

#052868

CERTIFICATION OF SOURCE OF TITLE

TAX PARCEL 523-07-00-029 (LOT 29)
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HUNTER S. VERMILLION, GRANTOR TO J. MICHAEL SIM, GRANTEE BY DEED DATED: OCTOBER 20, 2003 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AS INSTRUMENT #032413

OWNER'S CONSENT AND DEDICATION

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

J. Michael Sim 06/30/05
 J. MICHAEL SIM DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Hampton, TO-WIT:

I, Marian Maudie A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 30th DAY OF June, 2005.

MY COMMISSION EXPIRES 5-31-07.

Marian K. Maudie
 NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

TAX PARCEL 523-07-00-031, 32 (LOT 31)
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES MARSHALL HALL, SUSAN HALL JOHNSON AND CINDY HALL GREYSON BEING ALL OF THE HEIRS OF THE ESTATE OF JOANNE CLAIRE HALL, GRANTORS TO W. LEVERETT LUNCEFORD AND MEREDITH V. LUNCEFORD, GRANTEE BY DEED DATED: JANUARY 20, 2005 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AS INSTRUMENT #050164

OWNER'S CONSENT AND DEDICATION

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

W. Leverett Lunceford 7/18/05
 W. LEVERETT LUNCEFORD DATE
Meredith V. Lunceford 11/9/05
 MEREDITH V. LUNCEFORD DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City County, TO-WIT:

I, Kirkpatrick Allison A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 18th DAY OF July, 2005.

MY COMMISSION EXPIRES 11/31/07.

Kirkpatrick Allison
 NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

TAX PARCEL 523-07-00-030 (LOT 30)
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HUNTER S. VERMILLION, GRANTOR TO LUDWELL PARTNERS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, GRANTEE BY DEED DATED: OCTOBER 20, 2003 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AS INSTRUMENT #032412

OWNER'S CONSENT AND DEDICATION

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

J. Michael Sim, Member 06/30/05
 FOR LUDWELL PARTNERS, L.L.C. DATE
 J. Michael Sim, Member
 PRINTED NAME

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Hampton, TO-WIT:

I, Marian Maudie A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 30th DAY OF June, 2005.

MY COMMISSION EXPIRES 5-31-07.

Marian K. Maudie
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

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

G.T. Wilson, Jr. 5/19/05
 G.T. WILSON, JR., L.S. DATE

CERTIFICATE OF APPROVAL

CITY OF WILLIAMSBURG

BY: Reed T. Nahr
 PLAT APPROVING AGENT

DATE: 10/19/05

STATE OF VIRGINIA, CITY OF WILLIAMSBURG:
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, THIS 6 DAY OF December, 2005.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

PLAT BOOK _____, PAGE _____

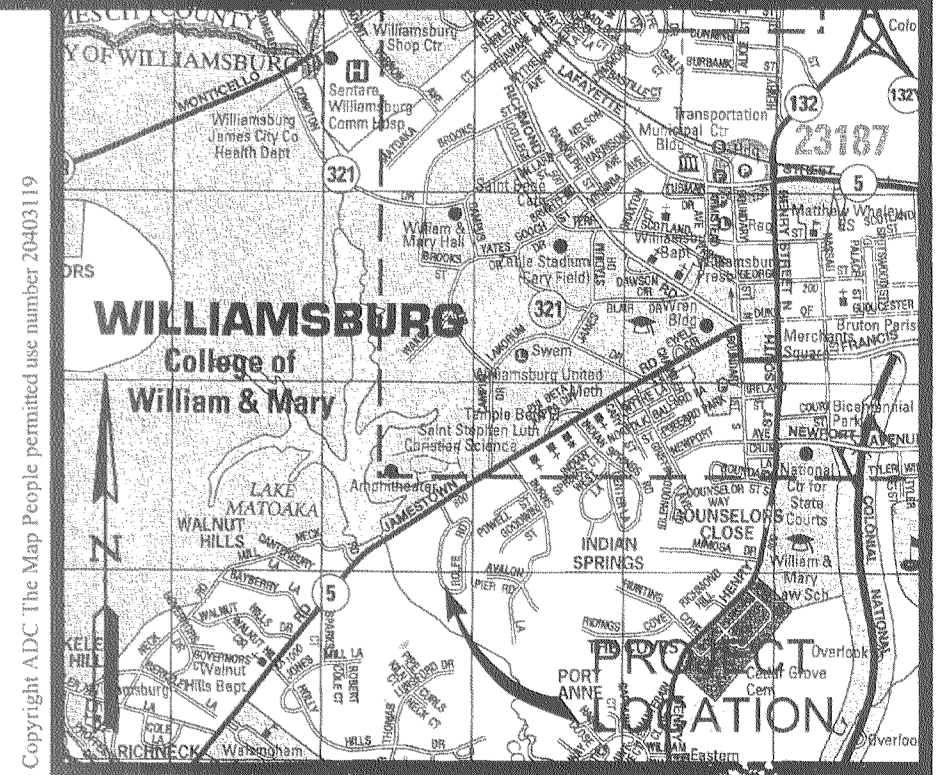
TESTE Betsy B. Woolridge
 CLERK

BY Claudia H. Brinkholz, Dep. Clerk

GENERAL NOTES

- PROPERTY SHOWN HEREON IS ALL OF TAX MAP PARCEL NO. 523-07-00-029, 523-07-00-030, 523-07-00-31,32
- PROPERTY IS CURRENTLY ZONED "RS-1"--RESIDENTIAL.
 - MINIMUM BUILDING SETBACKS:
 FRONT = 35'
 SIDES = 15'
 REAR = 25'
 - MINIMUM LOT SIZE IS 20,000 S.F.
 - MINIMUM LOT WIDTH AT FRONT SETBACK IS 100'.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

2 Large/Small Plat(s) Recorded
 herewith as # 052868



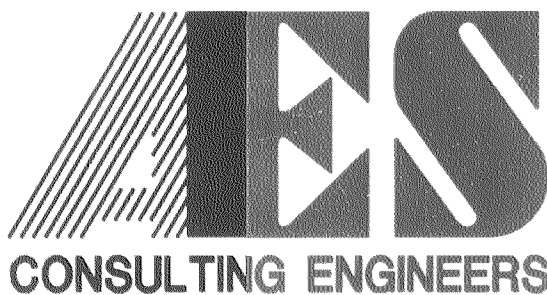
VICINITY MAP
 SCALE 1"=2000'

AREA TABULATION

OLD LOT 29 = 2.2± AC.
 OLD LOT 30 = 2.0± AC.
 OLD LOT 31 = 2.1± AC.
 TOTAL LOTS = 6.3± AC.

NEW LOT 29 = 3.2± AC.
 NEW LOT 31 = 3.1± AC.

(FORMER LOT 30 NOW A
 PORTION OF LOTS 29 & 31)
 TOTAL NEW LOTS = 6.3± AC.

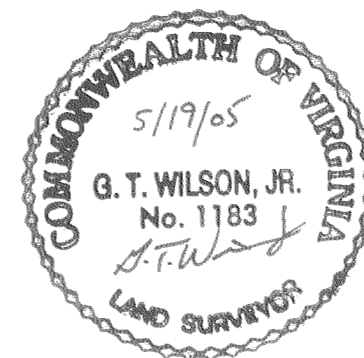


5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT SHOWING
 BOUNDARY LINE ADJUSTMENT
 BETWEEN LOTS 29, 30 AND 31
 AND VACATION OF LOT 30
 LUDWELL PLACE

CITY OF WILLIAMSBURG

VIRGINIA



City of Williamsburg & County of James City	
Circuit Court: This PLAT was recorded on <u>6 December 2005</u>	
at <u>1:25</u> AM/PM, PB _____ PG _____	
DOCUMENT # <u>052868</u>	
BETSY B. WOOLRIDGE, CLERK <u>City</u>	
<u>Betsy B. Woolridge</u> Clerk	
No.	DATE
REVISION / COMMENT / NOTE	
BY	

Designed AES	Drawn JDB
Scale	Date
AS SHOWN	5/19/05
Project No. 21359	
Drawing No. 1 OF 2	