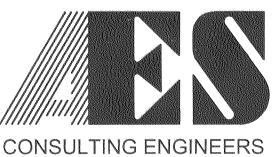
#050023309

CERTIFICATION OF SOURCE OF TITLE: THOMAS A. WALKER CERTIFICATION OF SOURCE OF TITLE: THOMAS A. WALKER GENERAL NOTES LOTS 1 & 3 AS SHOWN ON THIS PLAT WERE CONVEYED BY ELIZABETH H LOT 2 AS SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAM S. BRANTLEY & BETTY J. BRANTLEY TO WILLIAM S. BRANTLEY, JR. & JANNA B. BANKS & BETTIE S. BANKS TO WILLIAM S. & BETTY J. BRANTLEY BY DEED BRANTLEY BY DEED DATED DECEMBER 30, 1985 AND RECORDED IN THE 1. PROPERTY IS ZONED A-1 (GENERAL AGRICULTURAL DISTRICT) DATED FEBRUARY 10, 1964 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND CITY, VIRGINIA AS DEED BOOK 94, PAGE 547. THE COUNTY OF JAMES CITY, VIRGINIA AS DEED BOOK 293, PAGE 596. 2. TAX PARCELS (14-3)(3-6), (14-3)(3-6A) & (14-3)(3-6B). 3. SETBACKS AS SHOWN ARE TAKEN FROM PREVIOUS SUBDIVISION OWNER'S CONSENT AND DEDICATION OWNER'S CONSENT AND DEDICATION PLAT TITLED, "BRANTLEY SUBDIVISION OF THE PROPERTY OF WILLIAM THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS S. & BETTY J. BRANTLEY", RECORDED IN P.B. 40, PG. 100. VERIFY PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH WITH JAMES CITY COUNTY BEFORE BEGINNING ANY NEW THE DESIRES OF THE LINDERSIGNED OWNERS 4. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS WILLIAM S. BRANTLEY, JR. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION BETTY J. BRANTLEY DATE JANNA B. BRANTLEY NOTARY 5. THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY STATE OF VIRGINIA, CITY/COUNTY OF NOTARY PANEL 510201-0020B, DATED 2/6/1991 OF THE FLOOD INSURANCE STATE OF VIRGINIA, CITY/COUNTY OF RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED NOTARY PUBLIC IN AND FOR THE CITY/ AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. COUNTY AND STATE AFORESAID. DO HEREBY CERTIFY THAT THE ABOVE HELLOW A NOTARY PUBLIC IN AND FOR THE CITY! PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID. COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE 6. THIS PLAT IS TAKEN FROM SUBDIVISION PLAT RECORDED IN P.B. PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS 40, PG. 100; PLAT SHOWING IMPROVEMENTS LOT 2, BRANTLEY GIVEN UNTO MY HAND THIS 214 ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID. DAY OF SUBDIVISION RECORDED IN D.B. 293. PG. 596; AND FOUNDATION SURVEY LOT 3, WILLIAM S. AND BETTY J. BRANTLEY SUBDIVISION GIVEN UNTO MY HAND THIS 2 DAY OF MY COMMISSION EXPIRES DATED 11/25/02 AND PREPARED BY AES CONSULTING ENGINEERS. MY COMMISSION EXPIRES / RIVERS NOTARY PUBLIC VICINITY MAP NOTARY PUBLIC SCALE: 1" = 2000'± GORDON R. ABBOTT PORTION OF EXISTING 15' BETTY J. BRANTLEY LOT 5, WESTBANK FARMS PORTION OF EXISTING 15' LOT 3 BUILDING SETBACK LINE P.B. 21 , PG. 25 BRANTLEY SUBDIVISION BUILDING SETBACK LINE -PORTION OF EXISTING 15'/ NEW 15' BUILDING T.M.(14-3)(3-5) HEREBY EXTINGUISHED EXISTING DWELLING -HEREBY EXTINGUISHED D.B. 293 , PG. 596 BUILDING SETBACK LINE SETBACK LINE P.B. 40 , PG. 100 HEREBY EXTINGUISHED IRF N36°07'40"E 1,020.63 T.M.(14-3)(3-6B)(469.61' EXISTING) (421.54' NEW) IRS (122.69' NEW) EXISTING SHED 476.40' 6 74.62 EXISTING) & DR 555 15' B.S.L. WOODEN RAIL FENCE -NEW 35' BUILDING SETBACK LINES LOT 3 EXISTING EXISTING WELL ----EXISTING PROPERTY PORTION OF -EXISTING PROPERTY LINE 1.10 AC. LINE HEREBY EXISTING WELL ---EXISTING GARAGE **PROPERTY** HEREBY EXTINGUISHED EXTINGUISHED LINE HEREBY 15.0 N53'52'20"W 21.31' S36'07'40"W 262.00'/8 **EXTINGUISHED** N53'52'20"W 23.27" BETTY J. BRANTLEY EXISTING PROPERTY BRANTLEY SUBDIVISION LINE HEREBY D.B. 293 , PG. 596 **EXTINGUISHED** P.B. 40 , PG. 100 S36'07'40"W 99.36' T.M.(14-3)(3-6)ത EXISTING ASSESSORY-NEW PROPERTY LINE EXISTING 15' BUILDING BUILDING NEW 15' BUILDING SETBACK LINES WOOD SHED SETBACK LINES EXISTING 35' BUILDING HEREBY EXTINGUISHED SETBACK LINES HEREBY LOT 1 EXISTING PROPERTY-WILLIAM S. BRANTLEY, JR. **EXTINGUISHED** & JANNA B. BRANTLEY NEW PROPERTY LINE LINE HEREBY 2.43 AC EXTINGUISHED BRANTLEY SUBDIVISION EXISTING DRAINFIELD NOTE: N83*34'20"W 46.46' D.B. 293 , PG. 596 PORTION OF EXISTING 15' LOCATION OF DRAINFIELD (55' PORTION OF EXISTING 15'-P.B. 40 , PG. 100 x 39') IS BASED ON STAKES BUILDING SETBACK LINE BUILDING SETBACK LINE T.M.(14-3)(3-6A)PLACED BY PARSLEY SEPTIC EXISTING PROPERTY HEREBY EXTINGUISHED TANK. (SEE DOC. #030036987)/> LINE HEREBY HEREBY EXTINGUISHED EXISTING PROPERTY LINE 15' B.S.L HEREBY EXTINGUISHED EXTINGUISHED (468.17' EXISTING) (427.71' NEW) N53'52'20"W 255.68' \$57°34'00"W 34.35' 2.16 AC/ 15' B.S.L. (446.17' EXISTING) (486.63' NEW) PORTION OF EXISTING 15' S37°37′50"W 914.34" EVERETT JOHNSTON BUILDING SETBACK LINE PARCEL A, WESTBANK FARMS - APPROXIMATE LOCATION 140' (TIE TO B.S.L.) PROPERTY ADDRESSES HEREBY EXTINGUISHED P.B. 43, PG. 61 OF EXISTING OVERHEAD (TYPICAL) T.M.(14-3)(3-7) LOT 1 - 4490 ROCHAMBEAU DRIVE NEW 15' BUILDING VEPCO POWER LINE REFERENCES: D.B. 287, PG. 342-344 SETBACK LINE LOT 2 - 4527 CLOVERLEAF LANE D.B. 273, PG. 390 GRAPHIC SCALE N/F RICHARD L. JOHNSTON LOT 3 - 4523 CLOVERLEAF LANE D.B. 293, PG. 596 P.B. 21, PG. 25 PARCEL C, WESTBANK FARMS LEGEND D.B. 411, PG. 438 P.B. 40, PG. 100 AREA TABULATION P.B. 43, PG. 61 IRF = IRON ROD FOUND . Large/Sanali Plat(s) Recorded T.M.(14-3)(3-7C)EXISTING LOT 1 = 2.69 AC. IRS = IRON ROD SET SCALE: 1'' = 50'herewith as # 050023305 B.S.L. = BUILDING SETBACK LINE EXISTING LOT 2 = 1.94 AC. N/F = NOW OR FORMERLYSURVEYOR'S CERTIFICATE EXISTING LOT 3 = 1.06 AC. STATE OF VIRGINIA CERTIFICATE OF APPROVAL CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 29 DAY I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND TOTAL = 5.69 AC.BELIEF. THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF OF Systember, 2005. THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE NEW LOT 1 = 2.43 AC. AND MAY BE ADMITTED TO RECORD. SUBDIVISIONS WITHIN THE COUNTY. NEW LOT 2 = 2.16 AC. LAW DIRECTS. @ 1126 AM/PM NEW LOT 3 = 1.10 AC. 6/22/05 TESTE: Bitin B. Woodridge Clark G. T. WILSON, JR., L.S. #1183 DATE TOTAL = 5.69 AC.BETSY'B. WOOLRIDGE, CLERK By Claudia HBukkelz, Dep Clash SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



WILLIAMSBURG • RICHMOND

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5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994 PLAT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 1, 2 & 3 BRANTLEY SUBDIVISION

STONEHOUSE DISTRICT COL

COUNTY OF JAMES CITY

VIRGINIA



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		Circuit Court: This PLAT was recorded on 39 September 2005	
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		BETSY B. WOOLRIDGE, CLERK	
умінтомай		Retry & Woobidge Clerk	en peroxitation de la constitución
1	9/20/05	REVISED PER COUNTY COMMENT LETTER OF 9/02/05	RED
No.	DATE	REVISION / COMMENT / NOTE	BY

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DESIGNED	DRAWN			
AES	AWT			
Scale	Date			
1"=50'	6/22/05			
Project No.				
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