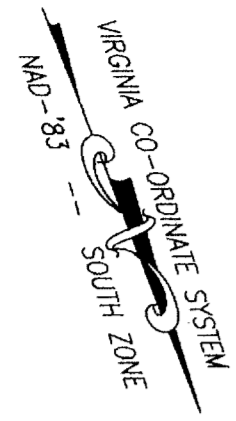


202405804



N/F  
ANDREA A. GRESHAM  
&  
EDMOND CORIDGE BRAXTON, JR.  
LRSN:  
INST.# 200011224

N:3,670,882.674  
E:11,983,302.865

N 79°05'08" W 188.24'

S 67°48'36" W 119.85'

**BRAXTON FAMILY, ET. ALS.**  
HEIRS TO ELMO BRAXTON, SR. (DECEASED)

DEED BOOK 49, PAGE 94  
LESS AND EXCEPT  
DEED BOOK 82, PAGE 38  
LRSN: 513  
PIN: 1340100006A

4013 ROCHAMBEAU DRIVE  
126,874 SQ. FT.  
2.9126 AC.

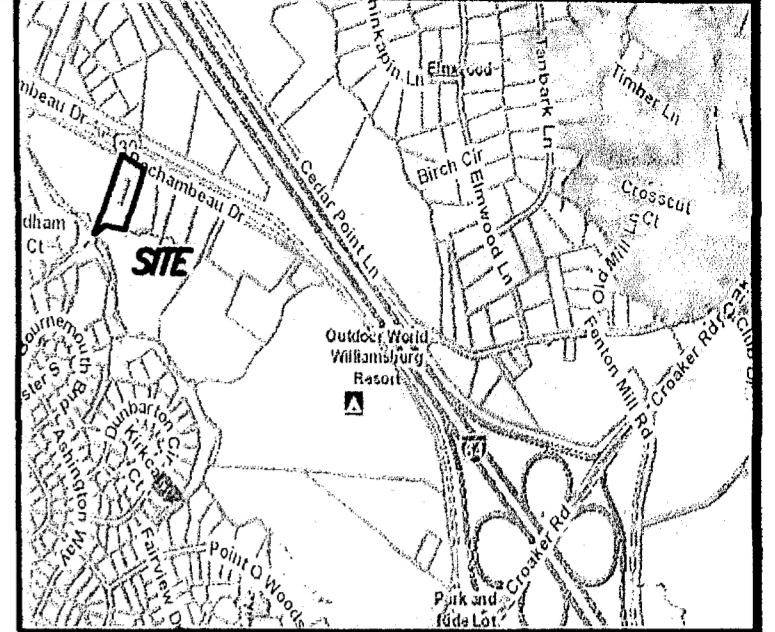
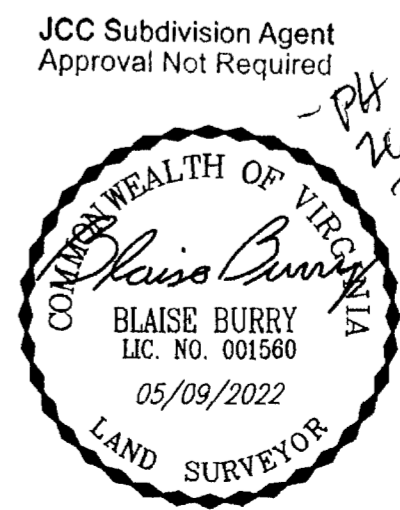
N/F  
ODESSA BRAXTON STRONG  
&  
TRENTON D. STRONG, SR.  
LRSN: 2027  
INST.# 980009182

N/F  
WARDELL A. HAILEY  
&  
JACQUELYN HAILEY  
LRSN: 1741  
D.B. 82, PG. 308  
#4015 ROCHAMBEAU DR.

N/F  
DAVID T. & JAAN KAY HARRIS  
LRSN: 31729  
INST.# 200012906

1 (Large) Plat(s) Recorded  
herewith as # 202405804

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 7, 2024  
at 12:04 AM (PM) PG —  
Document # 202405804  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk



VICINITY MAP  
1" = 2000 FEET

LEGEND

- ⊙ IPF IRON PIPE FOUND
- ⊙ IRF IRON ROD FOUND
- ⊙ IRS IRON ROD SET
- STAKE STAKE SET
- PP UTILITY POLE
- ⊠ COMM. PEDESTAL
- ⊞ WELL
- OHE — OVERHEAD WIRES
- x — FENCE

BOUNDARY SURVEY  
PROPERTY OF THE

**BRAXTON FAMILY, ET. ALS.**  
HEIRS TO ELMO BRAXTON, SR. (DECEASED)

DEED BOOK 49, PAGE 94  
LESS AND EXCEPT  
DEED BOOK 82, PAGE 38  
LRSN: 513  
PIN: 1340100006A

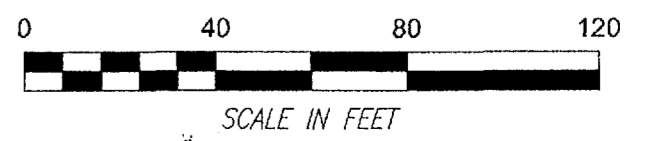
4013 ROCHAMBEAU DRIVE  
STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: MAY 9, 2022 SCALE: 1"=40'

SURVEYED FOR ROLAND G. AND ANDREA A. GRESHAM



156 STRAWBERRY PLAINS ROAD, SUITE D  
WILLIAMSBURG, VIRGINIA 23188  
(757) 345-2866 - (757) 345-2877 (FAX)



NOTES:

1. NO TITLE REPORT FURNISHED. EASEMENTS AND/OR ENCUMBRANCES MAY EXIST.
2. THE PROPERTY SHOWN HEREON DOES NOT LIE IN A NFIP FEMA FLOOD ZONE AS NOTED ON MAP #51095C0044D, (NOT PRINTED), EFFECTIVE 12/16/2015.
3. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM ON MAY 9, 2022.

SOURCE OF TITLE

THE PROPERTY SHOWN HEREON WAS ACQUIRED BY ELMO (AKA ELMORE) BRAXTON, SR. (NOW DECEASED) FROM SOUTHY BRAXTON AND BERTHA BRAXTON, HIS WIFE, BY DEED DATED NOVEMBER 6, 1952, BASED ON A 1938 LEGAL DESCRIPTION, AND RECORDED AT DEED BOOK 49, PAGE 94 IN THE LAND RECORDS OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

LESS AND EXCEPT A PARCEL OF LAND DEEDED BY ELMORE (AKA ELMORE) BRAXTON AND EMMA BRAXTON, HUSBAND AND WIFE, TO WARDELL A. HAILEY AND JACQUELYN HAILEY, HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 11, 1961 AND RECORDED AT DEED BOOK 82, PAGE 308 IN THE LAND RECORDS OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

ACCORDING TO FAMILY TESTIMONY, ELMO BRAXTON, SR. DIED IN ABOUT 1962. THIS SURVEYOR WAS UNSUCCESSFUL IN FINDING A WILL OR ANY RECORD OF HANDING DOWN HIS PROPERTY TO HIS HEIRS.

ELMO'S SON, EDMOND CORIDGE BRAXTON, SR. REMAINED ON THE PROPERTY AND IS STILL LIVING THERE TODAY ALONG WITH ROLAND G. GRESHAM AND ANDREA A. GRESHAM.

S 21°28'03" W 492.87' (TOTAL)

210.00'

S 68°31'57" E 105.00'

S 21°28'03" W 210.00'

N 19°47'32" E 608.75'

N 68°31'57" W 105.00'

20' ACCESS EASEMENT  
D.B. 82, PG. 308

S 68°50'51" E 289.48'

164.66'

N:3,671,329.569  
E:11,983,478.609  
IRF @ 0+12.66

C/L PAVEMENT E.B.L. ROCHAMBEAU DRIVE - STATE ROUTE 30 & 168

VARIABLE WIDTH R/W  
(STATE HIGHWAY PLAN# 4847-01, SHEET 6, REV. 6/12/58)

C/L PAVEMENT EBL

1,520' +/- TO C/L INTX. ASHINGTON WAY

DOG KENNELS

AREA IN USE BY  
ADJACENT OWNER  
WITHOUT  
PERMISSION

JUNK  
CARS

20'X11'  
SHED

DILAPIDATED  
OLD HOUSE

WELL

1-STORY DWELLING  
#4013

CAR  
PORT

40" F&A WHITE OAK

IPF (PINCHED)

IPF (PINCHED)

IPF (PINCHED)

IPF (PINCHED)

IPF (PINCHED)