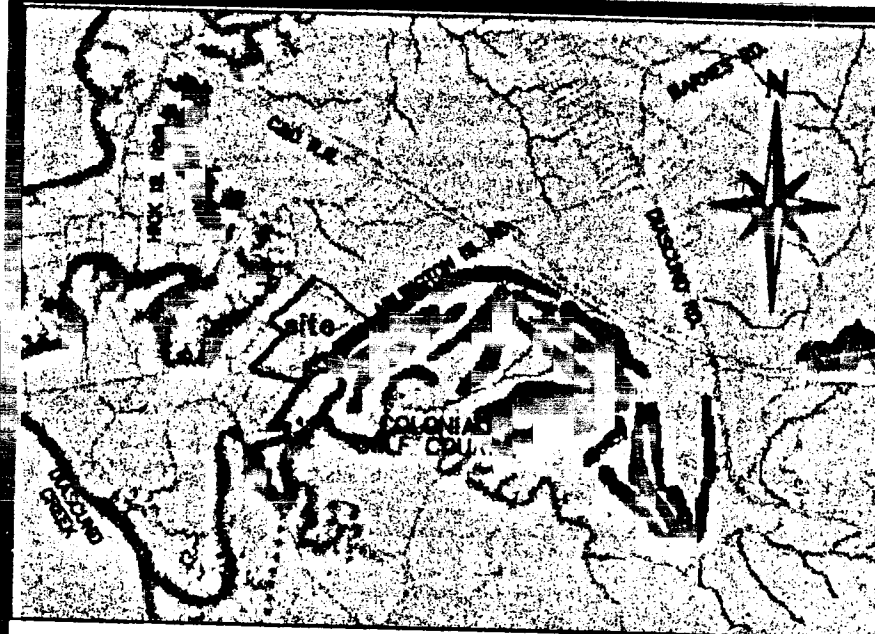


090027979

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
16 October 2009  
at 10:46 AM/PM, PG. 1  
DOCUMENT # 090027979  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk



VICINITY MAP 1" = 2000'

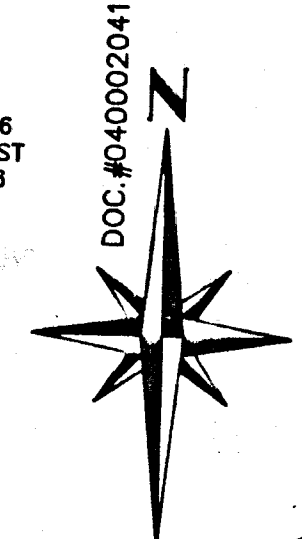
CERTIFICATE OF APPROVAL

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

7/31/09 *B. Allen*  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
7/31/09 *J. Bozzell*  
DATE VIRGINIA DEPARTMENT OF HEALTH  
8/5/09 *Deane E. Raynes*  
DATE SURVEYS AGENT OF JAMES CITY COUNTY

PLAT OF DIVISION AND BOUNDARY LINE ADJUSTMENT

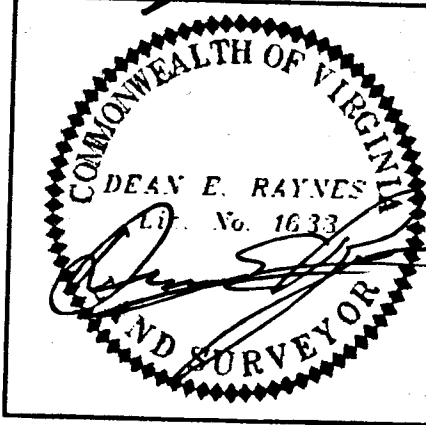
ON PROPERTY BEING  
PARCEL ID#0940100007C &  
ID#0940100007D  
LOCATED IN STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=100' DATE: 05/28/2009  
J.N. 344.6  
SHEET 1 OF 2



- NOTES:
- THIS SURVEY REPRESENTS AN IN THE FIELD BOUNDARY SURVEY OF PARCEL B.
  - PROPERTY IS ZONED A-1  
SETBACK REQUIREMENTS: BUILDINGS MUST BE 50' FROM ANY ROAD R/W 50' OR GREATER IN WIDTH  
SIDE: 15' MINIMUM  
REAR: 35' MINIMUM
  - THIS PROPERTY IS IN A RESOURCE PROTECTION AREA AS SHOWN HEREON.
  - PROPERTY IS SERVED BY INDIVIDUAL WELL AND SEWAGE DISPOSAL SYSTEMS.
  - UNLESS OTHERWISE NOTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL REMAIN PRIVATE.
  - ALL OUTDOOR SIGNS ON THE PROPERTIES SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE 8, DIVISION 3 OF THIS CHAPTER.
  - IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED FOR IN SECTION 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
  - OWNER NEEDS TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.
  - PROJECT IDENTIFICATION # S-0035-2009.
  - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  - WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECT. 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
  - OWNERSHIP:  
PARCEL A  
TAX MAP ID#0940100007C  
ADDRESS: 900 DREWRY LANE  
OWNER: JOHN FRANCIS DREWRY LIFE ESTATE, C/O BOBBY ALLEN & JOANNE W. DREWRY
  - SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
  - THIS PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONES: ZONE AE (BASE FLOOD ELEVATIONS DETERMINED ELEV. = 8.5') AND ZONE X. PER F.I.R.M. #510201-0005 B, DATED 02/06/1991.

SURVEYORS CERTIFICATION:  
I HEREBY CERTIFY THAT TO THE BEST OF MY BELIEF OR KNOWLEDGE THIS PLAT COMPLIES WITH ALL OF THE ORDINANCES OF JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

*Deane E. Raynes* 7/21/09  
DEAN E. RAYNES #1833 DATE



HIS Land Surveying, Inc.  
P.O. Box 100  
Providence Forge, Virginia 23140  
Phone: 804-966-7017

PARCEL B AREA SUMMARY:  
OLD AREA = 5.635 ACRES  
NEW AREA = 6.000 ACRES  
AREA FROM PARCEL ID# 0940100007C = 0.365 ACRES  
AREA IN LOTS 6.00 ACRES  
NUMBER OF LOTS 2  
AVERAGE LOT SIZE 3.0 ACRES  
MINIMUM LOT SIZE 3.0 ACRES

CERTIFICATE OF SOURCE OF TITLE: ID#0940100007D  
THE PROPERTY SHOWN HEREON WAS CONVEYED BY BOBBY ALLEN & JOANNE W. DREWRY TO JAMES RANDALL & JODY LYNN BOZZELL BY DEED DATED 01/21/2007 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT# 040002043.

CERTIFICATE OF SOURCE OF TITLE: ID#0940100007C  
THE PROPERTY SHOWN HEREON WAS CONVEYED BY BOBBY ALLEN & JOANNE W. DREWRY TO JOHN FRANCIS DREWRY LIFE ESTATE, C/O BOBBY ALLEN & JOANNE W. DREWRY BY DEED DATED 01/21/2007 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT# 040002042.

THIS PORTION OF DREWRY LANE IS TO BE VACATED AND RELOCATED (EXISTING 50' INGRESS & EGRESS EASEMENT)

JAMES RANDALL & JODY LYNN BOZZELL  
DB. 238, PG. 763

PARCEL B-2  
3.000 Acres  
130688.84 Sq. ft.

PARCEL B-1  
3.000 Acres  
130681.90 Sq. ft.

ARLENE W. WILKERSON  
DB. 496, PG. 585  
PB. 26, PG. 55

PEGGY C. TOMPKINS  
DB. 108, PG. 351

BOBBY ALLEN & JOANNE W. DREWRY  
DB. 252, PG. 764  
PB. 39, PG. 80

ASSESSMENT CERTIFICATION:  
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC 6-810-10 et seq.), THE REGULATIONS.

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 321-163.6 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (ASSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN ASSE FOR RESIDENTIAL DEVELOPMENT. THIS DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTHS REGULATIONS BY RELIANCE UPON THAT CERTIFICATION. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR TRADITIONAL SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

SIGN ASSE/PE DATE

PARCEL A  
OLD AREA = 11.287 ACRES  
NEW AREA = 10.920 ACRES  
NOTE: PARCEL A BOUNDARY LINES WERE NOT SURVEYED THEY WERE COMPILED FROM PLAT BY AES DATED 4/10/03 AND RECORDED IN DOCUMENT #040002041 IN THE JAMES CITY COUNTY CIRCUIT COURT.  
THE DRAINFIELDS, WELLS AND DWELLINGS SHOWN HEREON WERE ALSO TAKEN FROM AFORESAID PLAT.

CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY I, Susan C. Kohlman, A NOTARY PUBLIC 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 NAME THIS 31 DAY OF July, 2009.  
SIGNATURE *Susan C. Kohlman* 183329  
MY COMMISSION EXPIRES 6/30/2012 REGISTRATION NUMBER

CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY I, Susan C. Kohlman, A NOTARY PUBLIC 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.  
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GIVEN UNDER MY NAME THIS 31 DAY OF July, 2009.  
SIGNATURE *Susan C. Kohlman* 183329  
MY COMMISSION EXPIRES 6/30/2012 REGISTRATION NUMBER

OWNER'S CERTIFICATE:  
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS ID#0940100007C & ID#0940100007D IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

*Bobby Drewry* 7/31/09  
NAME PRINTED SIGNATURE DATE  
*James L. Bozzell* 7/31/09  
NAME PRINTED SIGNATURE DATE  
*Jody Lynn Bozzell* 7-31-09  
NAME PRINTED SIGNATURE DATE

