

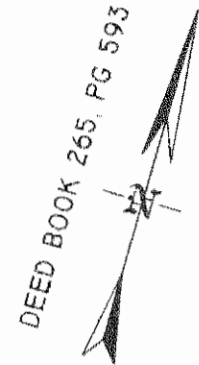
VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES:
- PROPERTY IS ZONED R8, RURAL RESIDENTIAL DISTRICT.
 - TAX MAP NUMBERS (52-3)(1-43), (52-3)(1-44)
 - 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.
 - 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 19-34 - 19-36 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.



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

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.

<i>Leroy Graves</i>	8/13/03
LEROY GRAVES, TRUSTEE	DATE
<i>Rudolph Holmes</i>	8/13/03
RUDOLPH HOLMES, TRUSTEE	DATE
<i>John Tabb</i>	8-13-03
JOHN TABB, TRUSTEE	DATE
<i>Terry J. White</i>	8/13/03
TERRY J. WHITE, TRUSTEE	DATE
<i>Willie McGriff</i>	9-13-03
WILLIE MCGRIFF, TRUSTEE	DATE

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY-COUNTY OF *James City* 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*

Wanda Z. 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.P.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.

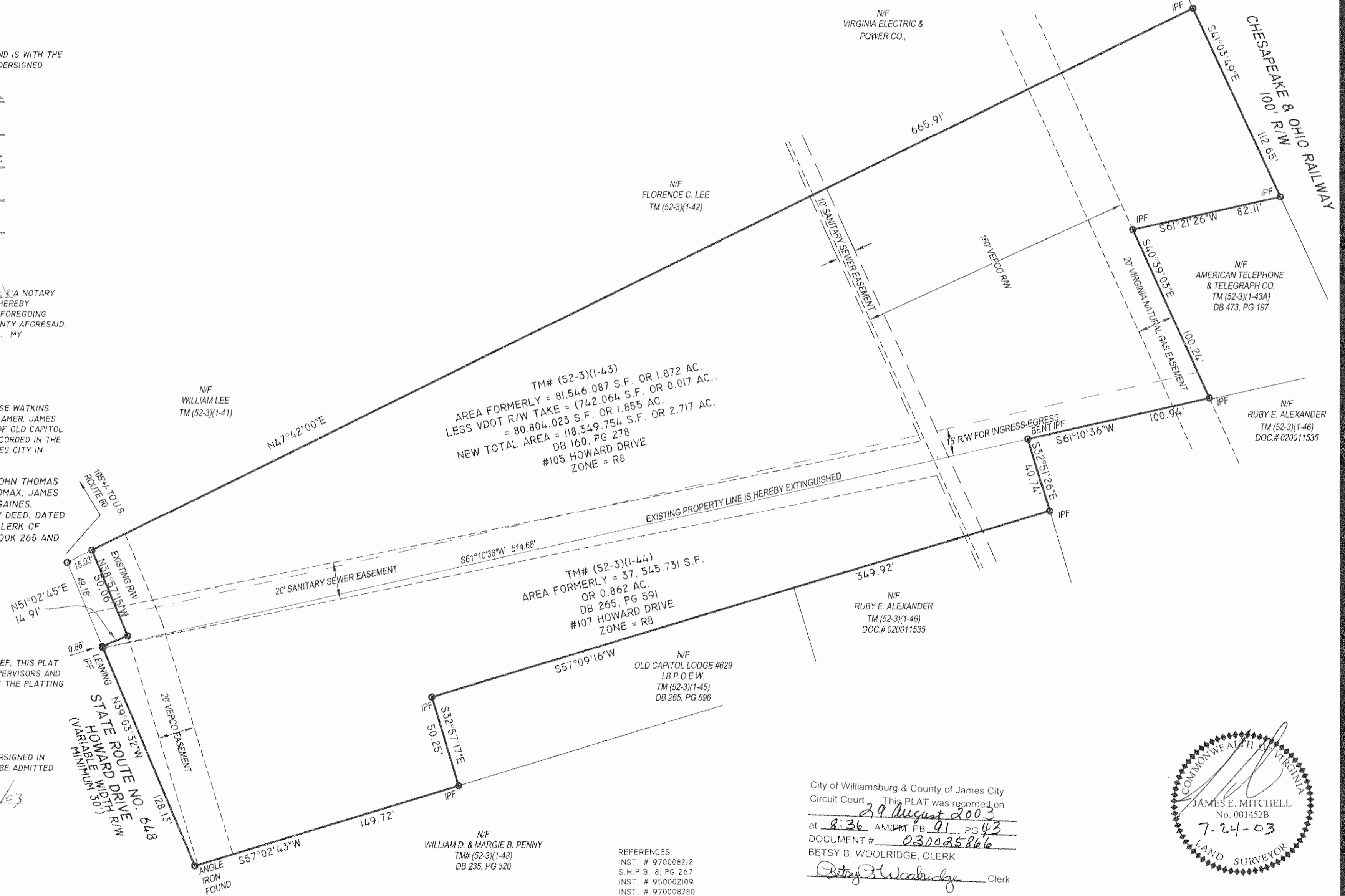
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JOHN THOMAS MINKINS, JR. AND EMMA C. NOTTINGHAM TO PERCELL A. LOMAX, JAMES E. HICKS, GEORGE G. WALKER, JUDGE KEMP AND EDDIE L. GAINES, TRUSTEES OF OLD CAPITOL LODGE NO. 629/I.B.P.O.E.W. BY DEED, DATED JANUARY 23, 1985 AND RECORDED IN THE OFFICE OF THE CLERK 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
DATE 7-24-03
JAMES E. MITCHELL, LAND SURVEYOR

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

Wanda Z. White
DATE 8/18/03
SUBDIVISION AGENT OF JAMES CITY COUNTY



TM# (52-3)(1-43)
AREA FORMERLY = 81,546.087 S.F. OR 1.872 AC.
LESS VDOT R/W TAKE = (742.064 S.F. OR 0.017 AC.)
= 80,804.023 S.F. OR 1.855 AC.
NEW TOTAL AREA = 118,349.754 S.F. OR 2.717 AC.
DB 160, PG 278
#105 HOWARD DRIVE
ZONE = R8

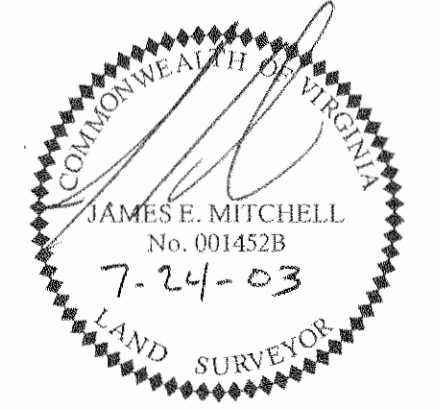
TM# (52-3)(1-44)
AREA FORMERLY = 37,545.731 S.F.
OR 0.862 AC.
DB 265, PG 591
#107 HOWARD DRIVE
ZONE = R8

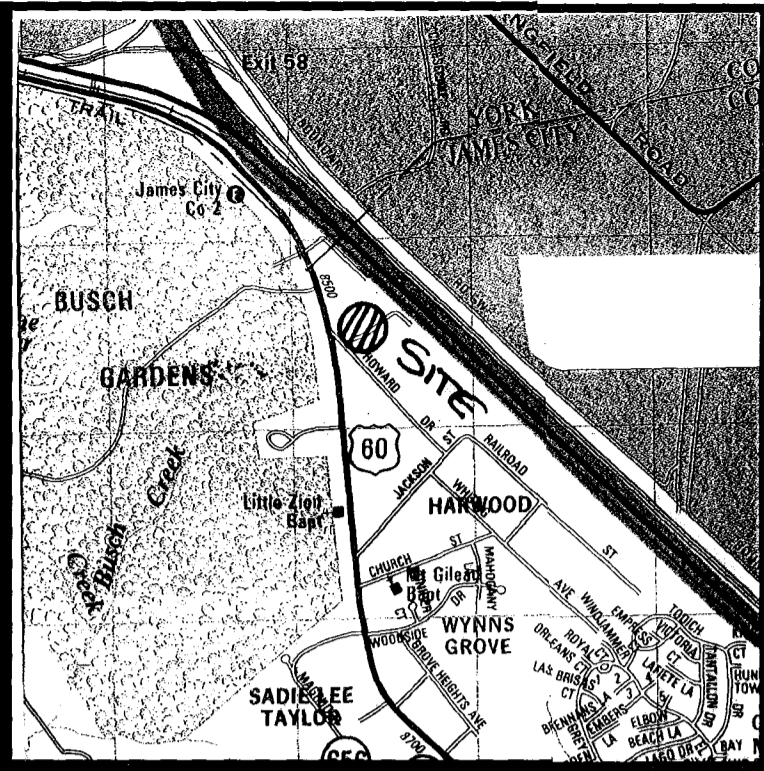
N/F RUBY E. ALEXANDER
TM (52-3)(1-46)
DOC.# 020011535

N/F WILLIAM D. & MARGIE B. PENNY
TM# (52-3)(1-48)
DB 235, PG 320

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

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
Betsy B. Woolridge Clerk





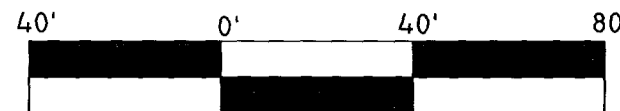
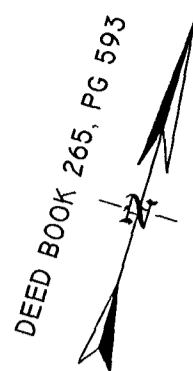
VICINITY MAP
SCALE: 1" = 2000'

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	8/13/03
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
	9-13-03
WILLIE McGRIFF, TRUSTEE	DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY-COUNTY OF James City 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 03-31-2010

CERTIFICATE OF SOURCE OF TITLE

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SURVEYOR'S CERTIFICATE

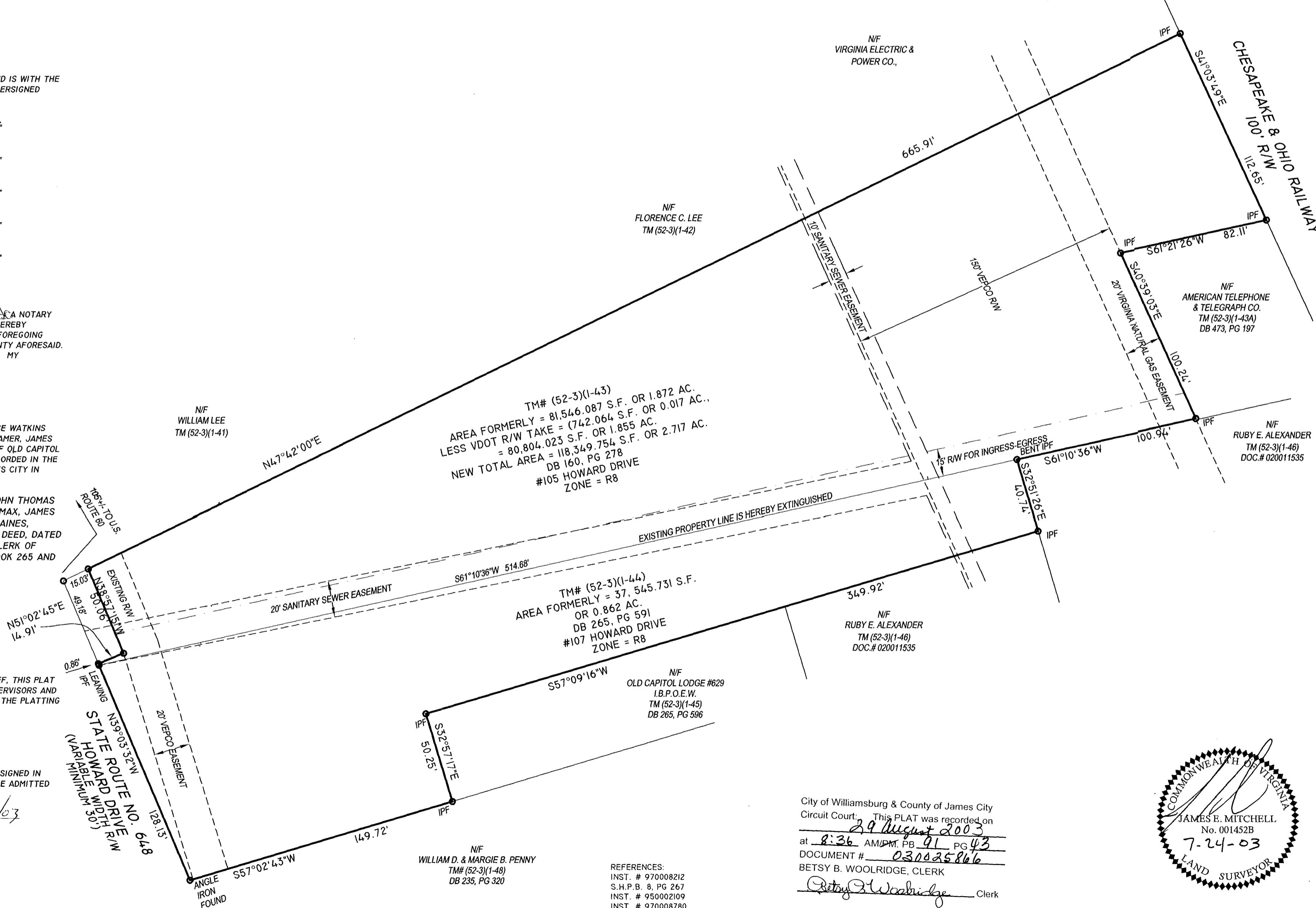
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JAMES E. MITCHELL, LAND SURVEYOR
7.24.03
DATE

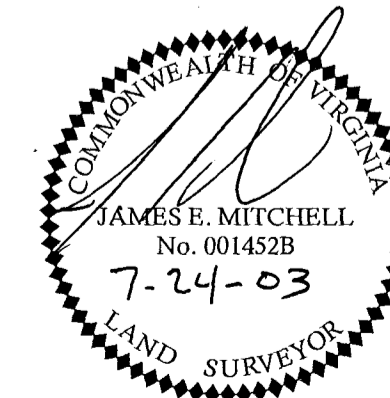
CERTIFICATE OF APPROVAL

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SUBDIVISION AGENT OF JAMES CITY COUNTY
8/13/03
DATE



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



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