

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS FORMER LOTS 8, 9 & 10 DRUMMONDS FIELD WAS CONVEYED BY DRUMMONDS FIELD LIMITED, TO HENRY S. & LAVELLE M. BRANSCOME BY DEED DATED AUGUST 12, 1985, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 280 PAGE 247.

OWNER'S CERTIFICATE

THE LOT LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT AND KNOWN AS LOT 8, LOT 9 AND LOT 10, DRUMMONDS FIELD IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

Henry S. Branscome 5/7/99
HENRY S. BRANSCOME DATE

Lavelle M. Branscome 5/7/99
LAVELLE M. BRANSCOME DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City

I, Lori Hazelwood A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY 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 7th DAY OF

May, 1999.

Lori Hazelwood
SIGNATURE

MY COMMISSION EXPIRES 10-31-01

SURVEYOR'S CERTIFICATE

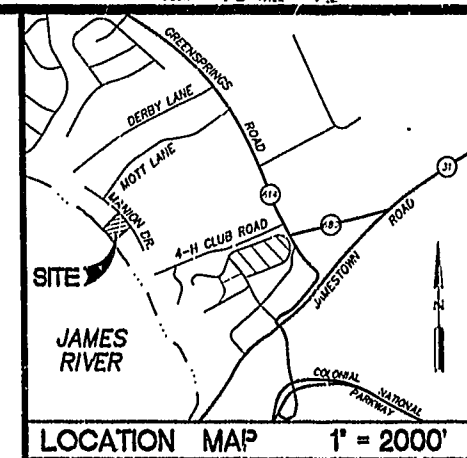
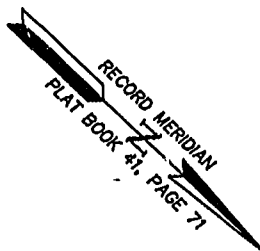
I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G.T. Wilson, Jr. 4/20/99
G.T. WILSON, JR., C.L.S. DATE

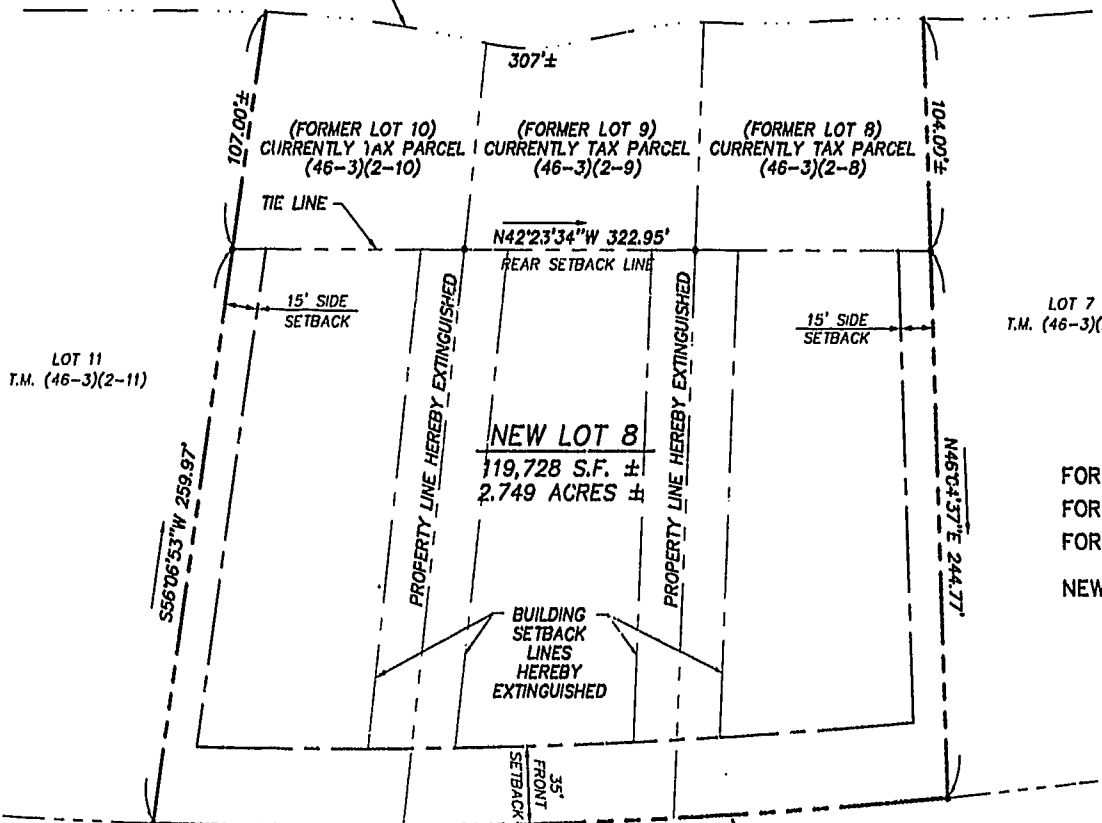
CERTIFICATE OF APPROVAL

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

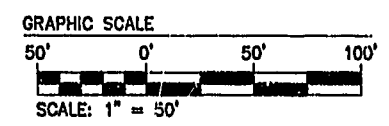
[Signature] 4/20/99
SUBDIVISION AGENT OF JAMES CITY COUNTY



MEAN LOW WATER IS PROPERTY LINE JAMES RIVER



CURRENT ADDRESSES
FORMER LOT 8: #2513 MANION DRIVE
FORMER LOT 9: #2511 MANION DRIVE
FORMER LOT 10: #2509 MANION DRIVE



AREA TABULATION

FORMER LOT 8	40,820 S.F.	0.937 AC
FORMER LOT 9	39,840 S.F.	0.915 AC
FORMER LOT 10	39,068 S.F.	0.897 AC
NEW LOT 8	119,728 S.F.±	2.749 AC

LOT 7
T.M. (46-3)(2-7)

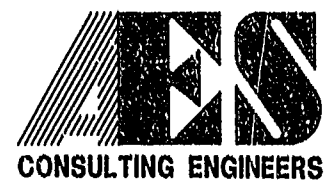
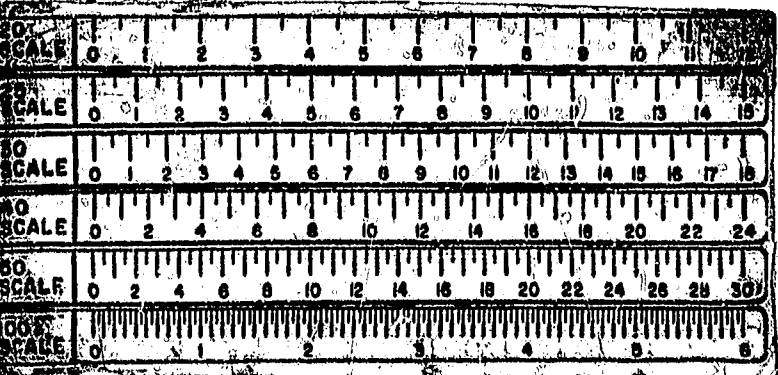
MANION DRIVE
(50' R/W)

D=07°22'06"
R=2864.79'
L=368.42'
T=184.46'
CH=368.16'
CB=S44°19'38"E

BUILDING RESTRICTIONS

- PROPERTY IS ZONED R-8
- 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 LESS THAN 1 ACRE)
- FRONT SETBACK LINE = 35' MINIMUM
- REAR SETBACK LINE = REAR SETBACK LINES CONCIDE WITH PIPES SET IN FIELD (SHOWN AS) AND COORRESPONDS TO LOCATION SHOWN ON PLAT
- SIDE SETBACK LINE = 10' MINIMUM, A TOTAL OF 35' FOR BOTH.

PLAT RECORDED IN P.B. NO. 72 PAGE 71



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT SHOWING LOTLINE EXTINGUISHMENT LOTS 8, 9 & 10, SECTION 1 DRUMMONDS FIELD
OWNED BY HENRY S. AND LAVELLE M. BRANSCOME
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



Recorded	9:37 AM 23 day of June 1999		
DOCUMENT #	99-00		
By	[Signatures]		
1 5/7/99	REVISED PER JAMES CITY COUNTY COMMENTS	AWT	
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AWT	Drawn AWT
Scale 1" = 50'	Date 4/20/99
Project No. 24293	
Drawing No. 1 OF 1	