

LOCATION MAP  
1" = 2000'

- BUILDING RESTRICTIONS**
- MINIMUM FRONTAGE = 100' AT SETBACK LINE (FOR LOTS LESS THAN 1 ACRE)
  - 150' AT SETBACK LINE (FOR LOTS GREATER THAN 1 ACRE)
  - 125' AT SETBACK LINE (FOR CORNER LOTS UNDER 1 ACRE)
  - FRONT SETBACK LINE = 35' MINIMUM
  - REAR SETBACK LINE = 35' MINIMUM
  - SIDE SETBACK LINE = 15' MINIMUM

NOTE: THIS PLAT IS TAKEN FROM PLAT MADE BY AES, A PROFESSIONAL CORPORATION, DATED AUGUST 27, 1985 AND RECORDED NOVEMBER 19, 1985 IN DEED BOOK 288, PAGE 50 AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

**Chesapeake Bay Preservation Note**

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VR-173-02-01) and any local ordinances adopted pursuant thereto. These regulations and ordinances may place additional requirements on lots recorded after September 30, 1989, and may limit development of lots. Owners should familiarize themselves with the regulations and ordinances and are encouraged to contact the James City County Director of Code Compliance for more information.

**AREA TABULATION**

| LOT 15                 |                    |
|------------------------|--------------------|
| FORMER AREA            | 50,618 S.F.        |
| PLUS (FROM LOT 16)     | 159 S.F.           |
| PLUS (FROM DERBY LANE) | 87 S.F.            |
| <b>NEW AREA</b>        | <b>50,864 S.F.</b> |

| LOT 16                 |                    |
|------------------------|--------------------|
| FORMER AREA            | 42,070 S.F.        |
| MINUS (TO LOT 15)      | 159 S.F.           |
| PLUS (FROM DERBY LANE) | 6,137 S.F.         |
| <b>NEW AREA</b>        | <b>48,048 S.F.</b> |

**OWNER'S CERTIFICATE**

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS DRUMMOND'S FIELD, SECTION 2, LOTS 15 AND 16 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

June 12, 1990 DATE  
by David M. Murray, Pres NAME  
June 18, 1990 DATE  
June 18, 1990 DATE  
July 12, 1990 DATE  
July 18, 1990 DATE

**ENGINEER OR SURVEYOR'S CERTIFICATE**

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.

June 9, 1990 DATE  
G. T. WILSON, JR. C.T.S. NAME

**CERTIFICATE OF APPROVAL**

THIS BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 15 & 16 AND DERBY LANE IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

8-3-90 DATE  
VIRGINIA DEPARTMENT OF TRANSPORTATION NAME  
8/2/90 DATE  
VIRGINIA DEPARTMENT OF HEALTH NAME  
10/30/90 DATE  
SUBDIVISION AGENT OF JAMES CITY COUNTY NAME

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF Newport News, I, Cary L. Dawick, 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 13 DAY OF June, 1990. MY COMMISSION EXPIRES 11-22-96

Cary L. Dawick SIGNATURE

**CERTIFICATE OF SOURCE OF TITLE (LOT 15)**

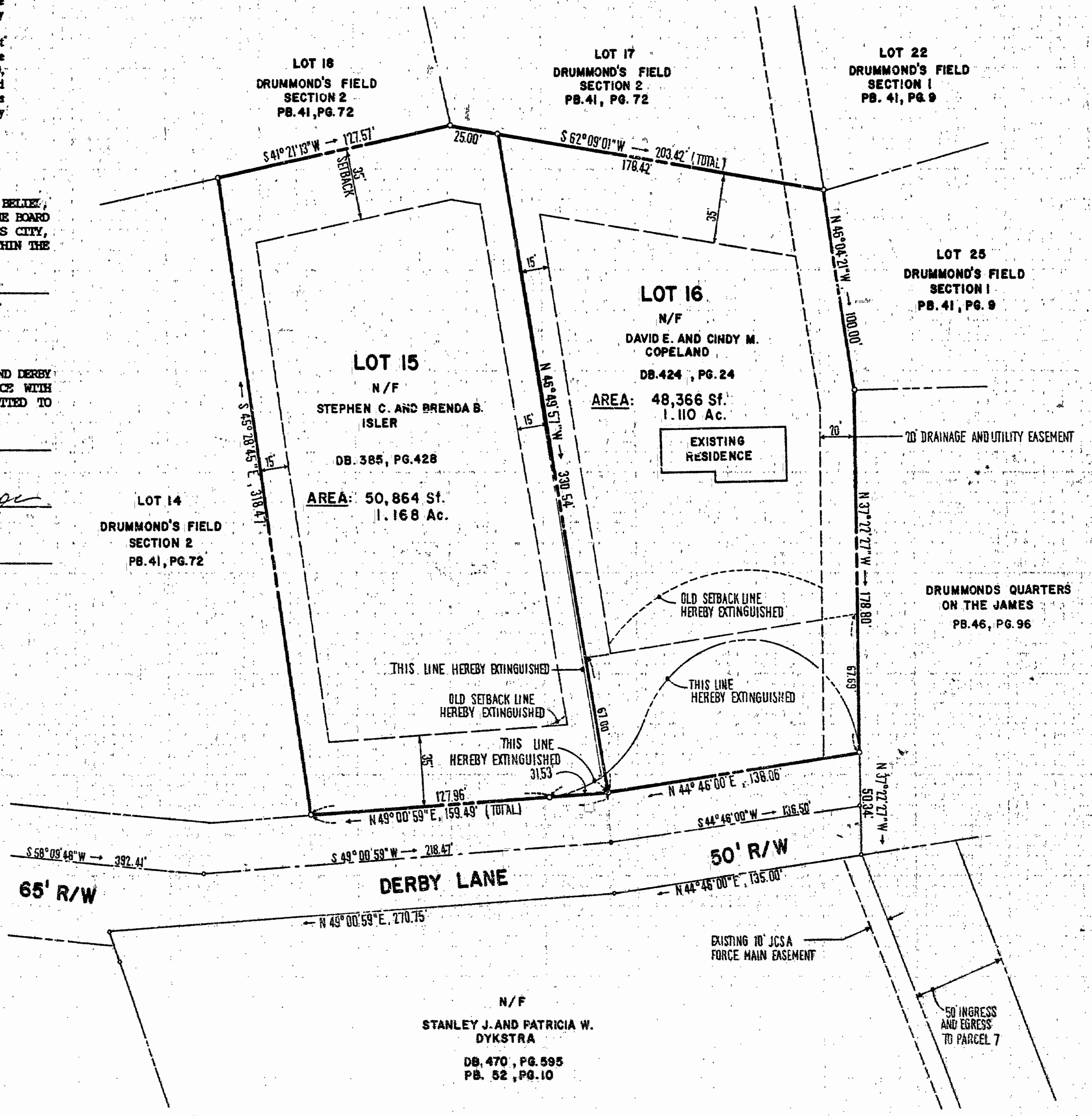
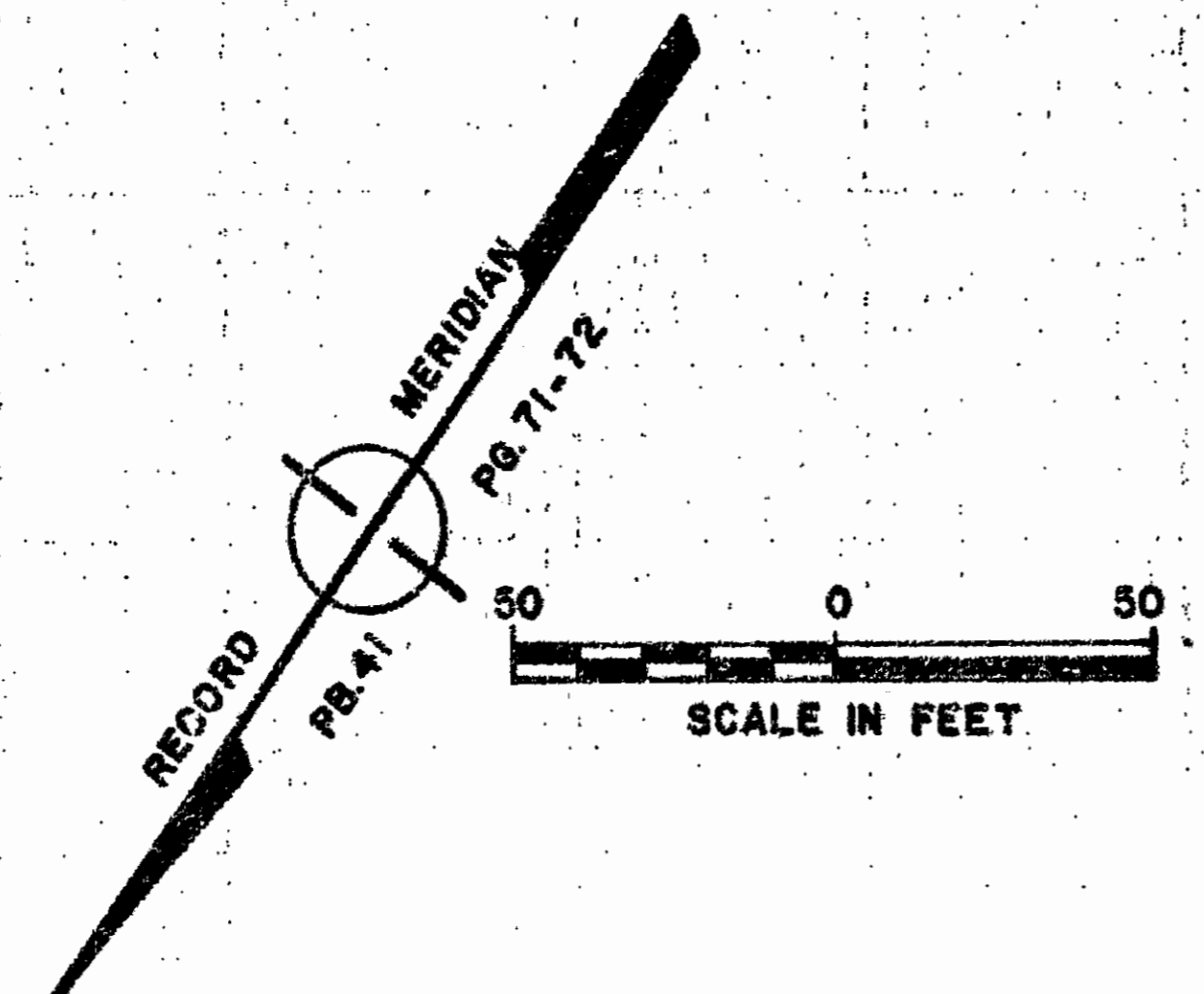
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MERLE E. BOUNDS TO STEPHEN C. ISLER AND BRENDA B. ISLER BY DEED OF TRUST DATED MARCH 30, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 385 PAGE 428.

**CERTIFICATE OF SOURCE OF TITLE (LOT 16)**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MICHAEL A. MICKIEWICZ AND JACQUELINE A. MICKIEWICZ TO DAVID E. COPELAND AND CINDY M. COPELAND BY DEED DATED JANUARY 10, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 424, PAGE 24.

**CERTIFICATE OF SOURCE OF TITLE (DERBY LANE)**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID M. MURRAY AND ANNE P. MURRAY TO DRUMMOND'S FIELD LIMITED, A VIRGINIA CORPORATION BY DEED DATED NOVEMBER 12, 1984 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 262, PAGE 841.



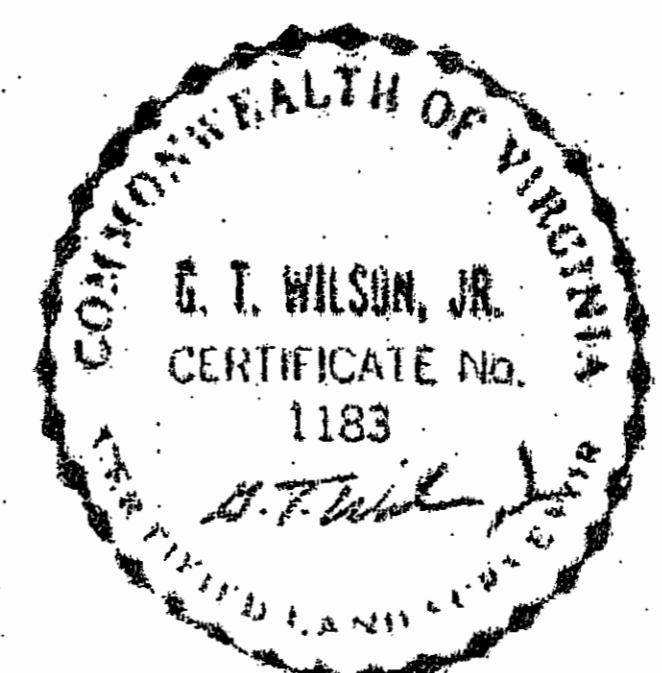
REFERENCES: PB. 41/71-72 ; DB. 262/641; PB. 49/94; DB. 282/667, PB. 41/ 51



**AES**, a professional corporation  
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Williamsburg, Virginia 23185  
(804) 253-0040  
Engineering, Planning, Surveying

**PLAT FOR BOUNDARY LINE ADJUSTMENT  
BETWEEN DERBY LANE AND LOTS 15 & 16  
DRUMMOND'S FIELD  
SECTION 2**

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



| NO. | DATE | REVISION / COMMENT / NOTE | BY |
|-----|------|---------------------------|----|
|     |      |                           |    |
|     |      |                           |    |
|     |      |                           |    |

|                     |                  |
|---------------------|------------------|
| Designed<br>JSB     | Drawn<br>BB      |
| Scale<br>1" = 50'   | Date<br>6/6/1990 |
| Project No.<br>5179 |                  |
| Drawing No.<br>PLAT |                  |