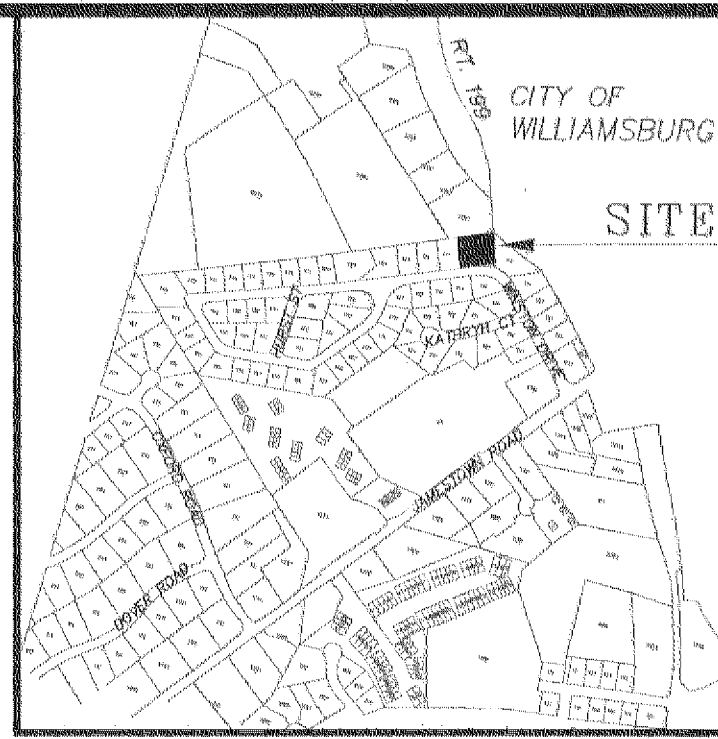
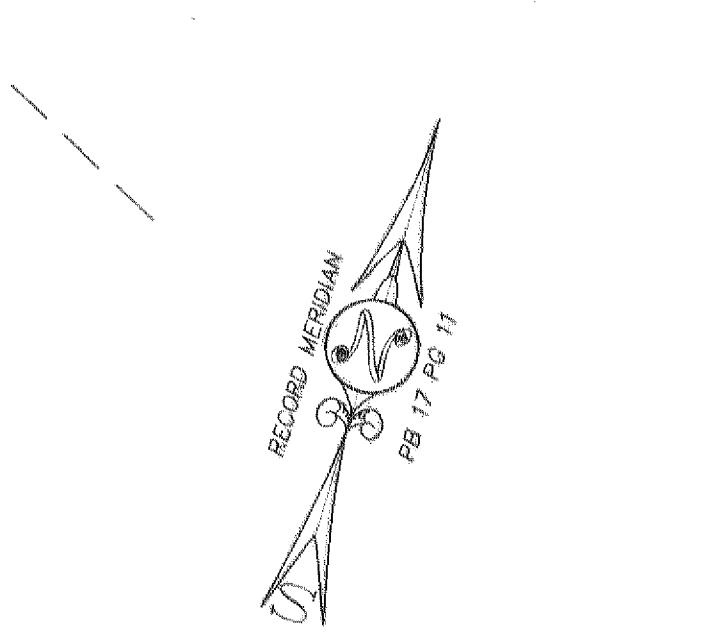


#040029487



VICINITY MAP
SCALE: 1" = 1000'



GRAPHIC SCALE
SCALE: 1" = 20'

N/F McCARDLE
PARCEL "C" DMI PROP.
T.M.(48-1)(9-4A)
#113 WINSTON DRIVE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
November 22, 2004
at 1:03 AM/PM PG. 1
DOCUMENT # 040029487
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

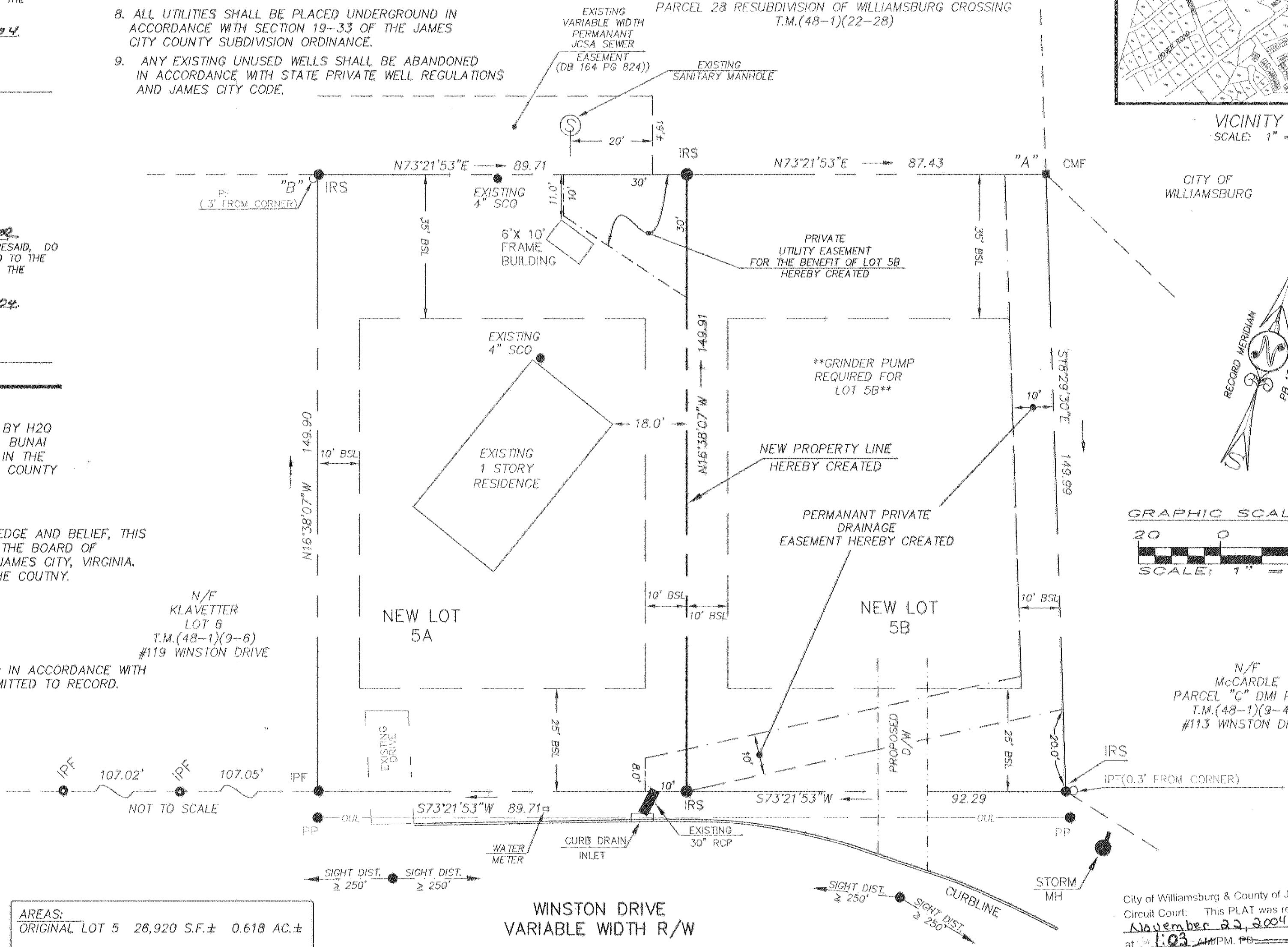
REFERENCES: PB 17 PG 11

NOTE:
LOT 5 DOES NOT MATHEMATICALLY CLOSE
USING RECORD BEARINGS AND DISTANCES
PER PB 17 PG 11. EVIDENCE SUGGESTS
THAT LINE "A"- "B" SHOULD BE 177.14'
INSTEAD OF 176.92 AS SHOWN ON THE PLAT.
ORIGINAL AREA CALCULATION HAS BEEN
ADJUSTED TO MATCH REVISED DIMENSION.

GENERAL NOTES:

1. THE PROPERTY SUBDIVIDED IS ALL OF ASSESSOR'S PARCEL (48-1)(9-5).
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THE PROPERTY IS CURRENTLY ZONED R2.
4. THE PROPERTY LIES IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M. 510201 0045 b. DATED 2/6/91.
5. THE TOTAL AREA SUBDIVIDED IS 0.617 ACRES (26,886 S.F.)
6. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATE.
7. MINIMUM BUILDING SETBACK LINES: FRONT = 25'
SIDE = 10'
REAR = 35'
8. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.

N/F
UNIVERSITY SQUARE ASSOC.
PARCEL 28 RESUBDIVISION OF WILLIAMSBURG CROSSING
T.M.(48-1)(22-28)



AREAS:			
ORIGINAL LOT 5	26,920 S.F.±	0.618 AC.±	
NEW LOT 5A	13,448 S.F.±	0.309 AC.±	
NEW LOT 5B	13,472 S.F.±	0.309 AC.±	
TOTAL NEW AREA	26,920 S.F.±	0.618 AC.±	

OWNERS CERTIFICATE
THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) PROPRIETOR(S) AND/OR TRUSTEE(S).

Jeffrey E. Drake Sept 28, 2004
JEFFREY E. DRAKE (OWNER) DATE

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF Alexandria, Amparo F. Ibarquien
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 28 DAY OF September, 2004.
MY COMMISSION EXPIRES March 31, 2008

SIGNATURE: Amparo F. Ibarquien

Peter L. Bunai 5 Oct 2004
PETER L. BUNAI (OWNER) DATE

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY, Ann J. Weaver
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 5 DAY OF October, 2004.
MY COMMISSION EXPIRES 12/31, 2007

SIGNATURE: Ann J. Weaver

CERTIFICATION OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY H2O PROPERTIES, LLC TO JEFFREY E. DRAKE AND PETER L. BUNAI BY DEED DATED NOVEMBER 20, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO: 030039101

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.

A.D. Sebert 6/10/04
A.D. SEBERT, L.S. DATE

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

[Signature] 11/9/04
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

Bury A. Win 10/5/04
FOR VIRGINIA DEPT. OF TRANSPORTATION DATE

N/F
KLAVETTER
LOT 6
T.M.(48-1)(9-6)
#119 WINSTON DRIVE

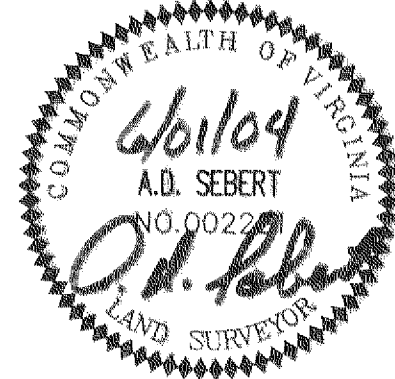
CASE#BERT SURVEYING AND LAYOUT, LLC 09/14/2004 09:26:57 AM EST

**SEBERT
SURVEYING
& LAYOUT, LLC**

173 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
CELL: (757) 784-2413

PLAT OF SUBDIVISION
BEING LOT 5 SECTION 1
WINSTON TERRACE
OWNED BY
JEFFREY E. DRAKE & PETER L. BUNAI

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



- LEGEND:**
- N/F NOW OR FORMERLY
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - CMF CONCRETE MONUMENT FOUND
 - IRS IRON ROD SET
 - BSL BUILDING SETBACK LINE
 - R/W RIGHT-OF-WAY
 - SMH SANITARY MANHOLE
 - CO SANITARY CLEANOUT
 - WM WATER METER
 - PP POWER POLE
 - RCP REINFORCED CONCRETE PIPE
 - OUL OVERHEAD UTILITY LINE

DATE: 06/01/2004
REVISION NO./DATE/DESCRIPTION
1 7/14/04 COMMENTS DATED 7/1/04
2 9/7/04 DRAIN/UTILITY EASEMENT

DESIGNED BY: ADS
SCALE: 1" = 20'
PROJECT NO.
481-1
DRAWING NO.
1 OF 1