

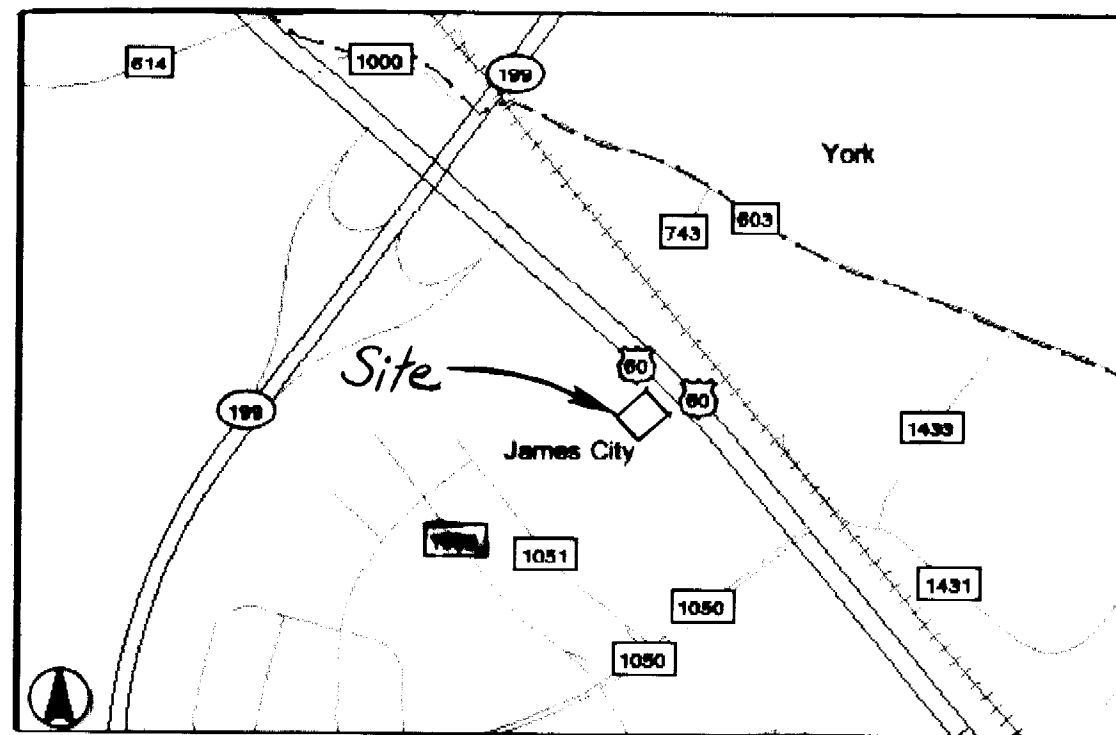
#040024489

RESUBDIVISION OF THE PROPERTY

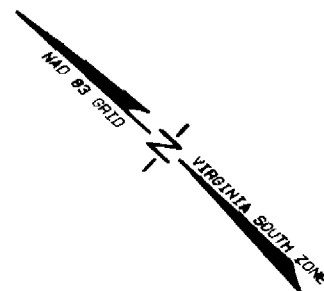
STANDING IN THE NAME OF
ADRIAN N. BANKS
 BEING 0.473 ACRES
 DESIGNATED AS LOT 2 HERNDON ESTATES
 LOCATED IN POWHATAN DISTRICT
 JAMES CITY COUNTY, VA.

PROPERTY ADDRESS
 6199 RICHMOND ROAD
 WILLIAMSBURG, VA. 23188
 TAX MAP # 3220100064

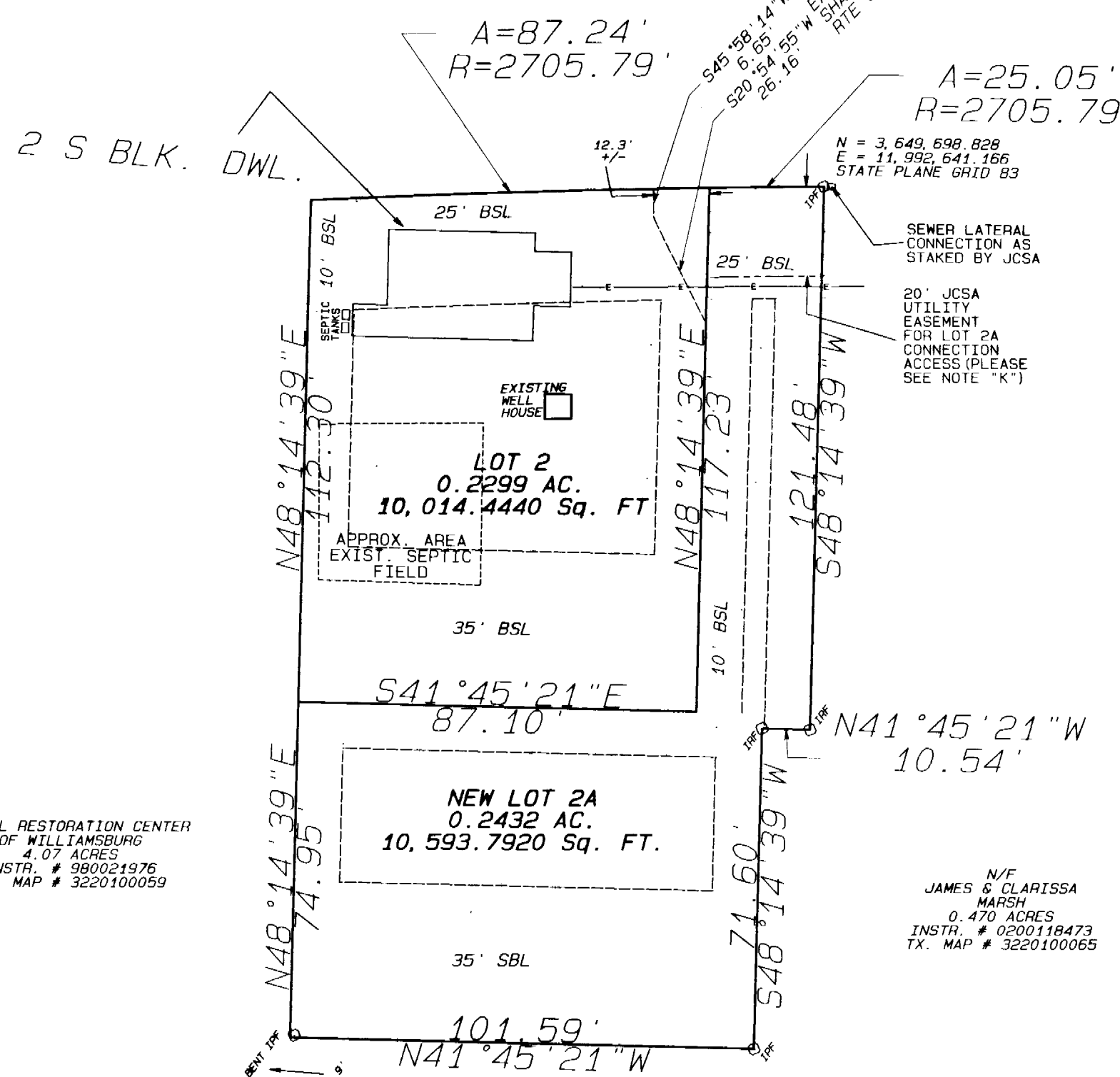
PREPARED BY
 ANGLE & DISTANCE
 LAND SURVEYING, INC.
 156 OLD STAGE RD., TOANO, VA. 23168
 PHONE (757) 566-1206



VICINITY MAP SCALE 1" = 1000'



TO WILLIAMSBURG
 EBL RTE. 60 (160' R/W) HWY. PB 1 PG. 278



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.

ADRIAN N. BANKS

OWNER: *[Signature]* DATE 9/29/04

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY OF JAMES CITY A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE 29th Sept 2004 JAMES CITY THIS DAY OF September 21, 2004 MY COMMISSION, EXPIRES December 31, 2007

[Signature]
 NOTARY PUBLIC



SOURCE OF TITLE

TAX PARCEL NO. 3220100064, LIES IN THE NAME OF ADRIAN N. BANKS, THE PROPERTY WAS CONVEYED BY BOSTON INVESTORS GROUP, INC. A FLORIDA CORPORATION BY INSTRUMENT # 040002553, DATED JAN. 7th, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

GENERAL NOTES

- A) BOUNDARY TAKEN FROM PLAT BY SPEARMAN & ASSOC. DATED 01-19-1977, RECORDED IN DEED BOOK 178 PAGE 304 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT THAT COULD DISCLOSE ANY ENCUMBRANCES THAT COULD AFFECT SHOWN PROPERTY. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- B) PROPERTY IS ZONED R2, BUILDING SET BACK LINES ARE FRONT = 25' REAR = 35' SIDE = 10'
- C) PROPERTY LIES IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN PER F.I.R.M. MAP #510201-0020B, EFFECTIVE DATE FEB. 6, 1991).
- D) MINIMUM LOT WIDTH AT SETBACK LINE SHALL BE 75' FOR LOTS UNDER 20,000 Sq. FT.
- E) UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- F) ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-35.
- G) LOT 2 TO BE SERVED BY PUBLIC WATER AND SEWAGE DISPOSAL LOT 2A, TO UTILIZE EXISTING WELL AND DRAINFIELD.
- H) LOT PRIOR TO SUBDIVIDING= 0.4731 AC. (20,608.2360 Sq. FT.) NEW LOT 2A= 0.2432 AC. (10,593.7920 Sq. FT.) REMAINDER OF LOT 2 = 0.2299 AC. (10,014.4440)
- I) LOT 2A, TO UTILIZE 15' INGRESS/EGRESS EASEMENT ACROSS LOT 2, AS SHOWN.
- J) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

BETHEL RESTORATION CENTER
 OF WILLIAMSBURG
 4.07 ACRES
 INSTR. # 980021976
 TX. MAP # 3220100059

N/F MILDRED D. MORRIS
 0.50 ACRES
 DB 77 PG. 58
 TX. MAP # 3220100063

N/F JARVIS
 JAMES & CLARISSA
 MARSH
 0.470 ACRES
 INSTR. # 0200118473
 TX. MAP # 3220100065

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.

[Signature]
 EDWARD C. CARR II L.S.# 2505

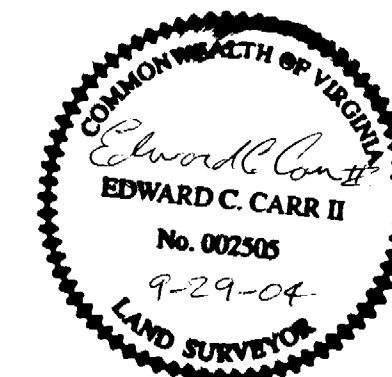
K) EASEMENT SHOWN AS JCSA UTILITY EASEMENT IS FOR EXCLUSIVE USE BY JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY PROVIDERS DESIRING TO USE THESE EASEMENTS, WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

City of Williamsburg & County of James City
 Circuit Court This PLAT was recorded on 29 September 2004
 at 4:04 AM PM. PB. PG. 1
 DOCUMENT # 040024489
 BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

CERTIFICATE OF APPROVAL

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

[Signature] 9/29/04
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE
[Signature] 9/29/04
 SUBDIVISION AGENT OF JAMES CITY COUNTY
 DATE



STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 29th DAY OF Sept, 2004 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE
 TESTE: BETSY B. WOOLRIDGE, CLERK
 CLERK

BY: *[Signature]*
 PROPERTY IS TAX PARCEL ID # 3220100064

GRAPHIC SCALE 1"=30'

