

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS IN THE NAME OF HENRY S. BRANSCOME AND LAVELLE M. BRANSCOME AND WAS ACQUIRED FROM GEORGE DEWEY THOMPSON AND MARY C. THOMPSON BY DEED DATED MARCH 23, 1972 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 136, PAGE 41, FROM BOBBY G. MORGAN BY DEED DATED NOVEMBER 5, 1976 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 172, PAGE 571, FROM ALBERT WAYNE BRADY AND BRENDA JEANETTE BRADY, et als BY DEED DATED JULY 15, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 275, PAGE 555.

OWNER'S CONSENT AND DEDICATION

THE FAMILY SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

Henry S. Branscome 9/28/01
HENRY S. BRANSCOME DATE

Lavelle M. Branscome 9/28/01
LAVELLE M. BRANSCOME DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

I, Leigh Anne Roberts, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 28th DAY OF September, 2001.

MY COMMISSION EXPIRES September 30, 2005.

Leigh Anne Roberts
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

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

Paul W. Michael, Jr. 9/28/01
PAUL W. MICHAEL, JR., LS #002438 DATE

CERTIFICATE OF APPROVAL

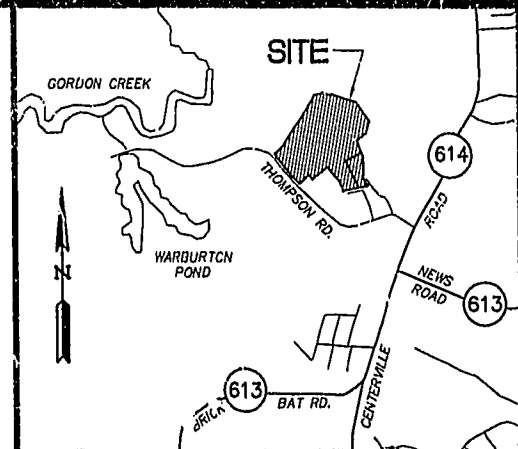
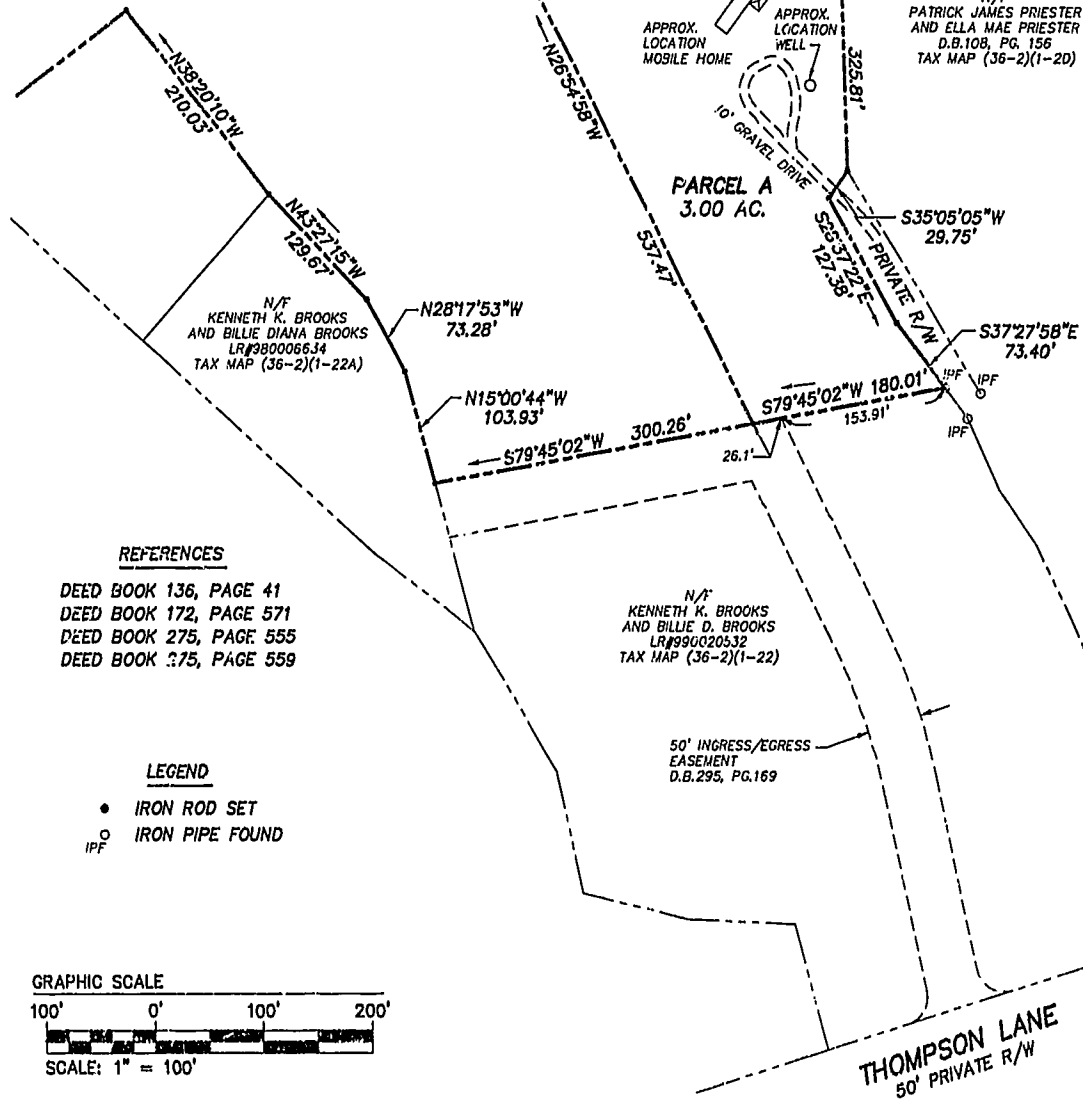
THIS SUBDIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE ADMITTED TO RECORD.

Subdivision Agent of the County of James City 10/2/01
DATE

David S. Ziller 10-2-01
HEALTH DEPARTMENT DATE

RECORD MERIDIAN
DEED BOOK 275, PAGE 555

REMAINDER OF PROPERTY OWNED BY HENRY S. BRANSCOME & LAVELLE M. BRANSCOME
OLD AREA=44.92 AC.±
NEW AREA=41.92 AC.±
TAX MAP (36-1)(1-9)



VICINITY MAP
SCALE: 1"=200'

GENERAL NOTES

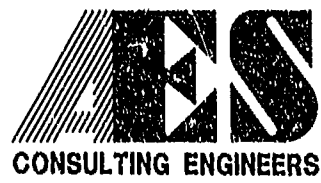
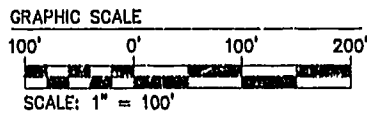
- 1. PROPERTY ADDRESS: 262 THOMPSON LANE
2. THE PROPERTY SHOWN ON THIS PLAT IS CURRENTLY ZONED A1 (GENERAL AGRICULTURE DISTRICT)
3. BUILDING SETBACK REQUIREMENTS: A1 ZONING
FRONT 75' (FROM R/W LINE FOR R/W 50' OR GREATER)
100' (FROM CENTERLINE OF STREET FOR R/W LESS THAN 50')
SIDE 15'
REAR 35'
4. THIS PLAT IS A COMPOSITE AND IS BASED ON RECORD AND OTHER INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY OF THE BOUNDARIES. PROPERTY LINE SHOWN IS BASED ON AN UNRECORDED PLAT TITLED "PLAT SHOWING PROPERTY LINE ADJUSTMENT BETWEEN HENRY S. BRANSCOME & ALBERT W. BRADY, LYING IN THE POWHATAN DISTRICT, JAMES CITY COUNTY" DATED MARCH, 1985, PREPARED BY AES, A PROFESSIONAL CORPORATION.
5. PARCEL A SHOWN HEREON LIES IN FLOOD ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510201-0030B DATED FEBRUARY 6, 1991.
6. WATER AND SEWER FACILITIES WILL BE PROVIDED BY AN EXISTING WELL AND SEPTIC SYSTEM.

REFERENCES

- DEED BOOK 136, PAGE 41
DEED BOOK 172, PAGE 571
DEED BOOK 275, PAGE 555
DEED BOOK 275, PAGE 559

LEGEND

- IRON ROD SET
○ IRON PIPE FOUND



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FAMILY SUBDIVISION OF THE PROPERTY OF HENRY S. BRANSCOME AND LAVELLE M. BRANSCOME
POWHATAN DISTRICT COUNTY OF JAMES CITY VIRGINIA

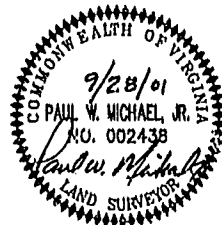


Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes recording information for City of Williamsburg & County of James City Circuit Court.

Table with columns: Designed (PJM), Drawn (PJM), Scale (1"=100'), Date (7/24/01), Project No. (6013-01), Drawing No. (1 OF 1)