

SITE MAP SCALE 1" = 4000'

GENERAL NOTES

1. THIS PROPERTY LIES IN ZONE X, AS DETERMINED BY F.I.R.M MAP COMMUNITY PANEL # 510201 0020B EFFECTIVE DATE FEB. 6, 1991
2. THE PROPERTY IS ZONED R1
BUILDING SETBACKS FRONT = 15'
REAR = 35'
SIDES = 15'
3. TOTAL AREA 15.00 ACRES +/-
AREA TO BE DEDICATED FOR R/W = 0.218 ACRES +/-
AREA REMAINING = 14.782 ACRES +/-
4. REGARDING THE CLARENCE WASHINGTON EST. OCCUPATION LINES DO NOT COINCIDE WITH THE PROPERTY DESCRIBED IN THE DEED, IT REPRESENTS THE OCCUPATIONAL CLAIM OF JOSEPH WASHINGTON. THIS ALSO NOTED BY SURVEY MADE BY PAUL SMALL AND RECORDED IN DB 195 PG. 168
5. TITLE NOTES NOT FURNISHED FOR THIS SURVEY

SOURCE OF TITLE

TAX PARCEL NO. 2220100032, LIES IN THE NAME OF JAMES W. BRAXTON JR. THE PROPERTY WAS CONVEYED BY WILLIAM R. BLAND (SPECIAL COMM.) ACTING ON BEHALF OF THE HEIRS OF SAMUEL N. BAKER (DECEASED) TO JAMES W. BRAXTON JR. BY DEED DATED JUNE 21st, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 629, PAGE 474.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

Edward C. Carr II
EDWARD C. CARR II L.S.# 2505

OWNERS CONSENT

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER AND IN AGREEMENT WITH THE ADJOINING PROPERTY OWNERS.

JAMES W. BRAXTON JR.
OWNER: *James W. Braxton Jr.* DATE *Oct 13, 2002*

GEORGE A. MARSTON JR.
ADJOINING OWNER: *G.A. Marston Jr.*

JOSEPH WASHINGTON / CLARENCE WASHINGTON ESTATE
ADJOINING OWNER: *Joseph Washington*

CERTIFICATE OF NOTARIZATION WASHINGTON

I, *Edward C. Carr II*, A NOTARY PUBLIC IN AND FOR THE COUNTY OF *James City*, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON'S WHOSES NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS *28th* DAY OF *October*, 2002.

Edward C. Carr II
NOTARY PUBLIC
MY COMMISSION EXPIRES: *May 31, 2010*

CERTIFICATE OF NOTARIZATION BRAXTON/MARSTON

I, *Edward C. Carr II*, A NOTARY PUBLIC IN AND FOR THE COUNTY OF *James City*, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON'S WHOSES NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS *28th* DAY OF *October*, 2002.

Edward C. Carr II
NOTARY PUBLIC
MY COMMISSION EXPIRES *May 31, 2010*



STATE OF VIRGINIA
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 5 DAY OF *November*, 2002
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD @ *1:37 PM*
AS THE LAW DIRECTS IN PLAT BOOK 88, PAGE 31
TESTE: *Betsy B. Woolridge*, CLERK OF CIRCUIT COURT
BY: *Betsy B. Woolridge*
PROPERTY IS TAX PARCEL ID # 2220100032

BOUNDARY LINE AGREEMENT AND PLAT OF THE PROPERTY

STANDING IN THE NAME OF JAMES W. BRAXTON JR.

PROPERTY IS LOCATED IN POMHATAN DISTRICT UPPER JAMES COUNTY
PROPERTY ADDRESS
253 BUSH SPRINGS RD.
TOANO, VA. 23168
TAX PARCEL # 2220100032

PREPARED BY
ANGLE & DISTANCE LAND SURVEYING
155 OLD STAGE RD. TOANO VA. 23168

LEGEND
IPF - DENOTES IRON PIPE FOUND
IRS - DENOTES IRON ROD SET
BSL - DENOTES BUILDING SETBACK LINE
E - VA. POWER OVER HEAD ELECTRICAL 7.5' 30' EASEMENT

OWNERS AGREE TO THE JOINT USAGE OF THE 25' & 20' EASEMENTS UNTIL TAKEN IN AS AN EXTENSION BY THE STATE SECONDARY ROAD SYSTEM UNTIL WHICH TIME UNLIMITED ACCESS IS GRANTED TO EACH.

DB 170 PG. 367
PB 23 PG. 45

30' VA. POWER AERIAL EASEMENT REFERENCE STEVE POLOSON
VA POWER R/W SUPERVISOR

N/F GEORGE A. MARSTON JR.
16 ACRES +/-

N/F GEORGE A. MARSTON JR.
12 ACRES +/-

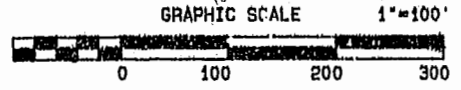
N/F CLARENCE WASHINGTON EST.
1.66 ACRES +/-
20' NON-EXCLUSIVE EASEMENT OVER THE LANDS OF JAMES P. TABB SC. & CLARENCE WASHINGTON EST. INSTRUMENT # 9990018796 FOR ACCESS TO PROPERTY

OAKLAND SUBDIVISION LOT 21
N/F GARY H. DRISCOLE ADRIENNE FRANK
3.271 ACRES +/-

OAKLAND SUBDIVISION LOT 20
N/F MARY ANN GREENWOOD
3.909 ACRES +/-

N/F OAKLAND DEVELOPMENT CORPORATION
125.18 ACRES +/-

AREA 15.00 +/- ACRES



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
5 *Nov.* 2002
at 1:37 AM/PM, PB 88 PG. 31
DOCUMENT # 020026089
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Clerk