

BUILDING RESTRICTIONS

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 UNDER 1 ACRE)

FRONT SETBACK LINE = 35' MINIMUM
 REAR SETBACK LINE = 35' MINIMUM
 SIDE SETBACK LINE = 15' MINIMUM

NOTE: THIS PLAT IS TAKEN FROM PLAT MADE BY AES, A PROFESSIONAL CORPORATION, DATED AUGUST 27, 1985 AND RECORDED NOVEMBER 19, 1985 IN DEED BOOK 288, PAGE 50 AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

Chesapeake Bay Preservation Note

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VR-173-02-01) and any local ordinances adopted pursuant thereto. These regulations and ordinances may place additional requirements on lots recorded after September 30, 1989, and may limit development of lots. Owners should familiarize themselves with the regulations and ordinances and are encouraged to contact the James City County Director of Code Compliance for more information.

AREA TABULATION

LOT 15	
FORMER AREA	50,618 S.F.
PLUS (FROM LOT 16)	159 S.F.
PLUS (FROM DERBY LANE)	87 S.F.
NEW AREA	50,864 S.F.

LOT 16	
FORMER AREA	42,070 S.F.
MINUS (TO LOT 15)	159 S.F.
PLUS (FROM DERBY LANE)	6,137 S.F.
NEW AREA	48,048 S.F.

LOCATION MAP
1" = 2000'

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS DRUMMOND'S FIELD, SECTION 2, LOTS 15 AND 16 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

June 12, 1990 *David M. Murray, Pres*
 DATE NAME
 JUNE 18 1990 *David M. Murray*
 DATE NAME
 June 18, 1990 *David M. Murray*
 DATE NAME
 July 12, 1990 *David M. Murray*
 DATE NAME
 July 18, 1990 *David M. Murray*
 DATE NAME

ENGINEER OR SURVEYOR'S CERTIFICATE

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.

June 9, 1990 *G. T. Wilson, Jr.*
 DATE NAME
 G. T. WILSON, JR. C.T.S.

CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 15 & 16 AND DERBY LANE IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

8-3-90 *A. D. Hall*
 DATE NAME
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 8/2/90 *John G. Murrain*
 DATE NAME
 VIRGINIA DEPARTMENT OF HEALTH
 10/30/90 *William C. ...*
 DATE NAME
 SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Newport News, I, Cary L. Dawick, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 12 DAY OF June, 1990. MY COMMISSION EXPIRES 11-22-96
Cary L. Dawick
 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE (LOT 15)

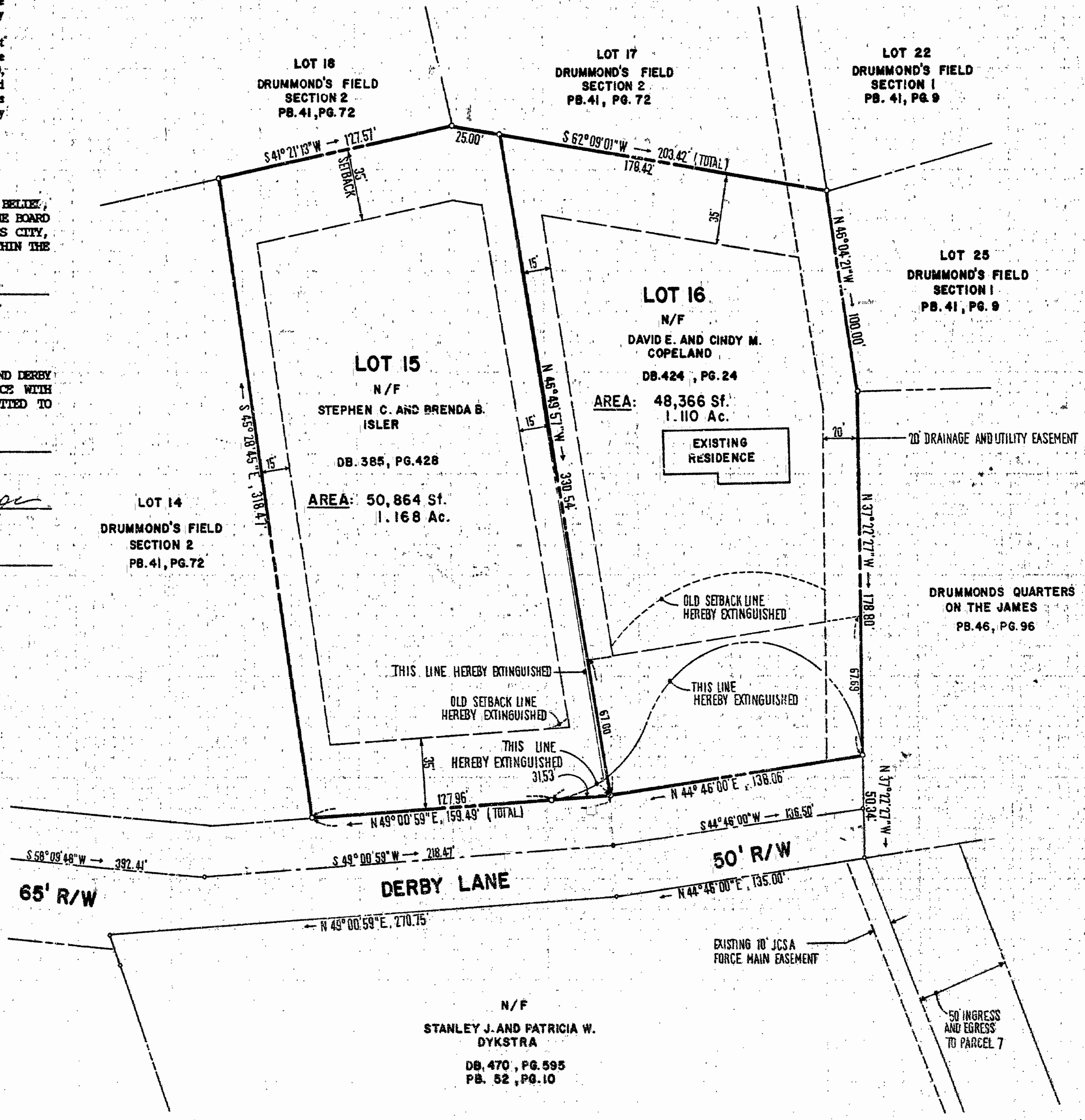
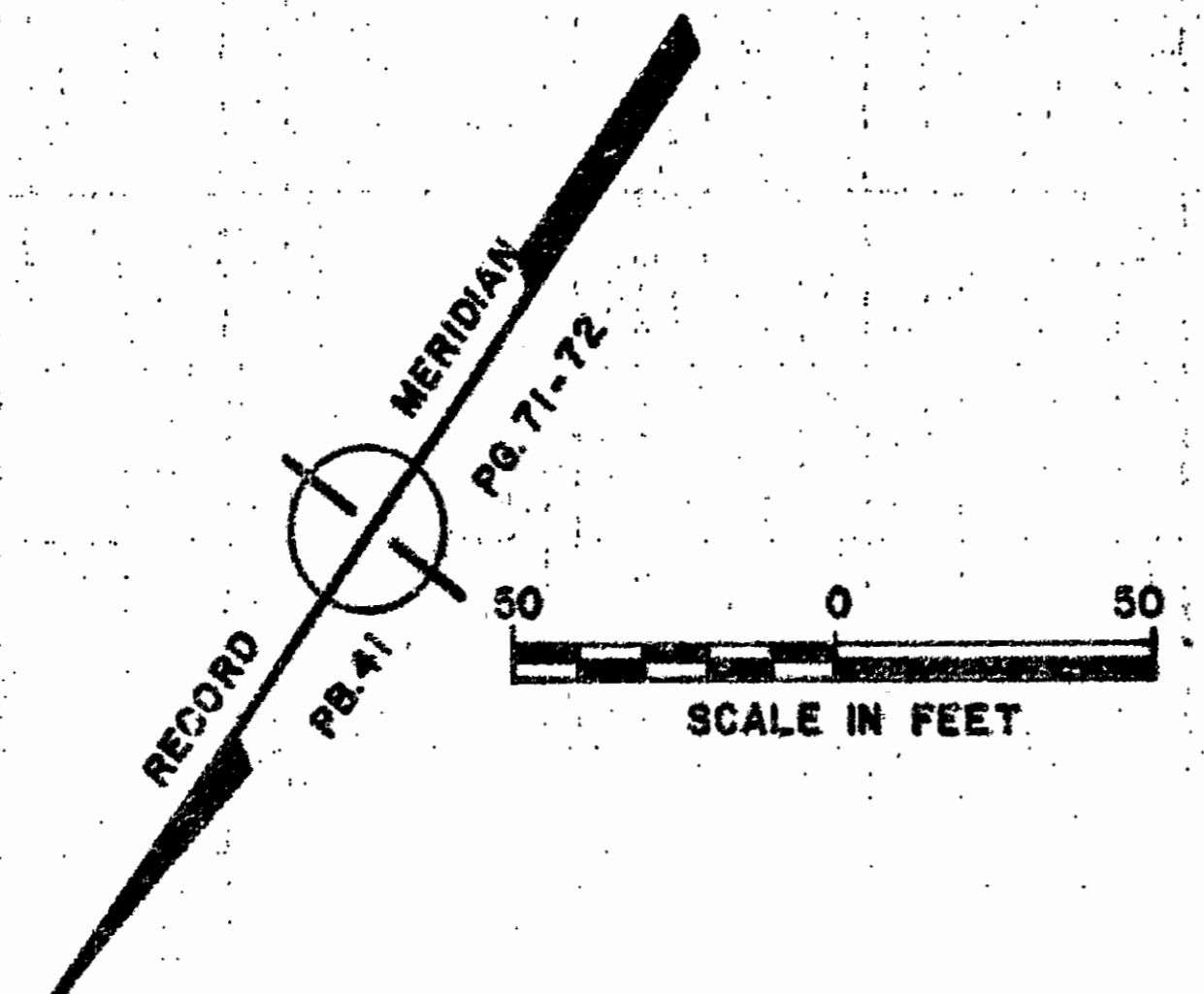
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MERLE E. BOUNDS TO STEPHEN C. ISLER AND BRENDA B. ISLER BY DEED OF TRUST DATED MARCH 30, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 385 PAGE 428.

CERTIFICATE OF SOURCE OF TITLE (LOT 16)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MICHAEL A. MICKIEWICZ AND JACQUELINE A. MICKIEWICZ TO DAVID E. COPELAND AND CINDY M. COPELAND BY DEED DATED JANUARY 10, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 424, PAGE 24.

CERTIFICATE OF SOURCE OF TITLE (DERBY LANE)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID M. MURRAY AND ANNE P. MURRAY TO DRUMMOND'S FIELD LIMITED, A VIRGINIA CORPORATION BY DEED DATED NOVEMBER 12, 1984 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 262, PAGE 841.



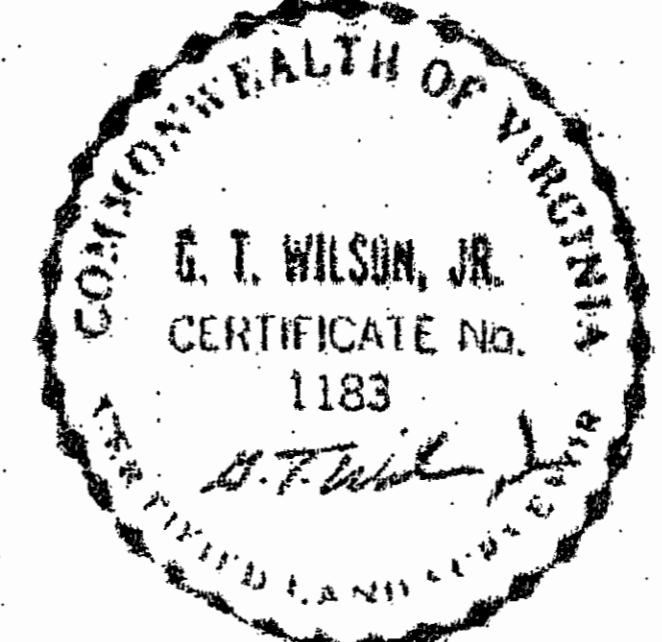
REFERENCES: PB. 41/71-72 ; DB. 262/641; PB. 49/94; DB. 282/667, PB. 41/ 51



AES, a professional corporation
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 Williamsburg, Virginia 23185
 (804) 253-0040
 Engineering, Planning, Surveying

**PLAT FOR BOUNDARY LINE ADJUSTMENT
 BETWEEN DERBY LANE AND LOTS 15 & 16
 DRUMMOND'S FIELD
 SECTION 2**

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed JSB	Drawn BB
Scale 1" = 50'	Date 6/6/1990
Project No. 5179	
Drawing No. PLAT	