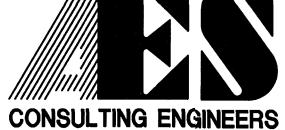
#031583 CERTIFICATION OF SOURCE OF TITLE COLLEGE OF FRANCIS STREET WILLIAM & MARY THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN THE NAMES OF FRANK E. FERRANTE AND MARY ELLEN FERRANTE, AND WAS ACQUIRED FROM MARSHA F. McALISTER AND HUDGINS BUILDING AND SARAH O. GUNN D.B. 68, PG. 327 P.B. 39 PG. 64 DEVELOPMENT, LLC, A VA. LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 13, 2003 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE T.M. 525-07-00-A LOT A, SECTION TWO, THE COVES CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AT INSTRUMENT #030448. 10, COVES PAGE OWNER'S CONSENT AND DEDICATION N32'48'39"W IRFoo 3.92'-ROGERS THIS BOUNDARY LINE VACATION IS WITH THE FREE CONSENT AND IN 23 COURT ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. PFQO. THE OAKS MARGUERITE A. AMBROSE, TRUSTEE D.B. 121, PG. 691 P.B. 23, PG. 27 T.M. 525-08-00-01 LOT 1, SECTION ONE, THE COVES PORT OF HENRY ANNE Tena. 7-25-03 FRANK E. FERRANTE DATE VICINITY MAP 7-25-03 MARY ELLEN FERRANTE SCALE 1"=2000' **GENERAL NOTES** 1. PROPERTY IS CURRENTLY ZONED "RS-2"-RESIDENTIAL. STATE OF VIRGINIA, CITY/COUNTY OF Zulliamsburg, TO-WIT: WETLANDS DELINEATION PER L. Johns State Scott A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE ROUSE ENVIRONMENTAL SERVICES, INC. FIELD LOCATED BY AES CONSULTING PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID. **ENGINEERS** PROPERTY LINE -GIVEN UNTO MY HAND THIS 25th DAY OF July , 2003. HEREBY VACATED AREA OF December MY COMMISSION EXPIRES NEW LOT 14 VARIANCE TO 100' RPA 27,433 S.F.± NOTARY PUBLIC **BUFFER-**0.63 ACRES± – N34°43'03" N78'10'00"W 1 67.08' 16.06' SURVEYOR'S CERTIFICATE ANY FUTURE DWELLING AND ASSOCIATED LAND DISTURBANCE MUST BE LOCATED OUTSIDE OF N50°20'41"W HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR N OR F MARSHA F. McALISTER INSTR. #001386 T.M. 525-05-00-013 <sup>′</sup> 23,95' BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF **WAVIER** THE BOARD OF SUPERVISORS AND ORDINANCES OF THE CITY THE AREA INDICATED AS "VARIANCE TO 100' RPA N OR F EDWARD P. CRAPOL & JEANETTE F. ZEIDLER DB 61, PG 173 & DB 100, PG 285 AREA= OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF LOT 13, ROGERS COURT BUFFER". SUBDIVISIONS WITHIN THE CITY. 4307 S.F.± **6 IRF** 80'0S 0.10 ACRES± DB 105, PG 464 S. T. ali LINE OF 5/12/03 PB 58, PG 54 T.M. 525-05-00-A LOT 17 & 18, ROGERS COURT 100' RPA G.T. WILSON, JR., C.L.S. #1183 DATE BUFFER IRF OLD LOT 14 N OR F T.M. 525-05-00-014 OLD LOT 15 T.M. 525-05-00-015 EDWARD P. CRAPOL & #142 MIMOSA DRIVE JEANETTE F. ZEIDLER INSTR. #991047 T.M. 525-05-00-016 #144 MIMOSA DRIVE LOT 16, ROGERS COURT 15' UTILITY EASEMENT 35' B.S.L. City of Williamsburg & County of James City IRF\_ D.B. 59, PG. 643 Circuit Court: This PLAT was recorded on 25 July 2003 & D.B. 59, PG. 641 at 10:55 AM/PM: PB 91 PG 18 **IRF** BETSY B. WOOLRIDGE, CLERK IRF 0.25 N. N. SIDE Retru Wood CERTIFICATE OF APPROVAL TO SOUTH CONCRETE-HENRY STREET THIS LOT LINE VACATION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS TEL PED - IRF UNIMPROVED AND MAY BE ADMITTED TO RECORD. S75'57'00"E-STREET R/W 100.00' (TOTAL) DB 100/285 GRAPHIC SCALE 30' Mester MIMOSA DRIVE SUBDIVISION AGENT OF 40' R/W THE CITY OF WILLIAMSBURG SCALE: 1" = 30'Designed Drawn PLAT SHOWING LOT LINE VACATION BETWEEN 5248 Olde Towne Road, Suite 1 LOT 14 & LOT 15, Williamsburg, Virginia 23188 **ROGERS COURT** (757) 253-0040



Fax (757) 220-8994

OWNED BY:

FRANK E. FERRANIE & MARY	ELLEN FERRANIE
CITY OF WILLIAMSBURG	VIRGINIA

44	EALTH OF	
AM.	5-/12/03 3 6.T. WILSON, JR.	PG IN
₹ŭ CE	RTIFICATE No.	IA
	S. Tul	
	WD SURVEYOR	4

	<del>                                     </del>		
1	7/22/03	REVISED PER CITY OF WILLIAMSBURG COMMENTS	CMA
No.	DATE	REVISION / COMMENT / NOTE BY	

ALS	CWA-10B		
Scale	Date		
1"=30'	5/12/03		
Project No.			
24362-A			
Drawing No.			
1 OF 1			