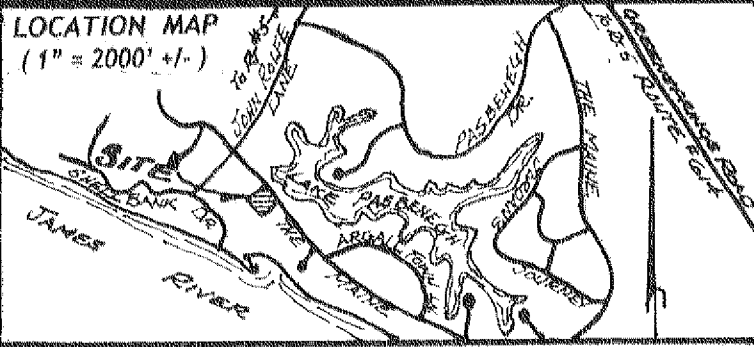


#040028452



COMMONWEALTH OF VIRGINIA
COUNTY OF JAMES CITY:

I, Tina Lester, A NOTARY PUBLIC
IN AND FOR THE CITY, COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES
ARE SIGNED TO THE WRITING BELOW HAVE ACKNOWLEDGED
THE SAME BEFORE ME IN THE CITY OR COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 28 DAY OF Oct, 2004.

SIGNED: Tina Lester
NOTARY PUBLIC
MY COMMISSION EXPIRES: Sept 30, 2006

OWNERS CONSENT:
THIS PLAT/PLAN KNOWN AS NEW LOT 270, SECTION 4A,
FIRST COLONY IS WITH THE FREE CONSENT AND IS IN
ACCORDANCE WITH THE WISHES AND DESIRES OF THE
UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

SIGNED: Benjamin L. Scherer
BENJAMIN L. SCHERER

SIGNED: Linda B. Scherer
LINDA B. SCHERER

CERTIFICATE OF APPROVAL:

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

SUBDIVISION AGENT OF JAMES CITY COUNTY:

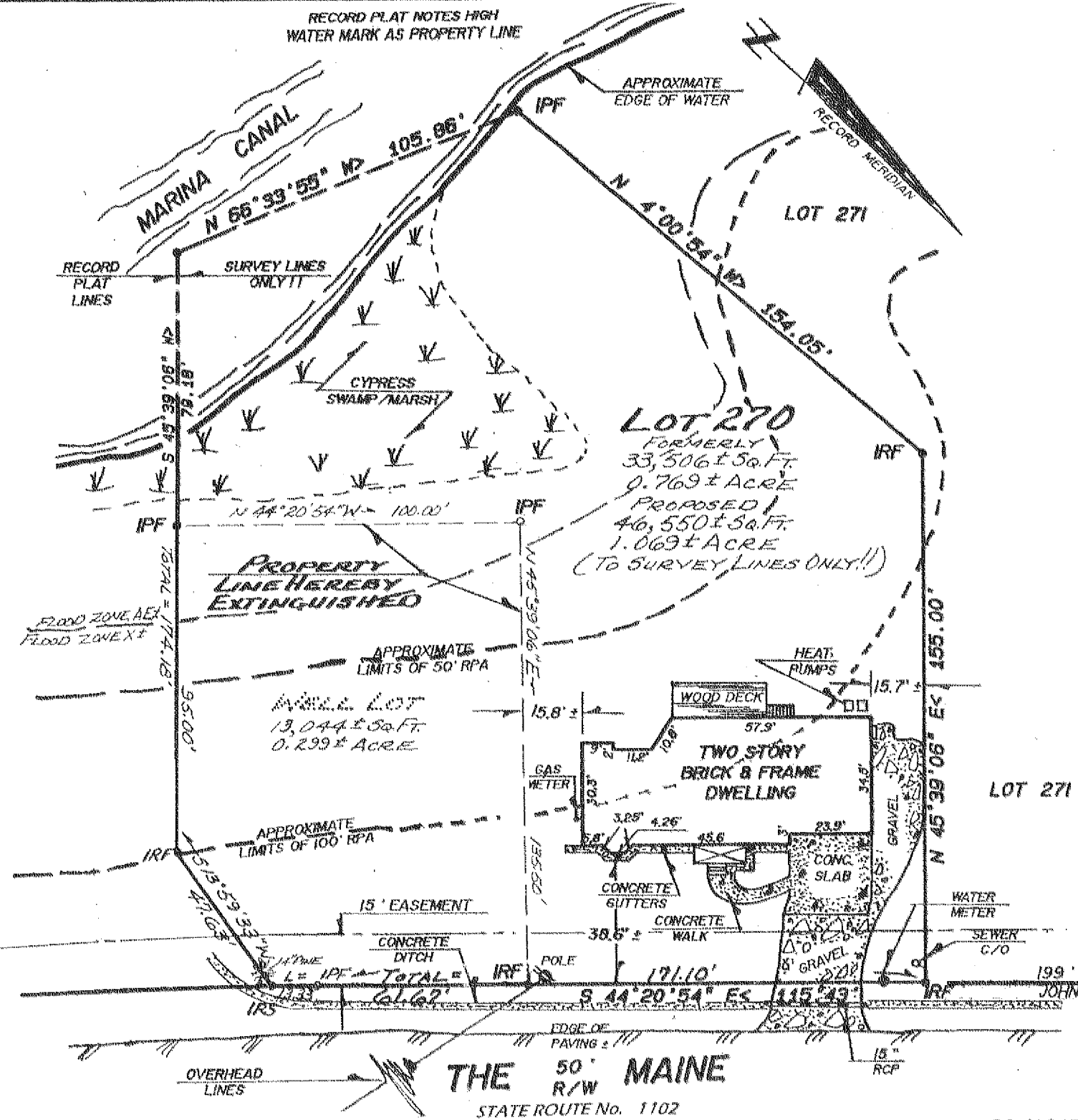
SIGNED: [Signature] DATE: 10/28/04

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS
OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY
JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS
WITHIN THE COUNTY.

SIGNED: [Signature] DATE: 9/9/04

COMMONWEALTH OF VIRGINIA
9/9/04
ROGER D. SPEARMAN
CERTIFICATE No. 001442B
SPEARMAN & ASSOCIATES, P.C.
SURVEYORS & PLANNERS
5682-A MOORETOWN ROAD WILLIAMSBURG, VA. 23188
(757) 253-8720



- LEGEND:
- IPF = IRON PIPE FOUND
 - IPS = IRON PIPE SET
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - BSL = BLDG. SETBACK LINE
 - TXMP = TAX MAP
 - ⊙ = SOIL TEST HOLE (IF APPLICABLE)
 - CMF = CONC. MON. FOUND
 - CMS = CONC. MON. SET

CURVE DATA

A =	00° 22' 16"
R =	2068.48'
L =	13.33'
T =	6.67'
C =	13.33'
CB =	S 44° 32' 02" E

SOURCE OF TITLE :
LOT 270 AS SHOWN HEREON WAS CONVEYED TO
BENJAMIN L. & LINDA B. SCHERER FROM MILLENIUM
VENTURES, LLC, BY DEED DATED APRIL 19, 1999 AND
OF RECORD AS INSTRUMENT # 990011520.
WELL LOT AS SHOWN HEREON WAS CONVEYED TO
BENJAMIN L. & LINDA B. SCHERER FROM JAMES CITY
COUNTY BY DEED DATED OCTOBER 4, 2000 AND OF
RECORD AS INSTRUMENT # 000020412.
BOTH ARE RECORDED AT THE OFFICE OF THE CLERK
OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES
CITY COUNTY.

- DEVELOPMENT NOTES :
- 1.) PROPERTY ADDRESS:
222 THE MAINE (LOT 270) &
222B THE MAINE (WELL LOT)
 - 2.) PROPERTY TAX MAP #'S
(45-3)(03-00-270) AND (45-3)(03-00-001A)
 - 3.) PROPERTY IS ZONED R-1.
 - 4.) NEW TOTAL AREA
= 46,550 +/- SF OR 1.069 +/- ACRE.
 - 5.) UNLESS OTHERWISE NOTED, ALL DRAINAGE
EASEMENTS SHALL REMAIN PRIVATE.
 - 6.) ANY EXISTING UNUSED WELLS SHALL BE
ABANDONED IN ACCORDANCE WITH STATE
PRIVATE WELL REGULATIONS AND JAMES CITY
COUNTY CODE.
 - 8.) PROPERTIES ARE SERVED BY BOTH PUBLIC
WATER AND SEWER.
 - 9.) MINIMUM LOT SIZE = 15,000 SQ. FT.
 - 10.) MINIMUM LOT WIDTH AT SET BACK LINE = 150'.
 - 11.) MINIMUM BUILDING SETBACK REQUIREMENTS
FRONT = 35'
SIDE = 15'
REAR = 35'
 - 12.) WETLANDS AND LAND WITHIN RESOURCE
PROTECTION AREAS SHALL REMAIN IN A
NATURAL UNDISTURBED STATE EXCEPT FOR
THOSE ACTIVITIES PERMITTED BY SECTION
23-9 (C)(1) OF THE JAMES CITY COUNTY CODE.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
5 November 2004
at 10:56 AM/PM, PB _____ PG _____
DOCUMENT # 040028452
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

PLAT TO EXTINGUISH A PROPERTY LINE
ON PROPERTIES STANDING IN THE NAME OF
BENJAMIN L. SCHERER & LINDA B. SCHERER
BEING
LOT 270, SECTION 4A, FIRST COLONY SUBDIVISION
AND ADJACENT WELL LOT
LOCATED IN BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 40'
DATE: SEPTEMBER 9, 2004
JO# 9462--FB "F"