

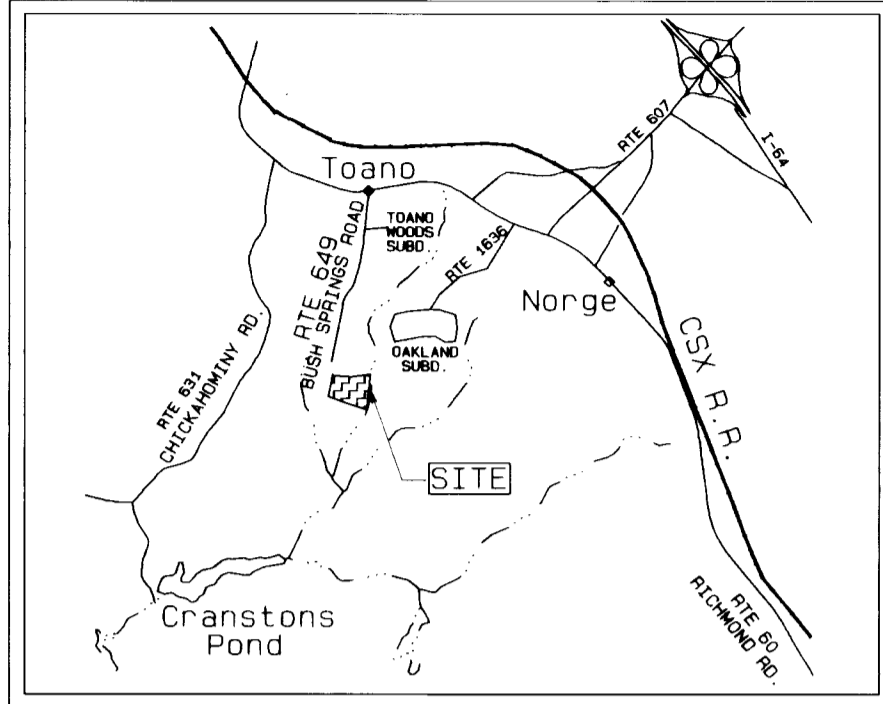
#060020159

FAMILY SUBDIVISION OF THE PROPERTY OF JAMES W. BRAXTON Jr.

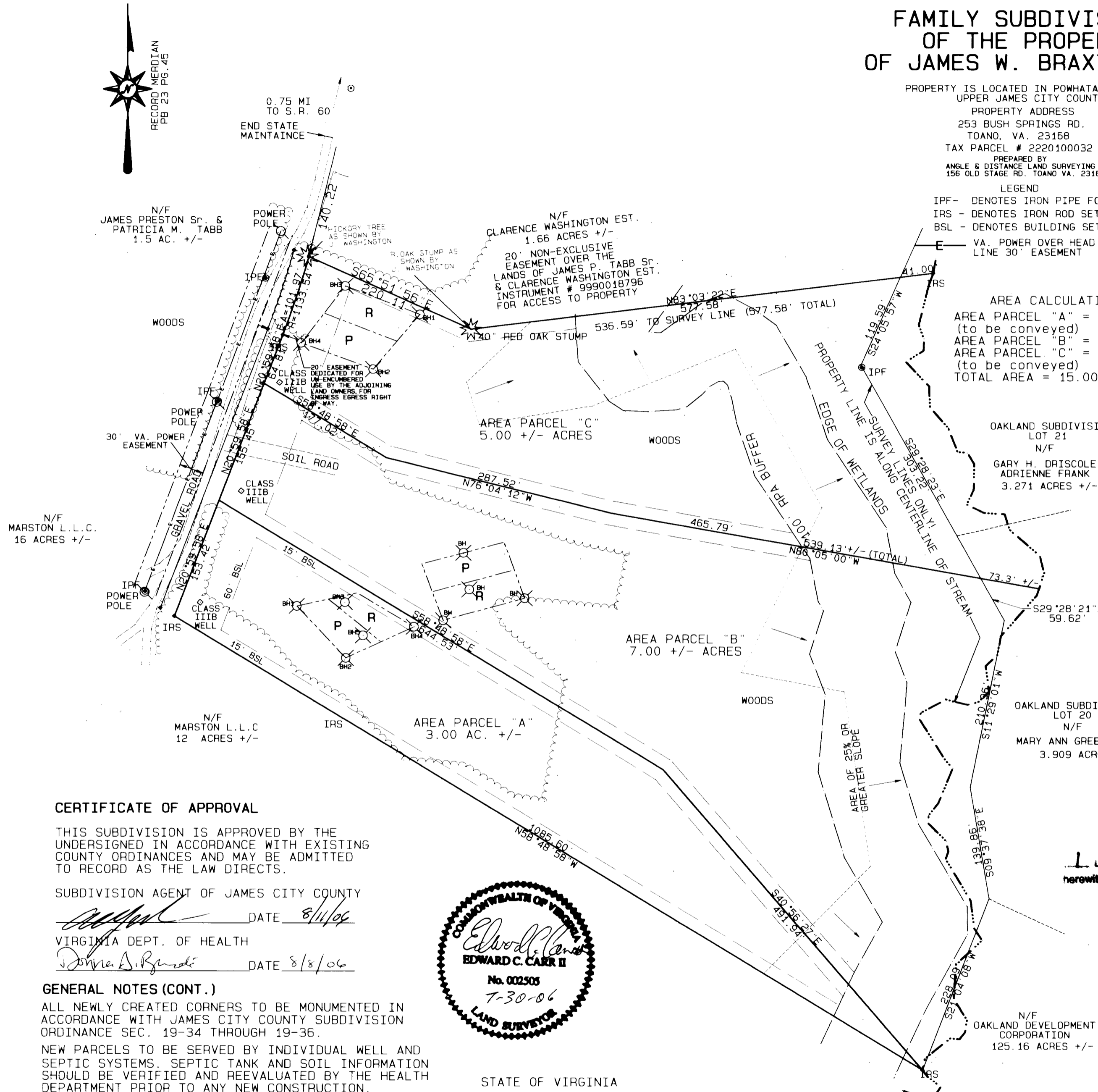
PROPERTY IS LOCATED IN POWHATAN DISTRICT UPPER JAMES CITY COUNTY PROPERTY ADDRESS 253 BUSH SPRINGS RD. TOANO, VA. 23168 TAX PARCEL # 2220100032 PREPARED BY ANGLE & DISTANCE LAND SURVEYING 156 OLD STAGE RD. TOANO VA. 23168

LEGEND IPF - DENOTES IRON PIPE FOUND IRS - DENOTES IRON ROD SET BSL - DENOTES BUILDING SETBACK LINE VA. POWER OVER HEAD ELECTRICAL LINE 30' EASEMENT

AREA CALCULATIONS AREA PARCEL "A" = 3.00 +/- AC. (to be conveyed) AREA PARCEL "B" = 7.00 +/- AC. (to be conveyed) AREA PARCEL "C" = 5.00 +/- AC. (to be conveyed) TOTAL AREA = 15.00 +/- AC.



VICINITY MAP SCALE 1" = 2000'



SOURCE OF TITLE

TAX PARCEL NO. 2220100032, LIES IN THE NAME OF TO JAMES W. BRAXTON Sr. BY DEED DATED JUNE 21st, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 629, PAGE 474.

OWNERS CONSENT

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

JAMES W. BRAXTON Jr. OWNER: James W. Braxton Jr. DATE Aug 8, 2006

CERTIFICATE OF NOTARIZATION BRAXTON

I, Holly Burrow, A NOTARY PUBLIC IN AND FOR THE County of James City, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON'S WHOSES NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY County of James City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 11th DAY OF August, 2006.

NOTARY PUBLIC MY COMMISSION EXPIRES 1/31/14

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

Edward C. Carr II L.S.# 2505

GENERAL NOTES

THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL EASEMENTS, SERVITUDES, AND COVENANTS ON RECORD.

PROPERTY IS ZONED R1. BUILDING SET BACK LINES ARE FRONT = 60' REAR = 35' SIDE = 15'

PROPERTY SHOWN APPEARS TO LIE IN FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE THE 500 yr. FLOOD PLAIN BY F.I.R.M. PANEL # 510201 0020B EFFECTIVE DATE FEB.8th, 1991.

WETLANDS AND LANDS WITHIN R.P.A. AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) (1) OF THE JAMES CITY COUNTY CODE.

UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING COUNTY ORDINANCES AND MAY BE ADMITTED TO RECORD AS THE LAW DIRECTS.

SUBDIVISION AGENT OF JAMES CITY COUNTY

DATE 8/11/06

VIRGINIA DEPT. OF HEALTH

DATE 8/8/06

GENERAL NOTES (CONT.)

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-34 THROUGH 19-36.

NEW PARCELS TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS. SEPTIC TANK AND SOIL INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

THIS PLAT REPRESENTS A FAMILY SUBDIVISION OF THE PROPERTY OF JAMES W. BRAXTON Jr. IN ACCORDANCE WITH SEC. 19-17 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE AND PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

ALL NEW UTILITIES TO BE PLACED UNDERGROUND.



STATE OF VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 11th DAY OF August, 2006 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE

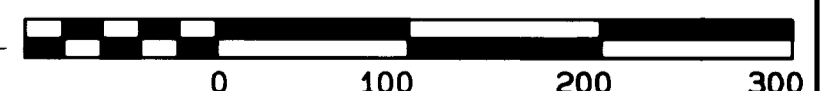
TESTE: Betsy B. Woolridge CLERK

BY: Claudia K. Holz, Dep. Clerk PROPERTY IS TAX PARCEL ID # 2220100032

1 Large/Small Plat(s) Recorded herewith as # 060020159

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 11 August 2006 at 3:30 PM. PG. DOCUMENT # 060020159 BETSY B. WOOLRIDGE, CLERK

GRAPHIC SCALE 1"=100'



JAMES CITY COUNTY PROJ. # JCC-S-030-06