100003789

CERTIFICATION OF SOURCE OF TITLE

T.M. (50-3)(12-31)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CHARLES LARRY POPE AND MARY F. POPE TO DANIEL L. DRISKILL AND VIVIAN W. DRISKILL BY DEED DATED JANUARY 20, 2009 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 090003928 ON FEBRUARY 3, 2009.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Daniel L Driskill — 1/23/10
DANIEL L. DRISKILL — DATE

Daniel L Driskill — 2-4-10

Vivian W. Driskill — 1-23-10
VIVIAN W. DRISKILL — DATE

Vivian W. Driskill — 2-4-10

CERTIFICATE OF ACKNOWLEDGEMENT:

CITY/COUNTY OF James City
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 4 DAY OF Feb, 2010 BY
Daniel L. Driskill Vivian W. Driskill
(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)
Susan Ellen Childs
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 357306
MY COMMISSION EXPIRES: 7/31/2013

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BUSCH PROPERTIES, INC., A DELAWARE CORPORATION AND WAS ACQUIRED FROM ANHEUSER-BUSCH, INCORPORATED BY DEED DATED NOVEMBER 14, 1972 IN DEED BOOK 141, PAGE 313, AND BY DEED DATED DECEMBER 28, 1984 IN DEED BOOK 286, PAGE 530, BOTH DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

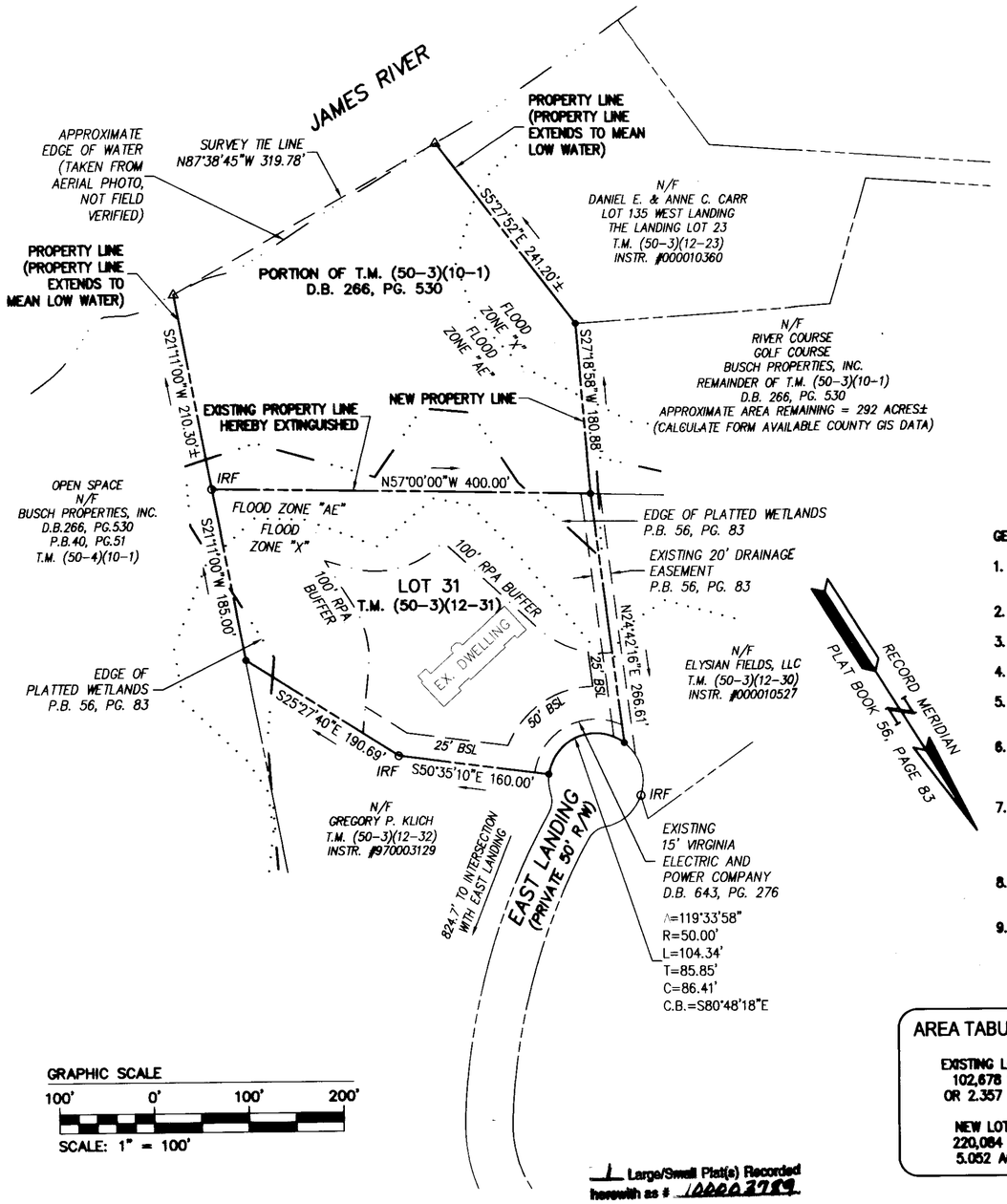
OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

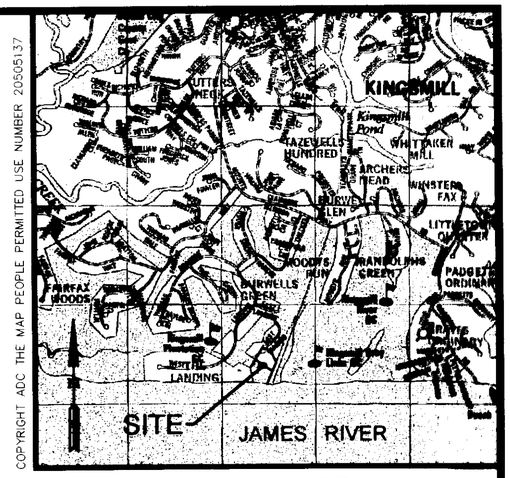
Robin D. Carson — 1/15/2010
ROBIN CARSON — DATE
EXECUTIVE VICE PRESIDENT
BUSCH PROPERTIES, INC.

CERTIFICATE OF ACKNOWLEDGEMENT:

CITY/COUNTY OF James City
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 16th DAY OF Jan, 2010 BY
Robin D. Carson
(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)
Jenny F. Hughes
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 277009
MY COMMISSION EXPIRES: 6/30/2011



GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES:

1. PROPERTY IS ALL OF TAX MAP PARCEL #(50-3)(12-31) AND A PORTION OF TAX MAP PARCEL #(50-3)(10-1).
2. PROPERTY IS CURRENTLY ZONED "R4".
3. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
4. SETBACK REQUIREMENTS: AS SHOWN
5. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
6. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. PROPERTIES SHOWN LIE IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE "AE", (BASE FLOOD ELEVATIONS DETERMINED) PER F.I.R.M. #51095C0205C, DATED SEPTEMBER 28, 2007.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.

AREA TABULATION

EXISTING LOT 31
102,678 S.F.
OR 2.357 AC.±

NEW LOT 31
220,084 S.F.
5.052 AC.±

LEGEND

IRF = IRON ROD FOUND
IRS = IRON ROD SET
BSL = BUILDING SETBACK LINE

REFERENCE: PLAT BOOK 56, PAGE 83

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.

Robert D. Mann — 12/10/2010
ROBERT D. MANN, L.S. #002509 — DATE

1 Large/Small Plat(s) Recorded herewith as # 100003789

CERTIFICATE OF APPROVAL

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

2.11.10
SUBDIVISION AGENT OF JAMES CITY COUNTY — DATE

CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER

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

PLAT OF BOUNDARY LINE ADJUSTMENT
BETWEEN
LOT 31 THE LANDING
AND
RIVER COURSE GOLF COURSE
KINGSMILL ON THE JAMES
ROBERTS DISTRICT — JAMES CITY COUNTY — VIRGINIA

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
12/10/2010
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 25 February 2010
at 11:40 AM/PM. PB. — PG —
DOCUMENT # 100003789
BETSY B. WOOLRIDGE, CLERK
Betsy B Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
1	4/7/08	REVISED PER COUNTY COMMENTS DATED 2/5/08	RDM	

Designed AES	Drawn AWT
Scale 1"=100'	Date 12/18/07
Project No. 7753-28	
Drawing No. 1 of 1	