#040029487

OWNERS CERTIFICATE
THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) PROPRIETOR(S) AND/OR TRUSTEE(S).

Jeffrey E. Drake Sept 28, 2004
JEFFREY E. DRAKE (OWNER) DATE

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF Alexandria I, Ampara F. Ibargüen
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 28 DAY OF September, 2004.
MY COMMISSION EXPIRES March 31, 2008
SIGNATURE: Ampara F. Ibargüen

Peter L. Bunai 5 Oct 2004
PETER L. BUNAI (OWNER) DATE

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
~~CITY~~/COUNTY OF JAMES CITY ANN F. WEAVER
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE ~~CITY~~/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 5 DAY OF OCTOBER, 2004.
MY COMMISSION EXPIRES 12/31, 2007
SIGNATURE: Ann F. Weaver

CERTIFICATION OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY H2O PROPERTIES, LLC TO JEFFREY E. DRAKE AND PETER L. BUNAI BY DEED DATED NOVEMBER 20, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO: 030039101

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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 SUBDIVISIONS WITHIN THE COUTNY.

A.D. Sebert 6/01/04
A.D. SEBERT, L.S. DATE

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

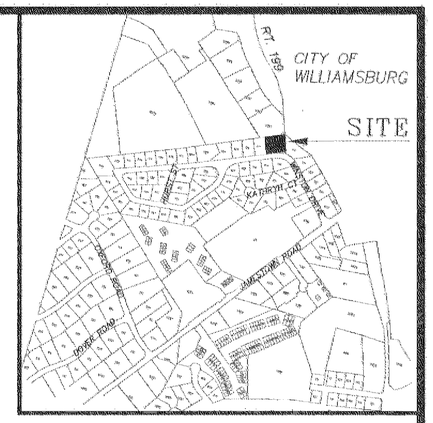
11/9/04
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

Betty A Wilson 10/15/04
FOR VIRGINIA DEPT. OF TRANSPORTATION DATE

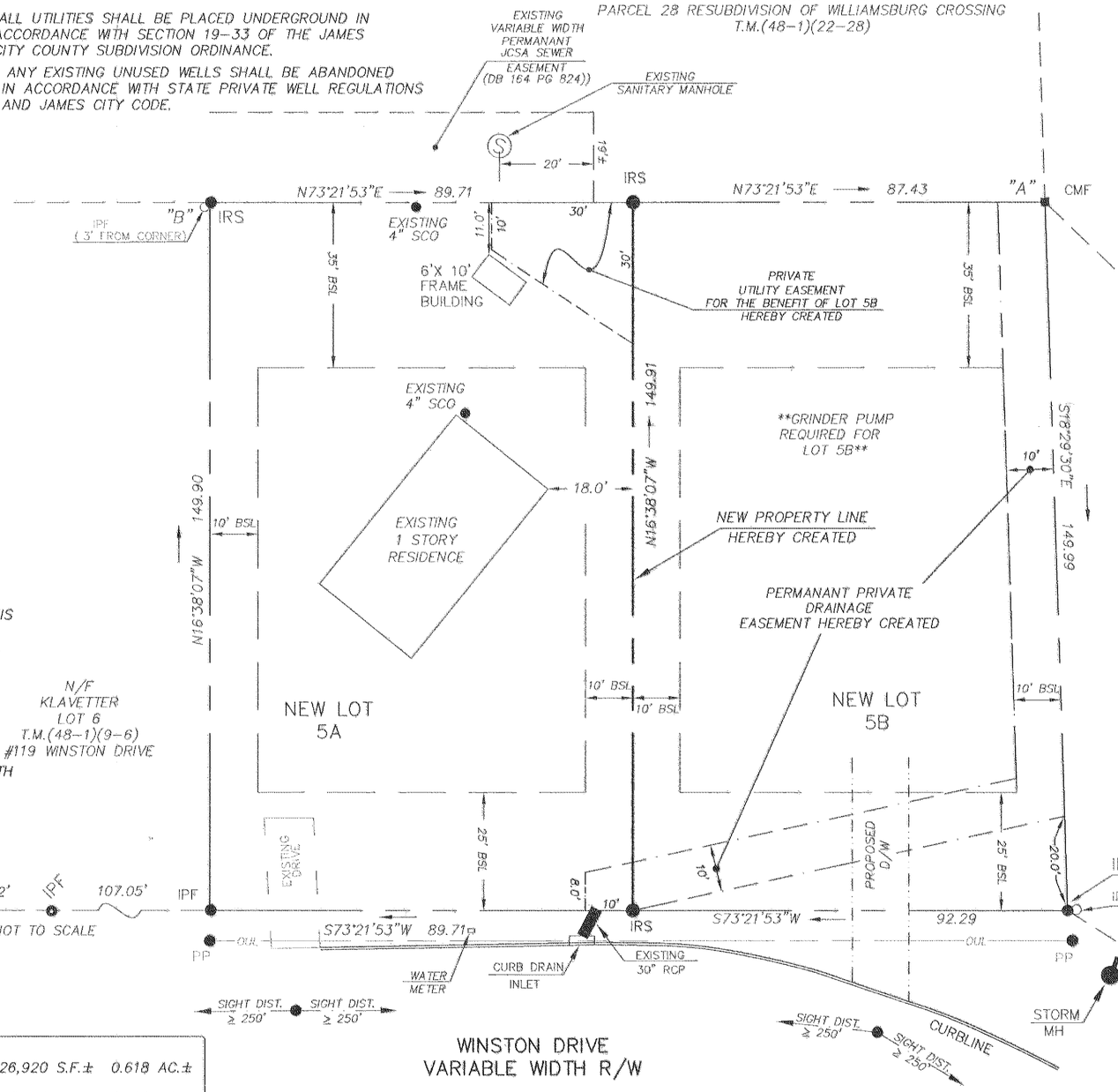
GENERAL NOTES:
1. THE PROPERTY SUBDIVIDED IS ALL OF ASSESSOR'S PARCEL (48-1)(9-5).
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THE PROPERTY IS CURRENTLY ZONED R2 .
4. THE PROPERTY LIES IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M. 510201 0045 b. DATED 2/6/91.
5. THE TOTAL AREA SUBDIVIDED IS 0.617 ACRES (26,886 S.F.)
6. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATE.
7. MINIMUM BUILDING SETBACK LINES: FRONT = 25' SIDE = 10' REAR = 35'
8. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.

REFERENCES: PB 17 PG 11

NOTE:
LOT 5 DOES NOT MATHEMATICALLY CLOSE USING RECORD BEARINGS AND DISTANCES PER PB 17 PG 11. EVIDENCE SUGGESTS THAT LINE "A"-"B" SHOULD BE 177.14' INSTEAD OF 176.92 AS SHOWN ON THE PLAT. ORIGINAL AREA CALCULATION HAS BEEN ADJUSTED TO MATCH REVISED DIMENSION.



VICINITY MAP
SCALE: 1" = 1000'



RECORD MERIDIAN PB 17 PG 11

GRAPHIC SCALE
20 0 20 40
SCALE: 1" = 20'

AREAS:		
ORIGINAL LOT 5	26,920 S.F.±	0.618 AC.±
NEW LOT 5A	13,448 S.F.±	0.309 AC.±
NEW LOT 5B	13,472 S.F.±	0..309 AC.±
TOTAL NEW AREA	26,920 S.F.±	0.618 AC.±

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
November 22, 2004
at 1:03 ~~AM~~/PM. ~~PB~~ ____ PG ____
DOCUMENT # 040029487
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

SEBERT SURVEYING & LAYOUT, LLC

173 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
CELL: (757) 784-2413

PLAT OF SUBDIVISION
BEING LOT 5 SECTION 1
WINSTON TERRACE
OWNED BY
JEFFREY E. DRAKE & PETER L. BUNAI
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
6/01/04
A.D. SEBERT
NO. 002220
LAND SURVEYOR

LEGEND:

N/F	NOW OR FORMERLY
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
IRS	IRON ROD SET
BSL	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SMH	SANITARY MANHOLE
CO	SANITARY CLEANOUT
WM	WATER METER
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
OUL	OVERHEAD UTILITY LINE

DATE: 06/01/2004
REVISION NO./DATE/DESCRIPTION
1 7/14/04 COMMENTS DATED 7/1/04
2 9/7/04 DRAIN/UTILITY EASEMENT

DESIGNED BY: ADS
SCALE: 1"= 20'
PROJECT NO. 481-1
DRAWING NO. 1 OF 1

C:\SEBERT SURVEYING\PROJECTS\481-1\DGN\481-1SUBWINSTERR.dwg 09/14/2004 09:26:57 AM EDT