#030025866

91 PAGE 43

BOUNDARY LINE EXTINGUISHMENT

OF PROPERTY STANDING IN THE NAME OF

TRUSTEES OF OLD CAPITOL LODGE NO. 629,

I.B.P.O.E. OF W.

CONTAINING

2.717 ACRES+/-

LOCATED: JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: JULY 24, 2003 SCALE: 1" = 40'

MITCHELL-WILSON ASSOCIATES, P.C.

CIVIL ENGINEERS & LAND SURVEYORS

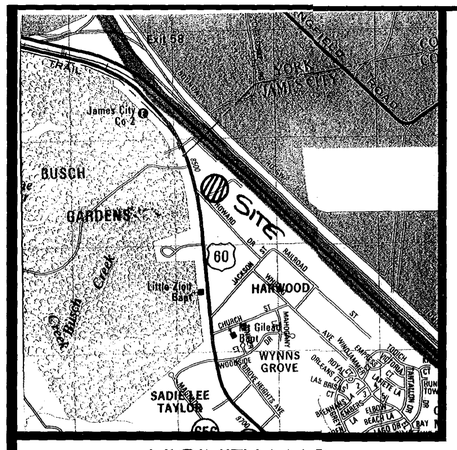
720 MAIN STREET, SUITE 112

P.O. BOX 1269

WEST POINT, VIRGINIA 23181

(804) 843-9744

SHEET 1 OF 1



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES:

1. PROPERTY IS ZONED R8, RURAL RESIDENTIAL DISTRICT.
2. TAX MAP NUMBERS (52-3)(1-43), (52-3)(1-44)
3. ADDRESS: 105 & 107 HOWARD DRIVE
   THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 510201 0050 A, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE FEBRUARY 6, 1991.
4. BUILDING SETBACKS
   FRONT = 35 & 60' FROM C/L OF STREET
   SIDE = 15'
   REAR = 35'

NOTES:

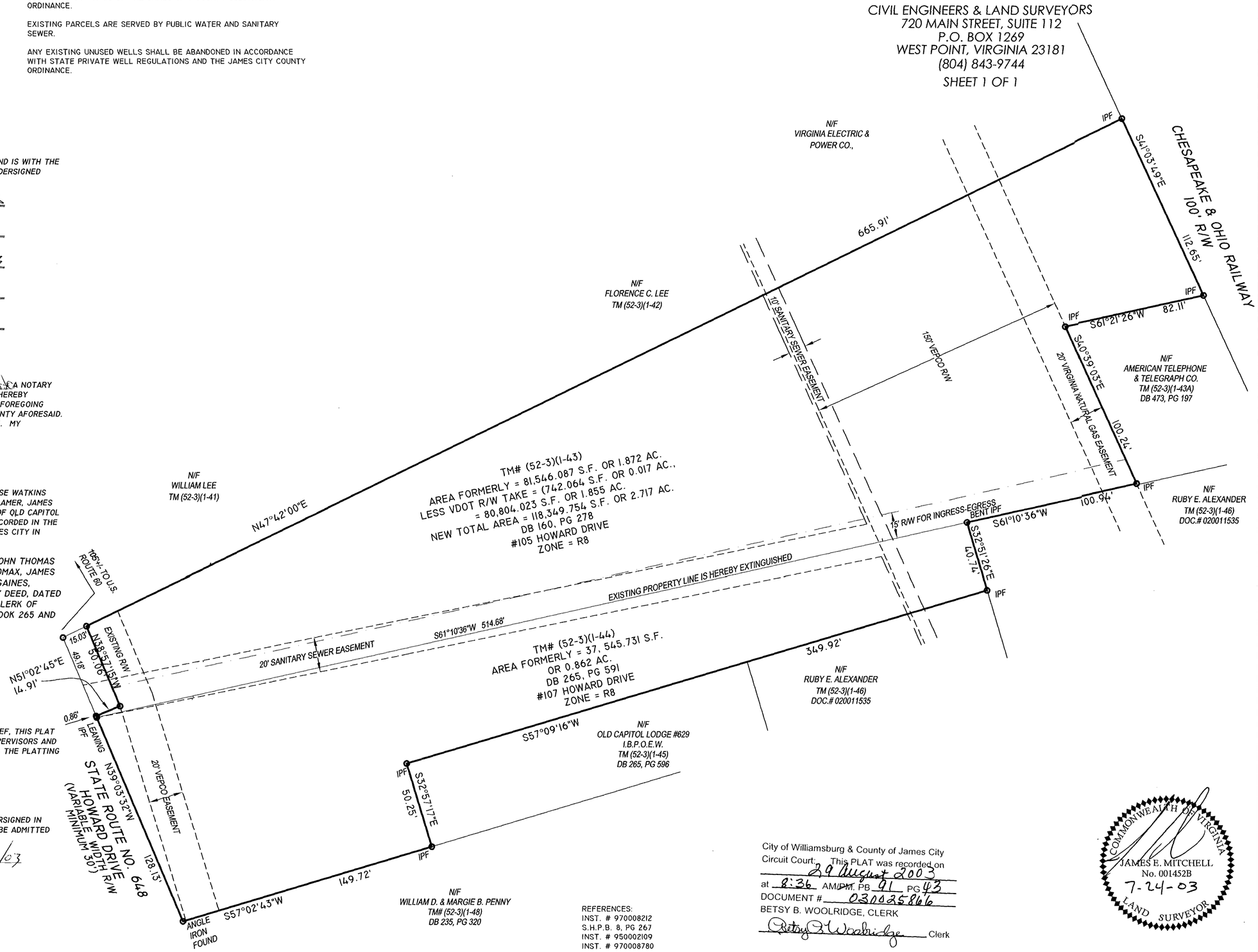
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTION 19-54 - 19-56 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

EXISTING PARCELS ARE SERVED BY PUBLIC WATER AND SANITARY SEWER.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY ORDINANCE.

DEED BOOK 265, PG 593

40' 0' 40' 80'



REFERENCES:
INST. # 970008212
S.H.P.B. 8, PG 267
INST. # 950002109
INST. # 970008780

OWNERS CERTIFICATE

THE BOUNDARY LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT AND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

LEROY GRAVES, TRUSTEE — DATE 8/13/03

RUDOLPH HOLMES, TRUSTEE — DATE 8/13/03

JOHN TABB, TRUSTEE — DATE 8-13-03

TERRY J. WHITE, TRUSTEE — DATE 8/13/03

WILLIE McGRIFF, TRUSTEE — DATE 8-13-03

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY-COUNTY OF York, I, Barbara J. White 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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 13th DAY OF August 2003. MY COMMISSION EXPIRES 03-31-2006

Barbara J. White
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY OLLIE ROSE WATKINS AND CORNELIA NOTTINGHAM TO PHILLIP A. COOKE, JR., JOSHUA PLAMER, JAMES R. CLARK, FRANK CHRISTIAN AND ARTHUR JONES, JR., TRUSTEES OF OLD CAPITOL LODGE NO. 629/I.B.O.E.W. BY DEED, DATED APRIL 24, 1975 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 160 AND PAGE 278.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JOHN THOMAS MINKINS, JR. AND EMMA C. NOTTINGHAM TO PERCELL A. LOMAX, JAMES E. HICKS, GEORGE G. WALKER, JUDGE KEMP AND EDDIE L. GAINES, TRUSTEES OF OLD CAPITOL LODGE NO. 629/I.B.P.O.E.W. BY DEED, DATED JANUARY 23, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 265 AND PAGE 591.

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 SUBDIVISION WITH THE COUNTY.

JAMES E. MITCHELL, LAND SURVEYOR — DATE 7-24-03

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY — DATE 8/15/03

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 29 August 2003
at 8:36 AM/PM. PB 91 PG 43
DOCUMENT # 030025866
BETSY B. WOOLRIDGE, CLERK
Clerk

COMMONWEALTH OF VIRGINIA
JAMES E. MITCHELL
No. 001452B
7-24-03
LAND SURVEYOR