

080025860

**General Notes**

1. THIS PLAT IS INTENDED TO VACATE THE INTERIOR LINES AS SHOWN AND REPRESENT ALL OF THE PROPERTIES OF BRANSCOME OFFICE PROPERTY, LLC (TAX PARCELS (47-1)(1-43) AND (47-1)(1-45)) AND HENRY S. BRANSCOME (TAX PARCEL (47-1)(1-44)) IN JAMES CITY COUNTY, VIRGINIA.
2. PROPERTY LINE INFORMATION IS TAKEN FROM A SITE PLAN ENTITLED "SITE PLAN, ADDITION TO OFFICE BUILDING OWNED BY HENRY S. BRANSCOME, JAMES CITY COUNTY, VIRGINIA" BY AES DATED SEPTEMBER 30, 1997 FINAL REVISION JANUARY 30, 1998.
3. MERIDIAN: VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83) BASED ON JAMES CITY COUNTY CONTROL MONUMENTS STATION 320 AND ITS AZIMUTH MARK.

STATION 320  
N-3618876.571  
E-11986114.151

STATION 320 AZ  
N 85°20'16" W 1589.72' FROM STATION 320

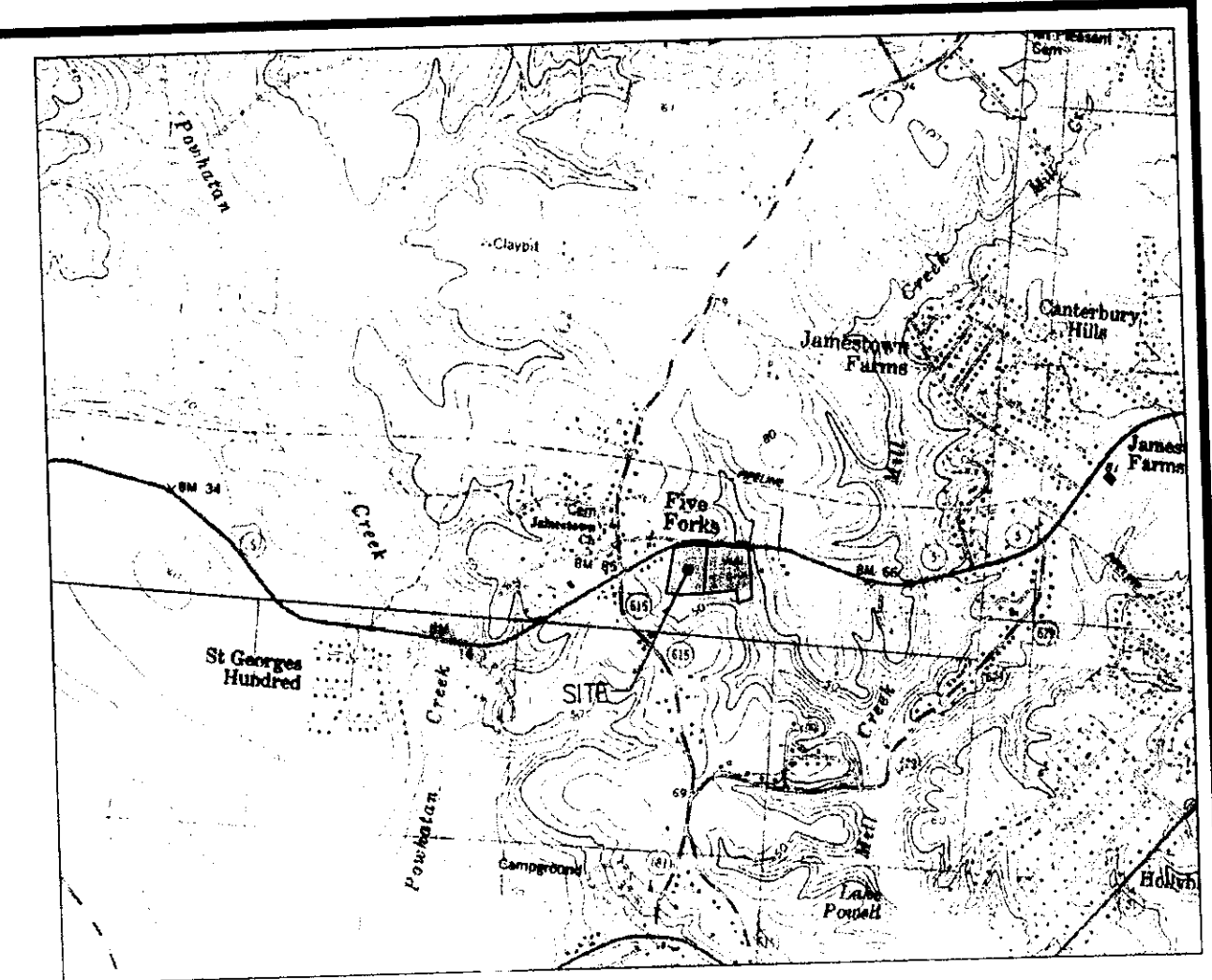
4. REFERENCES:

INST. 010010880  
INST. 010010879  
INST. 010010887  
INST. 030031957

5. TOTAL AREA OF PARCEL: 5.107 ACRES
6. NO TITLE REPORT WAS FURNISHED, THEREFORE THIS PLAT MAY NOT SHOW ALL ENCUMBRANCES UPON THE PROPERTY.
7. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
8. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. PUBLIC WATER AND PUBLIC SEWER ARE CURRENTLY AVAILABLE TO THIS SITE.
10. SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THE PLAT SHALL REMAIN PRIVATE.
12. WETLANDS AND LAND WITHIN RESOURCE PROTECTION 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.
13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

**Source of Title**

THE PROPERTIES SHOWN ON THIS PLAT WERE CONVEYED TO HENRY S. BRANSCOME BY INSTRUMENT, DATED SEPTEMBER 29, 2003, NUMBER 030031957, AND TO BRANSCOME OFFICE PROPERTY, LLC BY INSTRUMENT DATED MAY 23, 2001, NUMBERS 01001079 AND 01001080 RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.



VICINITY MAP  
(1"=2000')

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
21 October 2008  
at 10:29 AM/PM: PB 1 PG 1  
DOCUMENT # 080025860  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

JCC PROJECT NUMBER:  
JCC-S-0085-2007  
BLE BRANSCOME OFFICE  
PROPERTY

2 Large/Small Plat(s) Recorded  
herewith as # 080025860

**Owner's Consent**

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND THE SUBDIVISION ORDINANCE OF JAMES CITY COUNTY, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

Henry S. Branscome 9/16/08 DATE  
AGENT, BRANSCOME OFFICE PROPERTY, LLC

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Leigh Anne Roberts, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Henry S. Branscome WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 16 DAY OF September, 2008.

Leigh Anne Roberts  
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-30-09  
Reg # 306384

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Henry S. Branscome 9/16/08 DATE  
HENRY S. BRANSCOME

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

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Leigh Anne Roberts  
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-30-09  
Reg # 0306384

**Certificate of Approval**

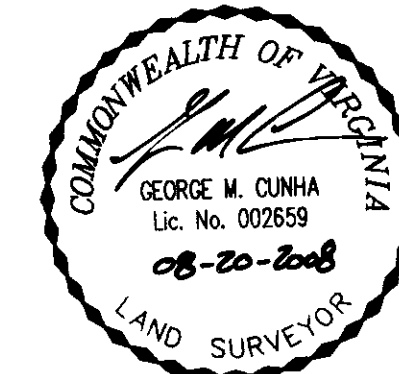
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen Cook 10/10/08 DATE  
AGENT FOR THE JAMES CITY COUNTY

**Surveyor's Certification**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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.

George M. Cunha  
GEORGE M. CUNHA, L.S. #002659  
August 20, 2008  
DATE



VACATION PLAT  
PROPERTIES OF HENRY S.  
BRANSCOME AND BRANSCOME  
OFFICE PROPERTY, LLC

BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA

60 0 60 120  
SCALE IN FEET

DATE: 01/11/2008  
SCALE: 1"=60'

SHEET 1 OF 2  
DRAWN BY: RWP

VHIB

Vanasse Hangen Brustlin, Inc.  
Transportation Land Development Environmental Services  
477 McLaw Circle, Suite 1  
Williamsburg, Virginia 23185  
(757) 220-0500 • FAX (757) 220-8544

REVISED 08/20/08  
REVISED 1/11/08

PROJECT No.: 31595.00

FILE No.: 31595PLAT