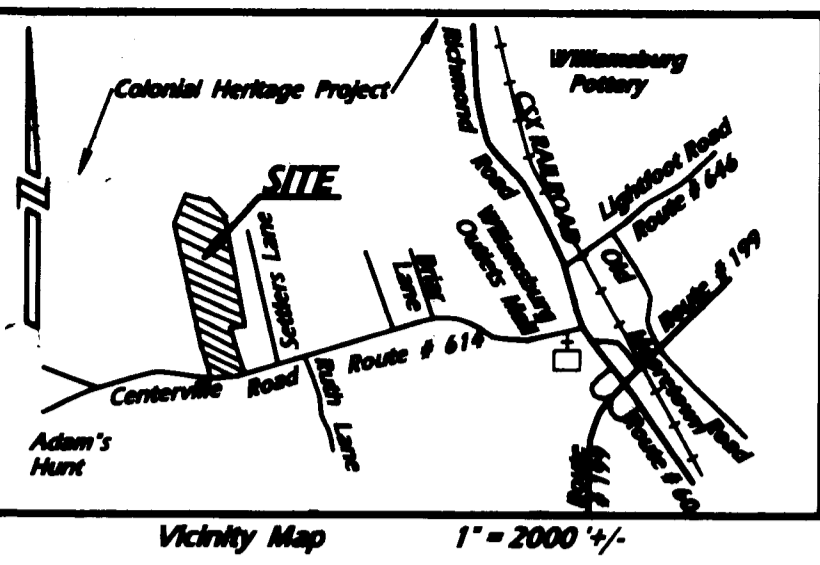
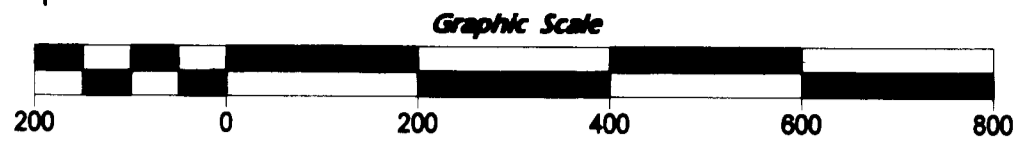


#060008977



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

NOTE:
UNLESS SHOWN IN BOLD, ALL MONUMENTS SHOWN HEREON ARE THE RESULT OF PREVIOUS WORK ON THIS PROPERTY. THIS PLAT DOES NOT REPRESENT A FULL CURRENT SURVEY IN THE FIELD OR ON THE GROUND.



OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE RIPLEY/SULENSKI FAMILY SUBDIVISION OF 23.0596 +/- ACRES, PART OF WILLIAM EPPS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES, IF ANY.

SIGNED: Otto C. Ripley SEAL
OTTO C. RIPLEY

SIGNED: Thelma J. Ripley SEAL
THELMA J. RIPLEY

SIGNED: Shirley Jean Sulenski SEAL
SHIRLEY JEAN SULENSKI

SIGNED: _____ SEAL
(Print Name) TRUSTEE

SIGNED: _____ SEAL
(Print name) TRUSTEE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Williamsburg

I, IVA P. SCHERBERGER, 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 HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 12th DAY OF January, 2008.

Iva P. Scherberger
Notary Public
9-30-08

APPROVAL:

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

SIGNED: Benny A. W. DATE: 3/17/08
VIRGINIA DEPARTMENT OF TRANSPORTATION

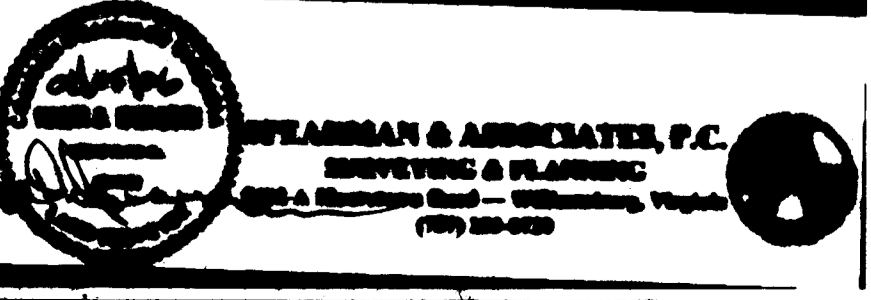
SIGNED: W.A. DATE: _____
HEALTH DEPARTMENT

SIGNED: W.A. DATE: 4/4/08
SUBDIVISION AGENT OF JAMES CITY COUNTY

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 COUNTY.

SIGNED: [Signature] DATE: 3/17/08



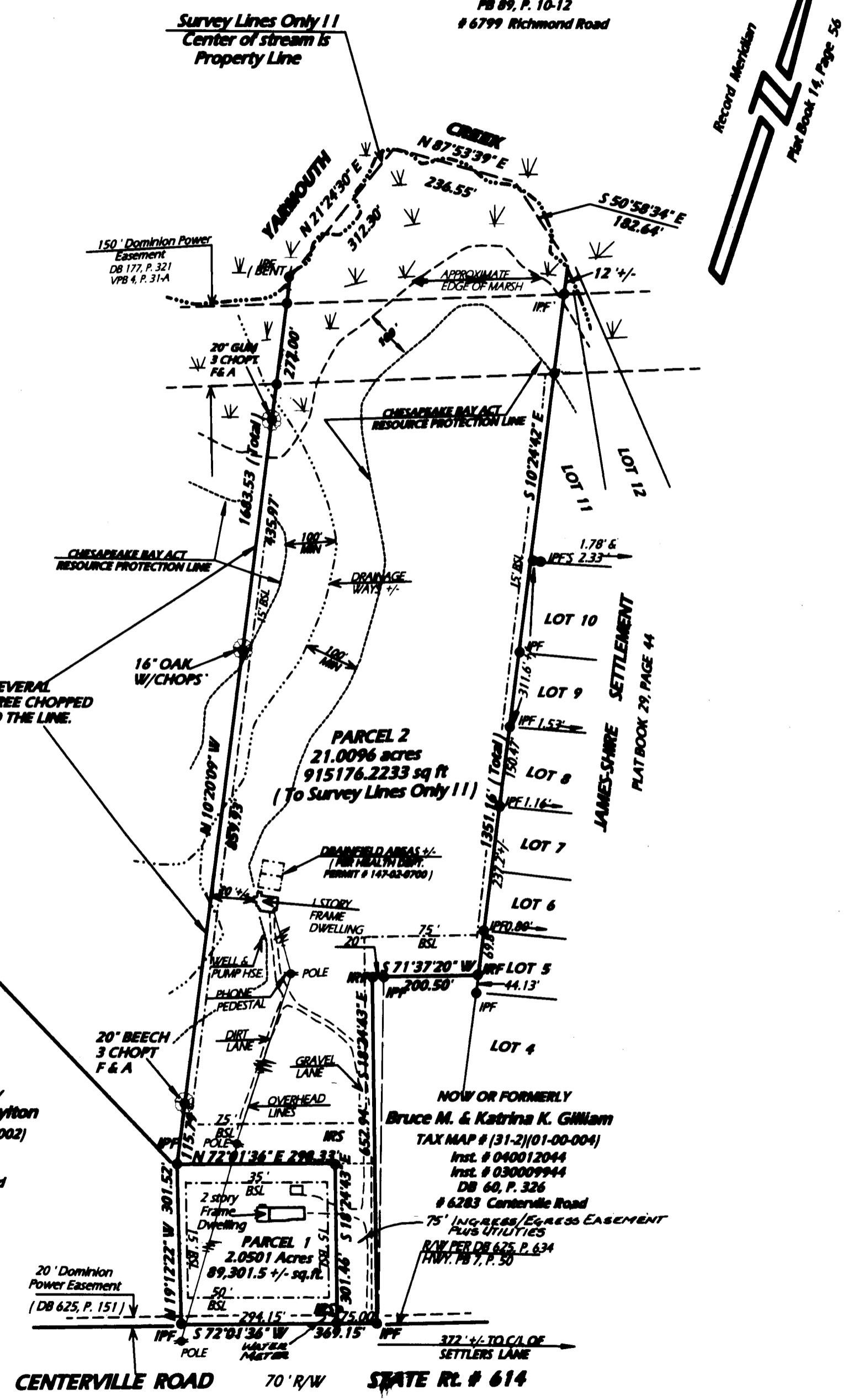
NOW OR FORMERLY
Colonial Heritage, L.L.C.
TAX MAP # (31-1)(01-00-011)
Inst. # 03000330
DB 278, P. 734
PB 89, P. 10-12
6175 Centerville Road

THIS LINE IS MARKED BY SEVERAL FLAGGED TREES ALSO THREE CHOPPED ON THE SIDE CLOSEST TO THE LINE.

NOW OR FORMERLY
Clyde E. & Lura Lee Hylton
TAX MAP # (31-2)(01-00-002)
DB 589, P. 686
Hwy. PB 7, P. 57
6263 Centerville Road

NOW OR FORMERLY
Colonial Heritage, L.L.C.
TAX MAP # (24-3)(01-00-032)
Inst. # 03000330
PB 89, P. 10-12
6799 Richmond Road

NOW OR FORMERLY
Bruce M. & Katrina K. Gilliam
TAX MAP # (31-2)(01-00-004)
Inst. # 040012044
Inst. # 030009944
DB 60, P. 326
6283 Centerville Road
75' INC. REAR/EGRESS EASEMENT PLUS UTILITIES
R/W PER DB 625, P. 634
Hwy. PB 7, P. 50



CERTIFICATE OF SOURCE OF TITLE:

PROPERTY SHOWN HEREON WAS CONVEYED BY DEED OF ASSUMPTION AND GIFT DATED AUGUST 30, 2000, FROM OTTO C. RIPLEY AND THELMA J. RIPLEY, HUSBAND & WIFE AND SHIRLEY JEAN SULENSKI & ROGER ALLEN SULENSKI, HUSBAND & WIFE, TO OTTO C. RIPLEY AND THELMA J. RIPLEY, HUSBAND & WIFE AND SHIRLEY JEAN SULENSKI.
SAID DEED WAS RECORDED SEPTEMBER 5, 2000 AS INSTRUMENT # 000016770 AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY.

REFERENCES:

- NOTED AND:
- DEED BOOK 50, PAGE 191
 - DEED BOOK 60, PAGE 326
 - DEED BOOK 73, PAGE 166
 - DEED BOOK 198, PAGE 757
 - DEED BOOK 220, PAGE 420
 - DEED BOOK 610, PAGE 756
 - DEED BOOK 625, PAGE 151
 - DEED BOOK 625, PAGE 634
 - PLAT BOOK 13, PAGE 18
 - PLAT BOOK 14, PAGE 56
 - WILL BOOK 6, PAGE 478
 - INSTRUMENT # 00016770

GENERAL NOTES:

- 1.) PROPERTY ADDRESS: # 6273 CENTERVILLE ROAD.
- 2.) PROPERTY IS ZONED 'A1'.
- 3.) PROPERTY TAX MAP # = (31-2)(01-00-003)
- 4.) IMPROVEMENTS ON PROPERTY APPEAR TO BE IN FLOOD HAZARD ZONE 'X'. (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AS SHOWN ON COMMUNITY PANEL 510 201 0020 # WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991
- 5.) FRONT DWELLING IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER. REAR DWELLING IS CURRENTLY SERVED BY PRIVATE WATER AND SEWER FACILITIES. (IE. WELL, SEPTIC TANK AND DRAINFIELD).
- 6.) UNLESS OTHERWISE NOTED, ANY AND ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
- 7.) TOTAL AREA SUBDIVIDED = 1,004,477.8 +/- Sq. Ft. OR 23.0596 +/- ACRES.
- 8.) MINIMUM LOT AREA FOR A FAMILY SUBDIVISION = 1.0 ACRES.
- 9.) MINIMUM SETBACK REQUIREMENTS FOR LOTS OF LESS THAN 3 ACRES.
FRONT = 50'
REAR = 35'
SIDE = 15'
- 10.) PER SECTION 24-216 OF THE ZONING ORDINANCE THE MINIMUM LOT WIDTH AT THE FRONT BSL FOR PARCEL 1 IS 150' AND 250' FOR PARCEL 2
- 11.) ANY NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 12.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 13.) NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 14.) WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREAS OF THE CHESAPEAKE BAY ACT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- 15.) THIS IS A FAMILY SUBDIVISION IN ACCORDANCE WITH SECTION 19-17 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

FAMILY SUBDIVISION
OF PROPERTY STANDING IN THE NAMES OF
OTTO C. & THELMA J. RIPLEY
AND
SHIRLEY JEAN SULENSKI
BEING
23.0596 +/- ACRES,
PART OF WILLIAM EPPS

SITUATED IN POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 200' DATE: OCTOBER 10, 2005
REVISED: JANUARY 5, 2006
PER COUNTY COMMENTS

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
4-19-2006
at 10:24 AM/PM PB _____ PG _____
DOCUMENT # 060008977
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk