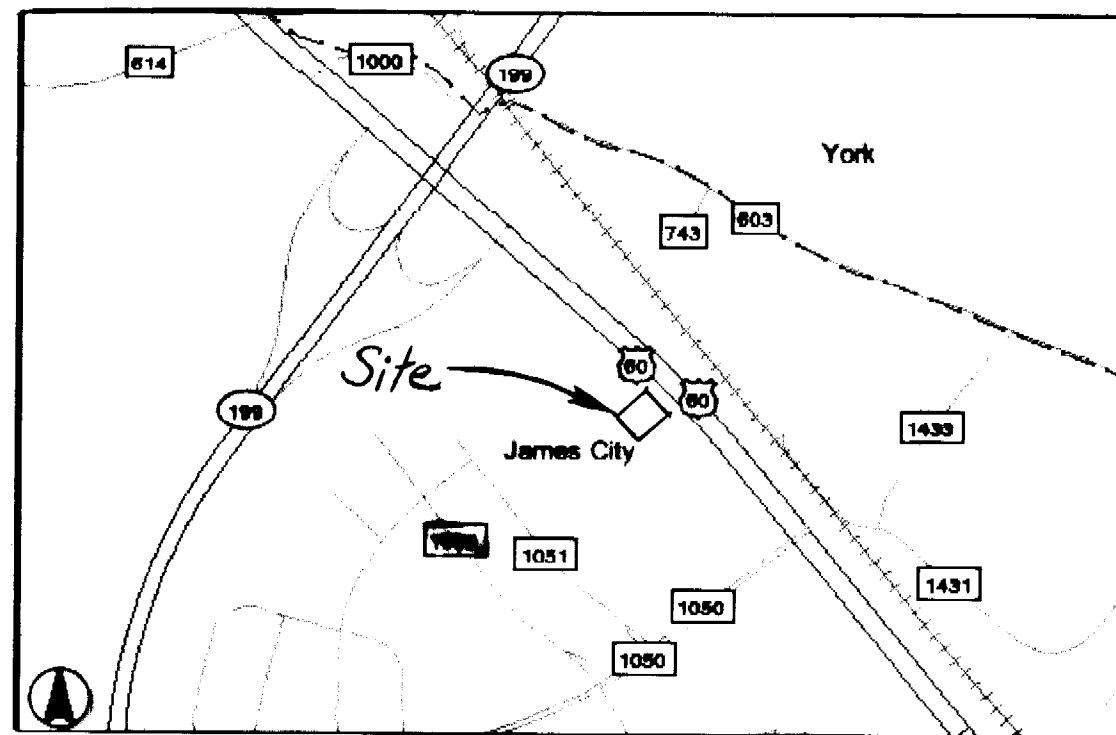
#040024489

RESUBDIVISION OF THE PROPERTY

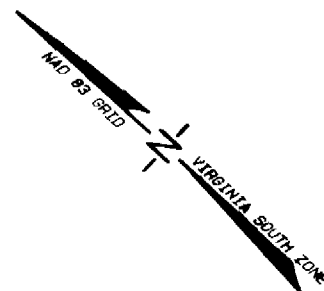
STANDING IN THE NAME OF
ADRIAN N. BANKS
BEING 0.473 ACRES
DESIGNATED AS LOT 2 HERNDON ESTATES
LOCATED IN POWHATAN DISTRICT
JAMES CITY COUNTY, VA.

PROPERTY ADDRESS
6199 RICHMOND ROAD
WILLIAMSBURG, VA. 23188
TAX MAP # 3220100064

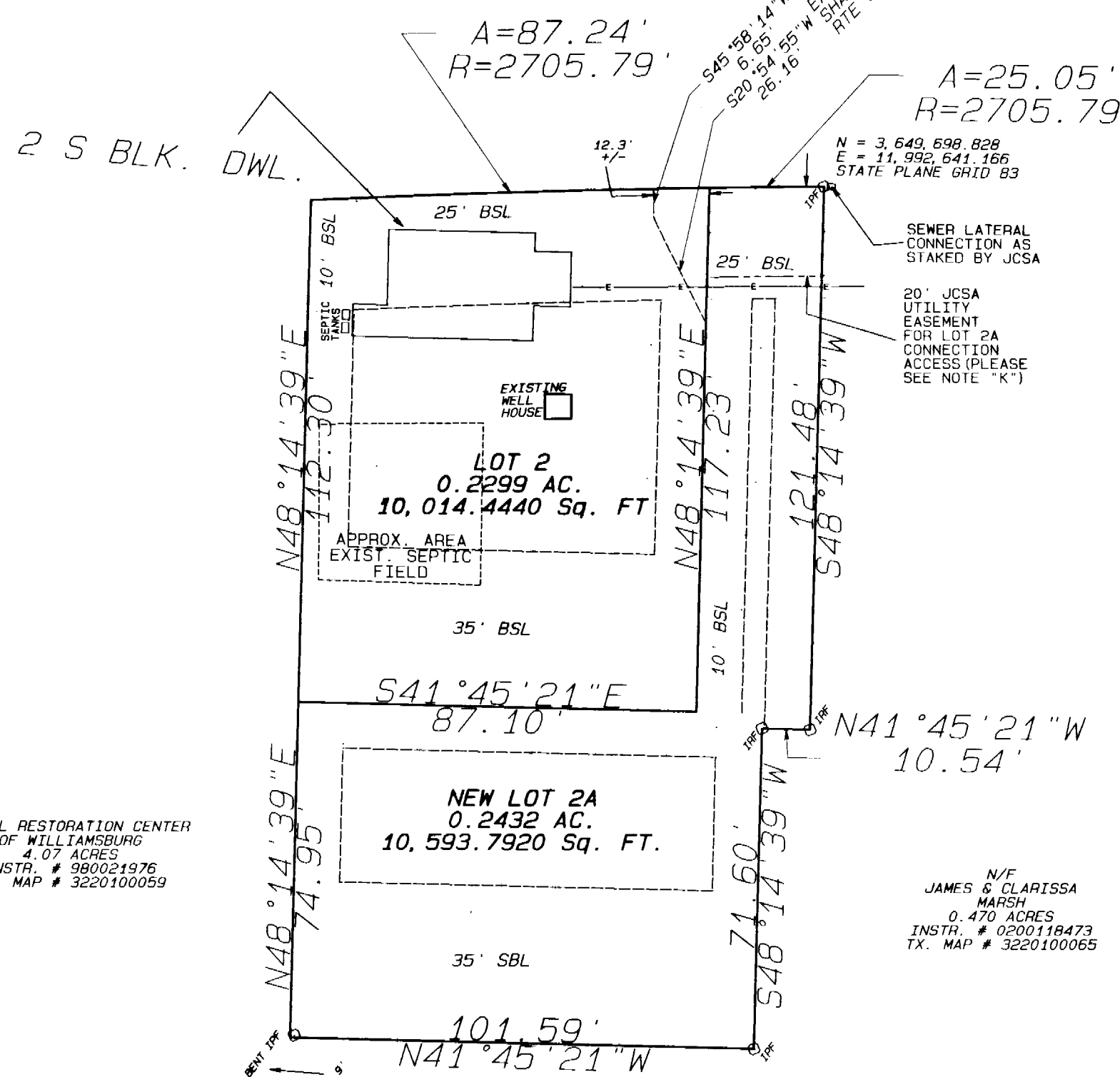
PREPARED BY
ANGLE & DISTANCE
LAND SURVEYING, INC.
156 OLD STAGE RD., TOANO, VA. 23168
PHONE (757) 566-1206



VICINITY MAP SCALE 1" = 1000'



TO WILLIAMSBURG
EBL RTE. 60 (160' R/W) HWY. PB 1 PG. 278



OWNERS CONSENT

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER AND IN AGREEMENT WITH THE ADJOINING PROPERTY OWNERS.

ADRIAN N. BANKS

OWNER: *[Signature]* DATE 9/29/04

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY OF JAMES CITY
A NOTARY PUBLIC IN AND FOR THE STATE
AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S)
WHOSE NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED
THE SAME BEFORE ME IN THE
JAMES CITY THIS DAY OF 29th Sept, 2004
MY COMMISSION, EXPIRES December 31, 2007

[Signature]
NOTARY PUBLIC



SOURCE OF TITLE

TAX PARCEL NO. 3220100064, LIES IN THE NAME OF
ADRIAN N. BANKS, THE PROPERTY WAS CONVEYED BY
BOSTON INVESTORS GROUP, INC. A FLORIDA CORPORATION
BY INSTRUMENT # 040002553, DATED JAN. 7th, 2004
AND RECORDED IN THE OFFICE OF THE CLERK OF THE
CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

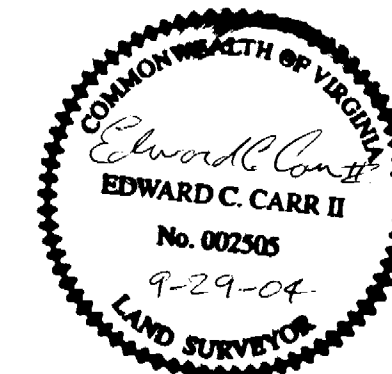
GENERAL NOTES

- A) BOUNDARY TAKEN FROM PLAT BY SPEARMAN & ASSOC. DATED 01-19-1977, RECORDED IN DEED BOOK 178 PAGE 304 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT THAT COULD DISCLOSE ANY ENCUMBRANCES THAT COULD AFFECT SHOWN PROPERTY. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- B) PROPERTY IS ZONED R2, BUILDING SET BACK LINES ARE FRONT = 25' REAR = 35' SIDE = 10'
- C) PROPERTY LIES IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN PER F.I.R.M. MAP #510201-0020B, EFFECTIVE DATE FEB. 6, 1991).
- D) MINIMUM LOT WIDTH AT SETBACK LINE SHALL BE 75' FOR LOTS UNDER 20,000 Sq. FT.
- E) UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- F) ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-35.
- G) LOT 2 TO BE SERVED BY PUBLIC WATER AND SEWAGE DISPOSAL LOT 2A, TO UTILIZE EXISTING WELL AND DRAINFIELD.
- H) LOT PRIOR TO SUBDIVIDING= 0.4731 AC. (20,608.2360 Sq. FT.) NEW LOT 2A= 0.2432 AC. (10,593.7920 Sq. FT.) REMAINDER OF LOT 2 = 0.2299 AC. (10,014.4440)
- I) LOT 2A, TO UTILIZE 15' INGRESS/EGRESS EASEMENT ACROSS LOT 2, AS SHOWN.
- J) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

BETHEL RESTORATION CENTER
OF WILLIAMSBURG
4.07 ACRES
INSTR. # 980021976
TX. MAP # 3220100059

N/F MILDRED D. MORRIS
0.50 ACRES
DB 77 PG. 58
TX. MAP # 3220100063

N/F
JAMES & CLARISSA
MARSH
0.470 ACRES
INSTR. # 0200118473
TX. MAP # 3220100065



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

[Signature] 9-29-04

EDWARD C. CARR II L.S.# 2505

City of Williamsburg & County of James City
Circuit Court This PLAT was recorded on

29 September 2004

at 4:04 AM PM. PB. PG.

DOCUMENT # 040024489

BETSY B. WOOLRIDGE, CLERK

[Signature] Clerk

CERTIFICATE OF APPROVAL

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

[Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION

9/29/04
DATE

[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

9/29/04
DATE

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF JAMES CITY THE 29th DAY OF Sept, 2004
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS IN PLAT BOOK PAGE
TESTE: BETSY B. WOOLRIDGE, CLERK

BY: *[Signature]* Clerk

PROPERTY IS TAX PARCEL ID # 3220100064

GRAPHIC SCALE 1"=30'

