

LOCATION MAP

OWNER'S CONSENT & DEDICATION
 THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.
 TITLE TO THE LAND SHOWN HEREON IS VESTED IN ALBERT WAYNE & BRENDA JEANETTE BRADY AND C. LEWIS WALTRIP, II
 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.
 BY Albert Wayne Brady
 BY Brenda Jeanette Brady
 BY C. Lewis Waltrip II

STATE OF VIRGINIA
 I, Katherine E. Hawkins, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 5TH DAY OF Dec, 1985.

MY COMMISSION EXPIRES May 17, 1986.

STATE OF VIRGINIA, COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 5TH DAY OF Dec, 1985, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

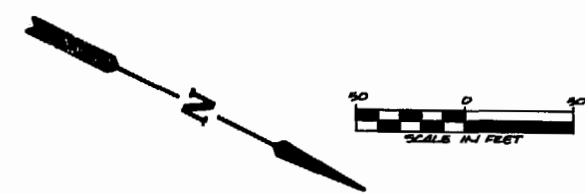
TESTE: W. L. Miller, Jr. CLERK
 PLAT BOOK 41 PAGE 87

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION KNOWN AS PART OF DRUMMONDS FIELD, SECTION 1 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.
 DATE 12/19/85 W. L. Miller, Jr. AGENT OF GOVERNING BODY

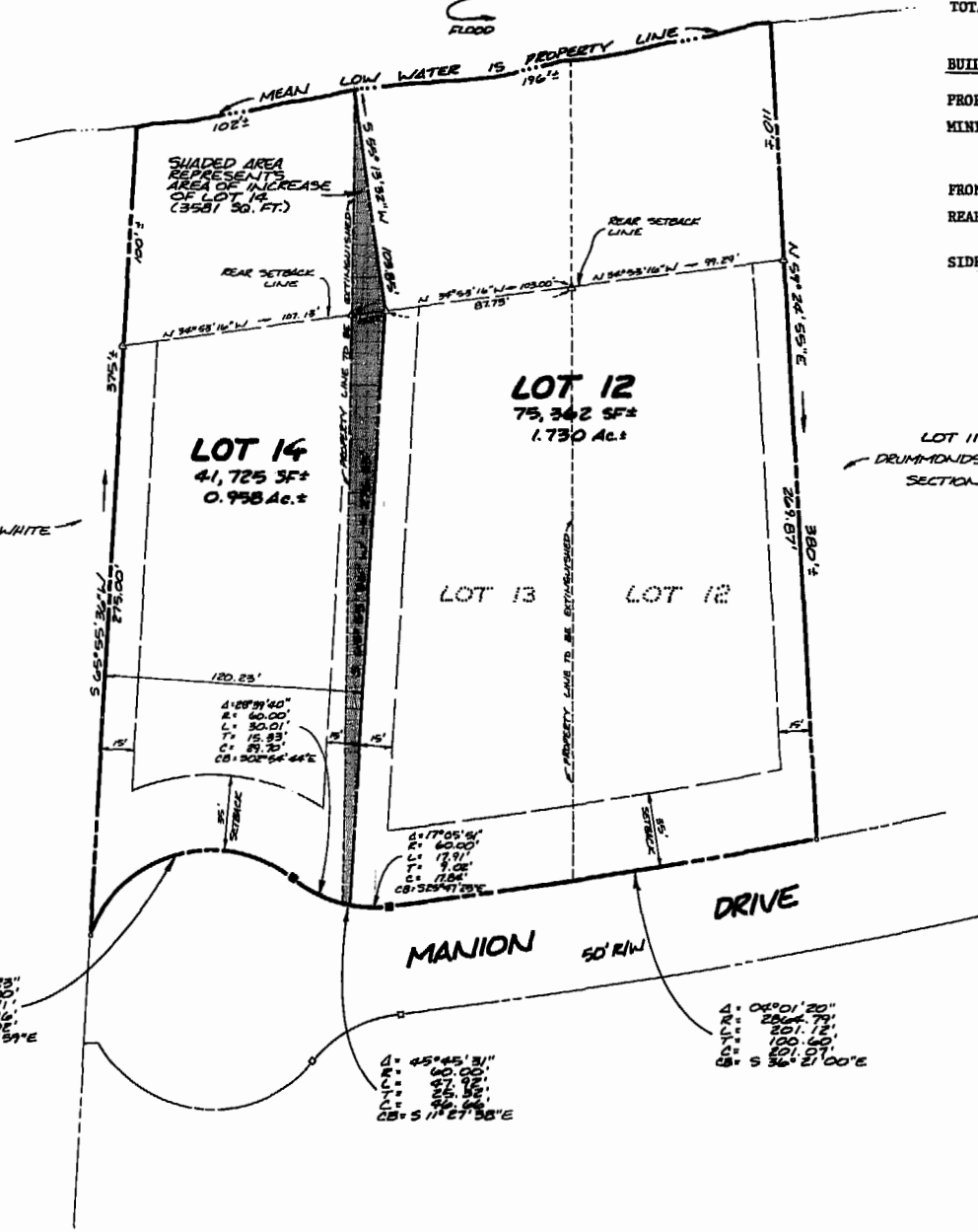
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 5TH DAY OF Dec, 1985.

BY: W. L. Miller, Jr.
 WILLIAM L. MILLER, C.L.S.



JAMES RIVER



AREA TABULATION

OLD LOT 12	39,499 SF±	0.907 AC±
OLD LOT 13	35,444 SF±	0.905 AC±
OLD LOT 14	33,144 SF±	0.876 AC±
TOTAL AREA (BEFORE)	117,087 SF±	2.688 AC±
NEW LOT 12	75,362 SF±	1.730 AC±
NEW LOT 14	41,725 SF±	0.958 AC±
TOTAL AREA (AFTER)	117,087 SF±	2.688 AC±

BUILDING RESTRICTIONS

PROPERTY IS ZONED A-2, LIMITED AGRICULTURAL
 MINIMUM FRONTAGE = 100' AT SETBACK LINE (FOR LOTS LESS THAN 1 ACRE)
 = 150' AT SETBACK LINE (FOR LOTS GREATER THAN 1 ACRE)
 = 125' AT SETBACK LINE (FOR CORNER LOTS LESS THAN 1 ACRE)
 FRONT SETBACK LINE = 35' MINIMUM
 REAR SETBACK LINE: REAR SETBACK LINES COINCIDE WITH BODS SET IN FIELD (AS SHOWN) AND CORRESPONDS TO LOCATION SHOWN ON PLAT.
 SIDE SETBACK LINE: 15' MINIMUM

SURVEYOR'S NOTE:
 LOT 14 INCREASED AND OLD LOT 13 DECREASED IN QUANTITY BY 3581 SQ. FT. (0.082 AC.).

NOTE: LOTS 12 & 13 ARE HEREBY RELIABLE AS LOT 12 DUE TO EXTINGUISHMENT OF COMMON LINE.

NOTE: A 10' MINIMUM WIDTH EASEMENT FOR FORCE MAIN & GRINDER PUMP ACCESS BY J.C.S.A. WILL BE PROVIDED ON EACH LOT FROM V.G.U. P.T. R/W TO GRINDER PUMP ACTUAL LOCATION OF EASEMENTS SHALL BE DETERMINED BY GRINDER PUMP & FORCE MAIN LOCATIONS.

REFERENCE: PLAT BOOK 41, PAGE 9 & 10; DEED BOOK 274, PAGE 100; DEED BOOK 270, PAGE 787-789



AES, a professional corporation
 1761 Jamestown Road, Williamsburg, Va. 23185
 804-263-0040
 Engineering, Planning, Surveying

PLAT OF PROPERTY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT
LOTS 12, 13, & 14
DRUMMONDS FIELD
 SECTION 1
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed JHS	Drawn VMB
Scale 1"=50'	Date DEC. 1985
Project No. 6255	
Drawing No. 1 of 1	

