

030028387

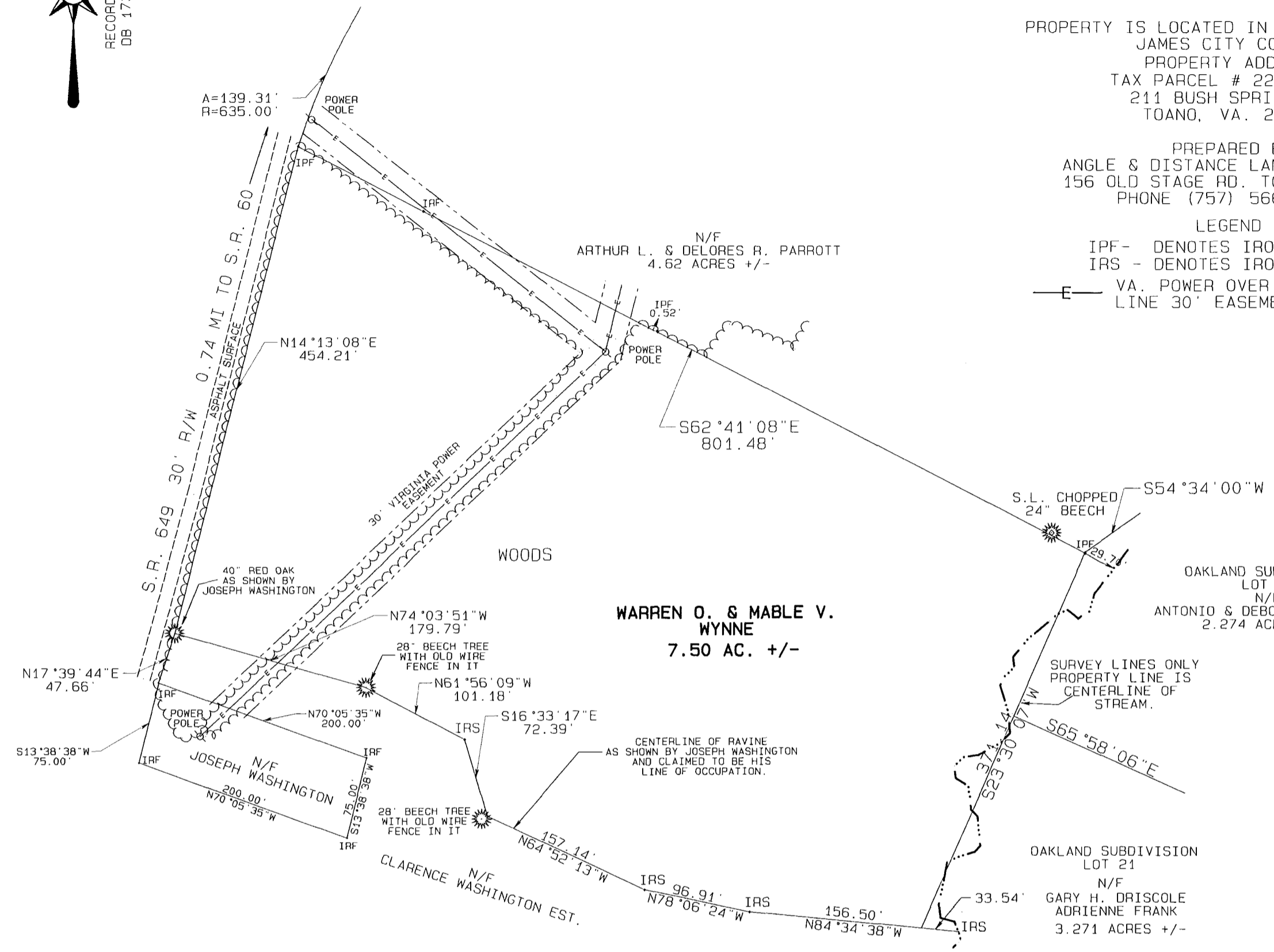
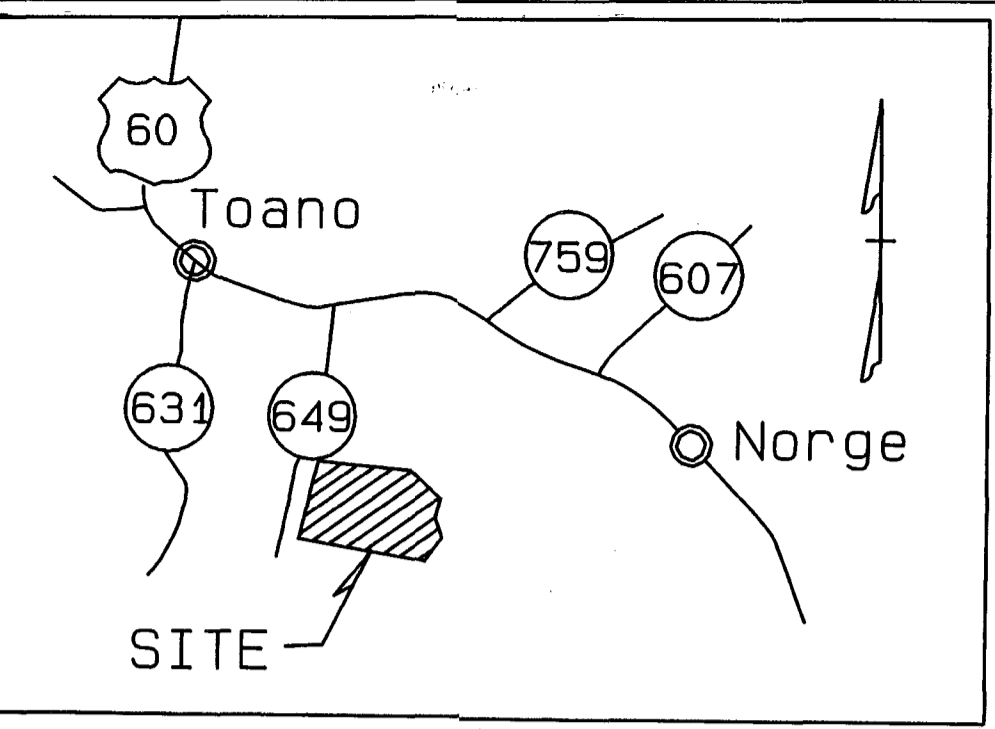
PLAT OF THE PROPERTY

STANDING IN THE NAME OF
WARREN O. & MABLE V. WYNNE

PROPERTY IS LOCATED IN POWHATAN DISTRICT
 JAMES CITY COUNTY
 PROPERTY ADDRESS
 TAX PARCEL # 2220100029
 211 BUSH SPRINGS RD.
 TOANO, VA. 23168

PREPARED BY
 ANGLE & DISTANCE LAND SURVEYING
 156 OLD STAGE RD. TOANO VA. 23168
 PHONE (757) 566-1206

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



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' SIDES = 15'
 REAR = 35'
3. TOTAL AREA 7.50 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. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY, INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

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

SOURCE OF TITLE

TAX PARCEL NO. 2220100032, LIES IN THE NAME OF WARREN O. & MABLE V. WYNNE. THE PROPERTY WAS CONVEYED BY RIVERS WASHINGTON, SOLE HEIR AT LAW OF VIOLA WASHINGTON (DECEASED) TO WARREN O. & MABLE V. WYNNE BY DEED DATED NOV. 10TH, 1977, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 181, PAGE 219.

OWNERS CONSENT

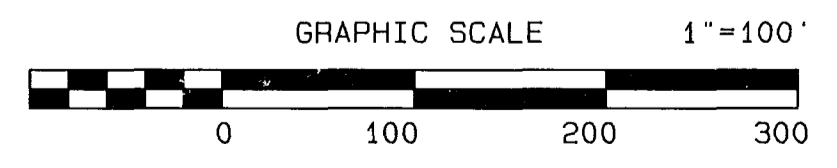
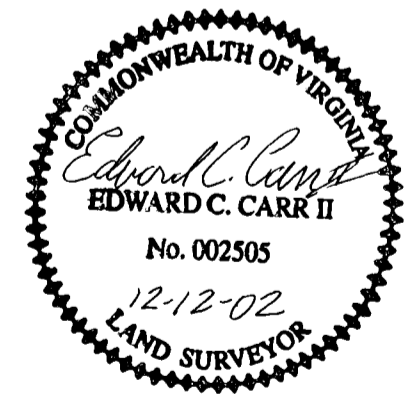
THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

WARREN O. & MABLE V. WYNNE
 OWNER: *Warren O. Wynne* *Mable Wynne* DATE *SEP. 5, 2003*

CERTIFICATE OF NOTARIZATION WYNNE

I, *Carol Berkley*, A NOTARY PUBLIC IN AND FOR THE *James City Co.* OF *James City Co.*, 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 *presence* AND STATE AFORESAID. *308* GIVEN UNDER MY HAND THIS *5* DAY OF *September*, 2002.

Carol L. Berkley
 NOTARY PUBLIC
 MY COMMISSION EXPIRES *07-31-2007*.



STATE OF VIRGINIA
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE *17th* DAY OF *Sept. 03, 2002*
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____, PAGE *Doc # 030028387*
 TESTE: **BETSY B. WOOLRIDGE, CLERK**
 BY: *Betsy B. Woolridge* CLERK
 PROPERTY IS TAX PARCEL ID # 2220100029