



CERTIFICATE OF AUTHENTICITY

THIS IS TO CERTIFY THAT THE FOLLOWING ELECTRONIC RECORDS ARE TRUE AND ACCURATE REPRODUCTIONS OF THE ORIGINAL RECORDS OF JAMES CITY COUNTY GENERAL SERVICES DEPARTMENT- STORMWATER DIVISION; WERE SCANNED IN THE REGULAR COURSE OF BUSINESS PURSUANT TO GUIDELINES ESTABLISHED BY THE LIBRARY OF VIRGINIA AND ARCHIVES; AND HAVE BEEN VERIFIED IN THE CUSTODY OF THE INDIVIDUAL LISTED BELOW.

BMP NUMBER: MC004

DATE VERIFIED: December 6, 2012

QUALITY ASSURANCE TECHNICIAN: Leah Hardenbergh

Leah Hardenbergh

LOCATION: WILLIAMSBURG, VIRGINIA



Stormwater Division

MEMORANDUM

Date: March 28, 2012
To: Michael J. Gillis, Virginia Correctional Enterprises Document Management Services
From: Leah Hardenbergh
PO: 110426
Re: Files Approved for Scanning

General File ID or BMP ID: MC004
PIN: 3841800001B
Owner Name (if known): BRADSHAW ORDINARY
Legal Property Description: CA & DAM SITE S-2 BRADSHAW ORDINARY
Site Address: BEHIND 4045 BRADSHAW DRIVE

(For internal use only):

Box # 3

Agreements (in file as of scan date): Y **Book or Doc #:** 080011303

MC-004

Contents for Stormwater Management Facilities As-built Files

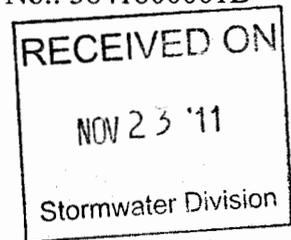
Each file is to contain:

1. As-built plan
2. Completed construction certification
3. Construction Plan
4. Design Calculations
5. Watershed Map
6. Maintenance Agreement
7. Correspondence with owners
8. Inspection Records
9. Enforcement Actions

080011303

✓ Prepared by/Return To:
James City County Attorney's Office
101-C Mounts Bay Road
P.O. Box 8784
Williamsburg, Virginia 23187
(757) 253-6612
(757) 253-6833 Facsimile

Tax Map No.: 3841800001B



**RECORDATION TAX EXEMPT PER CODE OF VIRGINIA, 1950,
AS AMENDED, SECTION 58.1-811 A (3)**

DEED OF EASEMENT AND MAINTENANCE AGREEMENT

This DEED OF EASEMENT AND MAINTENANCE AGREEMENT ("Agreement") is made this 7th day of March, 2008, by and between **BRADSHAW ORDINARY HOMEOWNERS' ASSOCIATION, INC.**, Incorporated in Virginia ("Association"), Grantor, whose registered agent is Mark Short, with an address of 11817 Cannon Boulevard, Newport News, Virginia, and **THE COUNTY OF JAMES CITY**, a political subdivision of the Commonwealth of Virginia ("County"), Grantee, with an address of 101-C Mounts Bay Road, Williamsburg, Virginia 23185.

RECITALS

WHEREAS, the Association is the umbrella homeowners' association responsible for the maintenance, management, operation and control of the Common Areas in the residential community known as Bradshaw Ordinary, located in the County of James City, Virginia; and

WHEREAS, the Association owns a stormwater detention basin in Bradshaw Ordinary located within a certain piece or parcel of land identified as **OPEN AREA** on a certain plat entitled "BRADSHAW ORDINARY, SECTION TWO, JAMES CITY COUNTY, VIRGINIA" dated October 7, 1992 and made by Freeman & Associates, which plat is recorded in the Circuit Court Clerk's Office for the City of Williamsburg

and County of James City in Plat Book 56 at page 70. This stormwater detention basin provides the stormwater management and drainage for Bradshaw Ordinary, and said system, hereinafter referred to as the "System" also includes any runoff control facilities, pipes, conveyance systems and associated improvements and easements, located on and serving the above-described property. The System shall not include any elements located within any Virginia Department Transportation rights-of-way;

WHEREAS, the Association and the County have agreed, subject to the provisions of Paragraph 14 herein, that the County will be responsible for all maintenance, emergency repairs and replacements all as hereinafter set forth; and

WHEREAS, the purpose of the maintenance is to ensure that the System detains and releases stormwater in accordance with the approved System design as presented in the approved plans, James City County Case Number s-08-90, and with the law and applicable executive regulation except as otherwise provided for in Item 8 below.

NOW THEREFORE, in consideration of TEN DOLLARS (\$10.00), cash in hand paid, the mutual covenants contained herein and other good valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

- 1. County's Duties.** The County agrees, subject to the provisions of Paragraph 14 herein, to perform all "Non-routine Work" (as hereinafter defined in paragraph 3 below) to the System. In connection with the exercise of its duties hereunder, the County agrees to complete all work lien free and in a good and workmanlike manner, and to restore all disturbed areas upon completion of the work to substantially the original condition of such areas. The County further

agrees to serve as the primary advisor to the Association on all state and federal regulations regarding the management and operation of the stormwater detention basins.

2. Associations Duties. The Association

a) agrees to perform all "Routine Work" (as hereinafter defined in paragraph 3 below) to the System; and

b) agrees to levy regular or special assessments, if necessary, to the fullest extent permitted under Virginia law, against all present or subsequent owner of property, and served by the System to ensure that the Association has adequate funds available to perform its obligations in accordance with this Agreement; and

c) hereby grants and conveys to the County the non-exclusive right of ingress and egress over and across those certain access areas located on James City County Tax Map No 3841800001B, and all adjacent areas owned by the Association for the purpose of (i) providing access to and from the System to enable the County to perform its duties under this Agreement; (ii) providing perpetual access from the public right-of ways to the System for the County, its employees, its agent and its contractor, and (iii) for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the System; and

d) hereby agrees to promptly notify the County when the Association legally transfers any of the responsibilities for the System. The Association shall supply the County with a copy of any document of transfer, executed by the

Association and by the transferee, indicating the transferee's agreement to assume the Associations obligations hereunder.

3. Definitions.

A. "Routine Work." As used herein, the term "Routine Work" means the performance of the following duties.

(i) Mowing and seeding of the stormwater detention basin embankment.

(ii) Removal of downed trees from the stormwater detention basins themselves, insofar as they inhibit the function of the stormwater detention basins.

(iii) Removal of tree growth from the dam embankment itself.

(iv) Maintaining storm water outlets and release structures free of trash and debris.

(v) Commercially reasonable management of aquatic vegetation, such that said vegetation does not interfere with the function of the stormwater detention basin and dam.

(vi) Routine maintenance of dam embankment to prevent surface erosion of the dam.

(vii) Commercially reasonable action to control animals (such as beavers and muskrats) that may live in or around the stormwater detention basins, insofar as they pose a hazard to the function of the settlement basin.

B. "Non-routine Work." As used herein, the term "Non-routine Work" means performance of the following duties:

(i) Dredging and cleaning of the stormwater detention basins to maintain an appropriate depth for storm water management purposes.

(ii) Periodic checks of the stormwater detention basin depths, as appropriate.

(iii) Making all necessary structural repairs to the dam embankment and associated dams and spillways, other than mowing and seeding.

(iv) Replacing pipe spillways when damaged to the extent that their function is impaired.

(v) Providing emergency repairs to the stormwater detention basins, dams, spillways, pipes and embankments, to include dam embankment failures.

4. **Compliance with Laws.** The work performed by any party shall be completed in a good and workmanlike manner and shall comply with all federal, state and local laws, regulations and ordinances.

5. **Reservation.** The Association reserves (a) the right to landscape and grade the easement areas and to install fencing on easement areas other than easements for ingress/egress or access, (b) the right to install (or to grant others the right to install) other utilities in, on or about the easement areas, and (c) the right to otherwise use the easement areas for such other purposes as the Association may desire, provided that such use is not

inconsistent with and does not interfere with the easements granted by this instrument, and further provided that the function of the dam is not impaired by such use.

6. **Duration.** The easements hereby granted and the other covenants, agreements and licenses contained herein shall be covenants and agreements running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and all person claiming under them, in perpetuity unless terminated or amended in accordance with paragraph 13 below.

7. **Remedies.** In addition to all rights and remedies otherwise available at law or inequity, in the event of any default under or violation or threatened violation of this Agreement by any party hereto, then the County shall have the following rights:

A. After notice to the Association setting forth the specific failures to comply with this Agreement, if those failures are not corrected within thirty (30) days after the delivery of the notice, then the County shall have the right to correct the failures, and the Association shall pay the costs thereof.

8. **Severability.** The invalidation of any of the grants or covenants contained herein, by order of court, legislative mandate or otherwise, shall not affect any of the other provisions hereof and such other provisions shall remain in full force and effect.

9. **Notice.** Any notice required or intended to be given to any party under the terms of this Agreement shall be in writing and shall be deemed to be duly given if hand delivered or if deposited in the United States Mail, marked certified or registered, return receipt requested, postage prepaid or if sent by commercial courier service (e.g. Federal Express ours), addressed to the party to whom notice is to be given at the party's address set forth above, or at such other address as the party may hereafter designate by notice.

10. **Nonwaiver.** The forbearance or waiver by any party of a breach of any provision of this Agreement shall not operate as or be construed to be a waiver of any continuing breach of subsequent breach of this Agreement.

11. **Miscellaneous.** Whenever used herein, the singular shall include the plural, the plural the singular and the use of any gender shall include all other genders. The use of paragraph headings or captions is for ease of reference only and such headings or captions shall have no substantive meaning in the interpretation of this Agreement.

12. **Governing Law.** This Agreement shall be construed in accordance with, and governed by, the laws of the Commonwealth of Virginia.

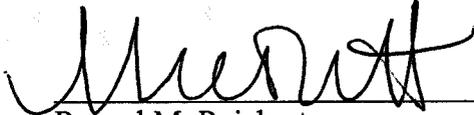
13. **Amendment/Termination.** This Agreement may not be amended or terminated except by an instrument in writing duly executed by all parties and recorded in the aforementioned Clerk's Office. However, the parties agree that when the County implements a stormwater management maintenance program to limit and manage the volume of stormwater runoff and to prevent the degradation of the County's waterways, that the County will not exclude Bradshaw Ordinary from inclusion in the County's plan, based either in whole or in part on the existence of this Agreement, and once Bradshaw Ordinary is included in such a system, the parties agree that this Agreement will terminate and that all maintenance of the stormwater detention basins, whether routine or non-routine, will become the responsibility of the County.

14. **Appropriations Clause.** Notwithstanding any other provision herein to the contrary, this Agreement shall in no way obligate the County or Board of Supervisors to appropriate money in order to fulfill any of the terms and conditions of this Agreement.

However, it is the present intention of the County to fulfill the obligations under this Agreement.

Witness the following duly authorized signatures and seals:

**BRADSHAW ORDINARY
HOMEOWNERS ASSOCIATION, INC.**



Raquel M. Reichert
President

Approved As To Form:

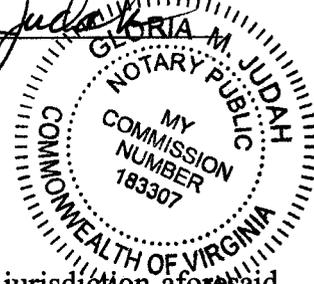
COUNTY OF JAMES CITY, VIRGINIA


Joseph C. Long
County Attorney

Sanford B. Wanner
County Administrator

**COMMONWEALTH OF VIRGINIA
COUNTY OF JAMES CITY, TO-WIT:**

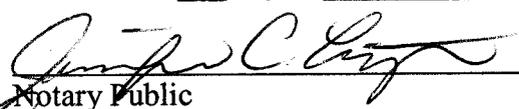
I, Gloria M. Judah, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Raquel M. Reichert, President of the Bradshaw Ordinary Homeowners Association, whose name is signed to the foregoing instrument dated 7th of March, 2008, has acknowledged the same before me in my jurisdiction this 11th day of April, 2008.


Gloria M. Judah
Notary Public

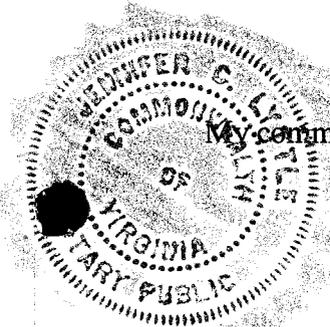
My commission expires: 08/31/08

**COMMONWEALTH OF VIRGINIA
COUNTY OF JAMES CITY, TO-WIT:**

I, Jennifer C. Lyne, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Sanford B. Wanner, County Administrator for James City County, whose name is signed to the foregoing instrument dated 7th of March, 2008, has acknowledged the same before me in my jurisdiction this 7th day of MARCH, 2008.


Jennifer C. Lyne
Notary Public

My commission expires: July 31, 2008
336338



VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 28 April 08
at 3:35 AM/PM. The taxes imposed by Virginia Code
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.

STATE TAX LOCAL TAX ADDITIONAL TAX
8 \$ _____ \$ _____ \$ _____
TESTE: BETSY B. WOOLRIDGE, CLERK

BY: Betsy B. Woolridge Clerk

PLEASE RETURN TO:
COUNTY ATTORNEY
JCC - BLDG. C

FILED
BETSY B. WOOLDRIDGE
CLERK CIRCUIT COURT

2008 APR 17 PM 1:24

CITY OF WILLIAMSBURG
COUNTY OF JAMES CITY

BY _____ D.C.

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT
WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT
DEED RECEIPT

DATE: 04/28/08 TIME: 15:35:35 ACCOUNT: 880CLR060011302 RECEIPT: 08000016954
CASHIER: CHE REG: WD45 TYPE: DE PAYMENT: FULL PAYMENT
INSTRUMENT : 080011302 BOOK: PAGE: RECORDED: 04/28/08 AT 15:35
GRANTOR: BRADSHAW ORDINARY HOMEOWNERS ASSOCIATION INC EX: N LOC: CD
GRANTEE: COUNTY OF JAMES CITY; THE EX: N PCT: 100%
AND ADDRESS :
RECEIVED OF : JCCO DATE OF DEED: 03/07/08
CHECK: \$17.00
DESCRIPTION 1: OPEN AREA BRADSHAW ORDINARY SEC TWO PAGES: 8
2: NAMES: 0
CONSIDERATION: .00 A/VAL: .00 MAP:
PIN:
301 DEEDS 14.50 145 VSLF 1.50
035 VOF FEE 1.00
TENDERED : 17.00
AMOUNT PAID: 17.00
CHANGE AMT : .00

CLERK OF COURT: BETSY B. WOOLRIDGE

DC-18 (1/90)

This Agreement refers to ^{MC-004} 5-B-90 - A Small Bmp that
080011303 WAS removed & NOT
FOR the regional Bmp.

✓ Prepared by/Return To:
James City County Attorney's Office
101-C Mounts Bay Road
P.O. Box 8784
Williamsburg, Virginia 23187
(757) 253-6612
(757) 253-6833 Facsimile

Tax Map No.: 384180001B

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8. **Severability.** The invalidation of any of the grants or covenants contained herein, by order of court, legislative mandate or otherwise, shall not affect any of the other provisions hereof and such other provisions shall remain in full force and effect.

9. **Notice.** Any notice required or intended to be given to any party under the terms of this Agreement shall be in writing and shall be deemed to be duly given if hand delivered or if deposited in the United States Mail, marked certified or registered, return receipt requested, postage prepaid or if sent by commercial courier service (e.g. Federal Express ours), addressed to the party to whom notice is to be given at the party's address set forth above, or at such other address as the party may hereafter designate by notice.

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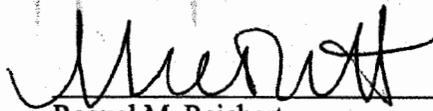
13. **Amendment/Termination.** This Agreement may not be amended or terminated except by an instrument in writing duly executed by all parties and recorded in the aforementioned Clerk's Office. However, the parties agree that when the County implements a stormwater management maintenance program to limit and manage the volume of stormwater runoff and to prevent the degradation of the County's waterways, that the County will not exclude Bradshaw Ordinary from inclusion in the County's plan, based either in whole or in part on the existence of this Agreement, and once Bradshaw Ordinary is included in such a system, the parties agree that this Agreement will terminate and that all maintenance of the stormwater detention basins, whether routine or non-routine, will become the responsibility of the County.

14. **Appropriations Clause.** Notwithstanding any other provision herein to the contrary, this Agreement shall in no way obligate the County or Board of Supervisors to appropriate money in order to fulfill any of the terms and conditions of this Agreement.

However, it is the present intention of the County to fulfill the obligations under this Agreement.

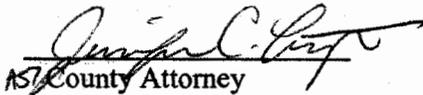
Witness the following duly authorized signatures and seals:

**BRADSHAW ORDINARY
HOMEOWNERS ASSOCIATION, INC.**


Raquel M. Reichert
President

Approved As To Form:

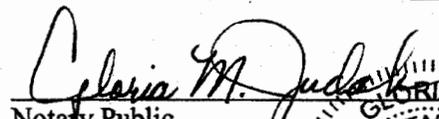
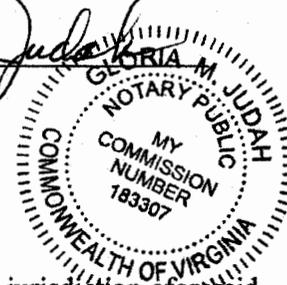
COUNTY OF JAMES CITY, VIRGINIA


Joseph C. Long
County Attorney


Sanford B. Wanner
County Administrator

**COMMONWEALTH OF VIRGINIA
COUNTY OF JAMES CITY, TO-WIT:**

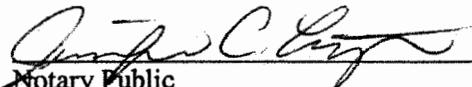
I, Gloria M. Judah, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Raquel M. Reichert, President of the Bradshaw Ordinary Homeowners Association, whose name is signed to the foregoing instrument dated 7th of March, 2008, has acknowledged the same before me in my jurisdiction this 11th day of April, 2008.


Gloria M. Judah
Notary Public


My commission expires: 08/31/08

**COMMONWEALTH OF VIRGINIA
COUNTY OF JAMES CITY, TO-WIT:**

I, JENNIFER C. LYONE, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Sanford B. Wanner, County Administrator for James City County, whose name is signed to the foregoing instrument dated 7th of March, 2008, has acknowledged the same before me in my jurisdiction this 7th day of MARCH, 2008.


Jennifer C. Lyone
Notary Public

My commission expires: July 31, 2008
336338



VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 28 April 08
at 8:35 AM/PM. The taxes imposed by Virginia Code
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.
STATE TAX LOCAL TAX ADDITIONAL TAX

WATERSHED	MC	MAINTENANCE PLAN	No	CTRL STRUC DESC	CMP Riser
BMP ID NO	004	SITE AREA acre	11.04	CTRL STRUC SIZE inches	36
PLAN NO	S-8-90	LAND USE	SF Residential	OTLT BARRL DESC	CMP Barrel
TAX PARCEL	(38-04)(18-1B)	old BMP TYP	Dry Pond	OTLT BARRL SIZE inch	15
PIN NO	3841800001B	JCC BMP CODE			
CONSTRUCTION DATE	1/1/1992	POINT VALUE		EMERG SPILLWAY	Yes
PROJECT NAME	Bradshaw Ordinary Phase 1			DESIGN HW ELEV	60.04
FACILITY LOCATION	Behind 4045 Bradshaw Drive			PERM POOL ELEV	na
CITY-STATE	Williamsburg, Va. 23188	SVC DRAIN AREA acres	8.2	2-YR OUTFLOW cfs	1.01
CURRENT OWNER	Bradshaw Ordinary HOA			10-YR OUTFLOW cfs	4.21
OWNER ADDRESS	3612 Ironbound Road			REC DRAWING	Yes
OWNER ADDRESS 2		SERVICE AREA DESCRI	SF Lots and Roadway		
CITY-STATE-ZIP CODE	Williamsburg, Va. 23188	IMPERV AREA acres	3	CONSTR CERTI	No
OWNER PHONE		RECV STREAM	UT of Mill Creek		
MAINT AGREEMENT	No	EXT DET-WQ-CTRL	Yes	LAST INSP DATE	12/7/2000
EMERG ACTION PLAN	No	WTR QUAL VOL acre-ft	0.34	INTERNAL RATING	4
		CHAN PROT CTRL	No	MISC/COMMENTS	Small TSB conversion to BMP. East of Curve in Road.
		CHAN PROT VOL acre-ft	0		
		SW/FLOOD CONTROL	Yes		
		GEOTECH REPORT	No		

Get Last BMP No

Return to Menu



BRADSHAW DRIVE

MILDEW DAM ROAD

MILDEW RD

SHARPLETON

1ST MILDEW DAM ROAD
LOT 19

4860
MILDEW

MEADOWS II LIM.
PARTNERSHIP
SEC 4 PH 2
3842 00001A

MC031

MC004

9046
9053
LOT 23 S-2
BRADSHAW ORD

BRADSHAW
ORD HOA

MC021

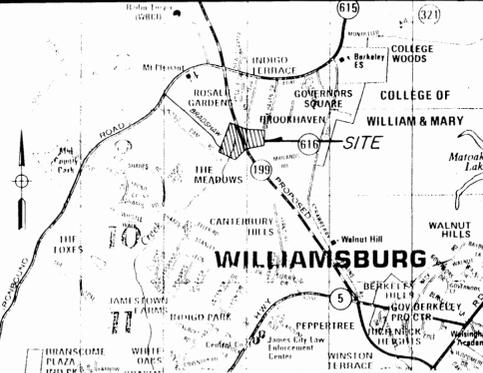
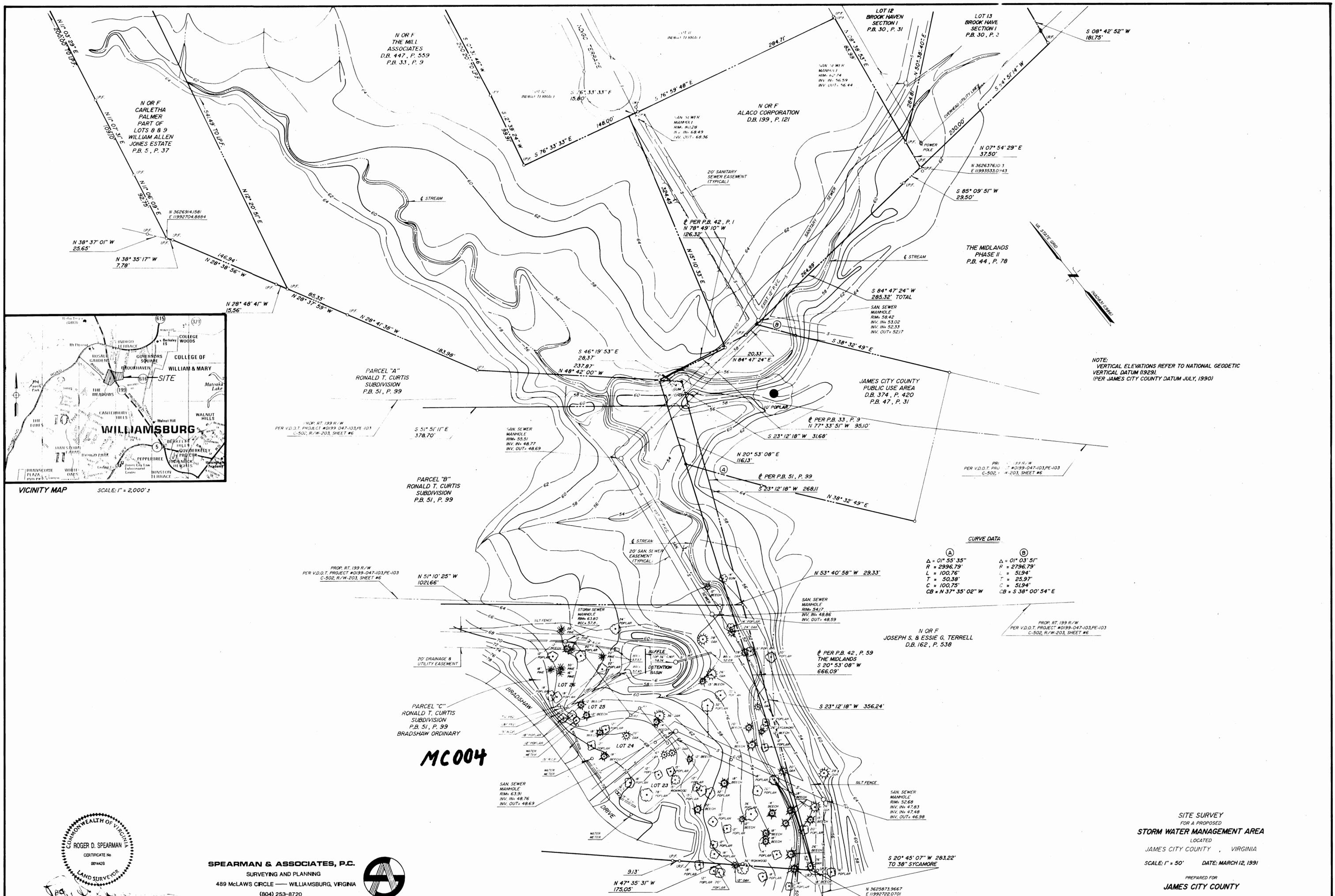
3840100029

JOSEPH TERRALL
3721 STRAWBERRY PLAINS

426 B Airport Rd
WMBT VA 23188

38418000D1B
3612 HUMBOLDT RD
WMBT 23188



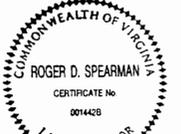


NOTE:
VERTICAL ELEVATIONS REFER TO NATIONAL GEODETIC
VERTICAL DATUM (1929).
(PER JAMES CITY COUNTY DATUM JULY, 1990)

CURVE DATA

Curve	Δ =	R =	L =	T =	C =	CB =
(A)	01° 55' 35"	2996.79'	100.76'	50.38'	100.75'	N 37° 35' 02" W
(B)	01° 03' 51"	2796.79'	51.94'	25.97'	51.94'	S 38° 00' 54" E

MC004



SPEARMAN & ASSOCIATES, P.C.
SURVEYING AND PLANNING
489 McLAWS CIRCLE — WILLIAMSBURG, VIRGINIA
(804) 253-8720



SITE SURVEY
FOR A PROPOSED
STORM WATER MANAGEMENT AREA
LOCATED
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 50' DATE: MARCH 12, 1991
PREPARED FOR
JAMES CITY COUNTY
J.O. #5404 F.B. T



Commonwealth of Virginia State Corporation Commission

SCC Clerk's Information System

[Help](#)

[Print](#)

[Signoff](#)

CISM8005

NAME SEARCH ALL ENTITIES
(EXCLUDING GP)

02/27/13

12:30:35

PAGE: 1

SEARCH NAME:

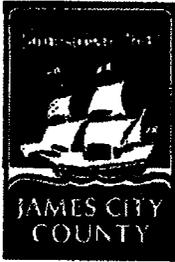
GO TO PAGE:

DIRECTION: F

ENTITY-ID	ENTITY NAME	STATUS/DATE
1: 0362988-8	BRADSHAW ORDINARY HOMEOWNERS' ASSOCIATION, INC.	PURGED 03/31/11
2: 0501234-9	BRADSHAW PAINTING, INC.	ACTIVE 10/16/12
3: 0534352-0	BRADSHAW PAINTING OF VIRGINIA, INC.	PURGED 09/30/11
4: 0717731-4	BRADSHAW, P.C., CHRISTOPHER J.	ACTIVE 01/05/10
5: 0400203-6	BRADSHAW, P. C., G. S.	PURGED 09/30/99
6: 0475328-1	BRADSHAW, P.C., M. ANDERSON	ACTIVE 12/20/02
7: 0332570-1	BRADSHAW, P.C., WILLIAM E.	ACTIVE 12/30/88



MC 004



MEMORANDUM

DATE: December 29, 1992

TO: Richard Miller, Fire Department
 Dave Daigneault, Police Department
 Ray Philip, School Transportation Planning
 Phyllis Cody, Citizens Assistance
 Bernie Farmer, Code Compliance
 Richard Kriner, C & P Telephone Post Office
 Mrs. Pat Hensley, Virginia Power
 Terri Salnoske, Customer Services
 Judy Trautman, Registrar's Office
 Betty Pettengill, Treasurer
 Donna Hodges, Health Department

FROM: William J. Brown, Director of Real Estate Assessments *WJB*

SUBJECT: Final Addresses and Tax Map Numbers

The final addresses and tax map numbers have been established for Bradshaw Ordinary, Section 2, (S-83-92). This information is available at Real Estate Assessments and Planning.

<u>Lot/Parcel</u>	<u>Tax Map No.</u>	<u>Address</u>
21	(38-4)(18-0-0021-)	4044 Bradshaw Ordinary
22	(38-4)(18-0-0022-)	4048 Bradshaw Ordinary
23	(38-4)(18-0-0023-)	4053 Bradshaw Ordinary
24	(38-4)(18-0-0024-)	4049 Bradshaw Ordinary
25	(38-4)(18-0-0025-)	4045 Bradshaw Ordinary
26	(38-4)(18-0-0026-)	4041 Bradshaw Ordinary

Drive

WJB/iow
S83-92.mem

recorded 12/30/92

DB 597-402

PB 56-70

mfrmt out of (38-4)(01-0-0025-)

TRANSFER WORKSHEET

Transfer Additional Parcel Correction Recordation Date 10/27/93

Tax Map # (38-4)(' - - -) Type _____

From BUSH CONSTRUCTION CORP.

To BUSH CONSTRUCTION CORP.

Plat Only

New Acct # _____

Legal Description S-2 BRADSHAW ORDINARY

Acreage _____

Consideration -0- Deed Book 648 Page 837 Plat Book 58 Page 49 ✓

Classification Land Use Tax Exempt

COMMENTS:

get copy of Plat
no changes

Transferred By _____ Data Entry By _____

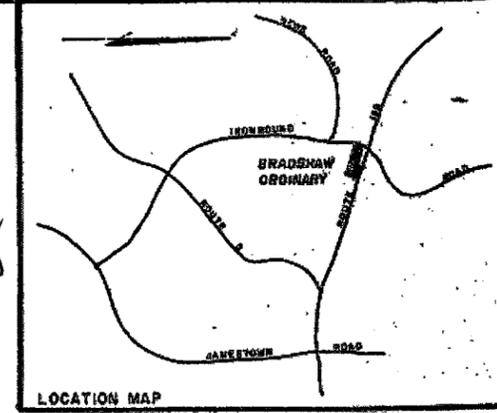
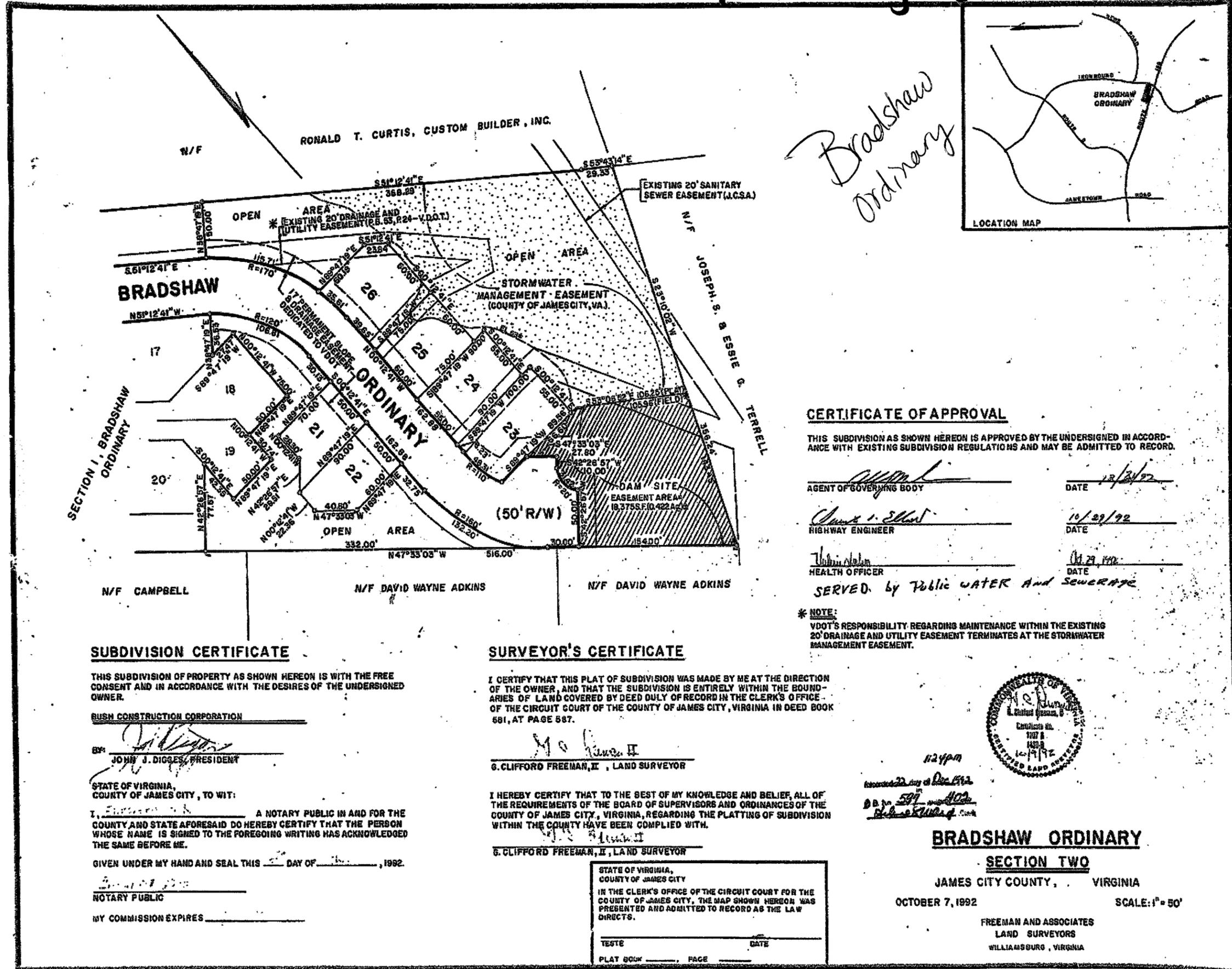
Date _____ Date _____

flat 116/129

\$178,500

\$142,300

7/13/07
070020491



Bradshaw Ordinary

CERTIFICATE OF APPROVAL

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

_____ DATE 12/21/92
 AGENT OF GOVERNING BODY
 _____ DATE 10/29/92
 HIGHWAY ENGINEER
 _____ DATE 10/29/92
 HEALTH OFFICER
 SERVED by Public WATER AND SEWERAGE

* NOTE:
VDOT'S RESPONSIBILITY REGARDING MAINTENANCE WITHIN THE EXISTING 20' DRAINAGE AND UTILITY EASEMENT TERMINATES AT THE STORMWATER MANAGEMENT EASEMENT.

SUBDIVISION CERTIFICATE

THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

BUSH CONSTRUCTION CORPORATION

BY: [Signature]
JOHN J. DIGGES, PRESIDENT

STATE OF VIRGINIA,
COUNTY OF JAMES CITY, TO WIT:

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT OF SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED DULY OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 581, AT PAGE 587.

[Signature]
G. CLIFFORD FREEMAN, II, LAND SURVEYOR

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

G. CLIFFORD FREEMAN, II, LAND SURVEYOR

STATE OF VIRGINIA,
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.
TESTE _____ DATE _____
PLAT BOOK _____ PAGE _____



BRADSHAW ORDINARY

SECTION TWO

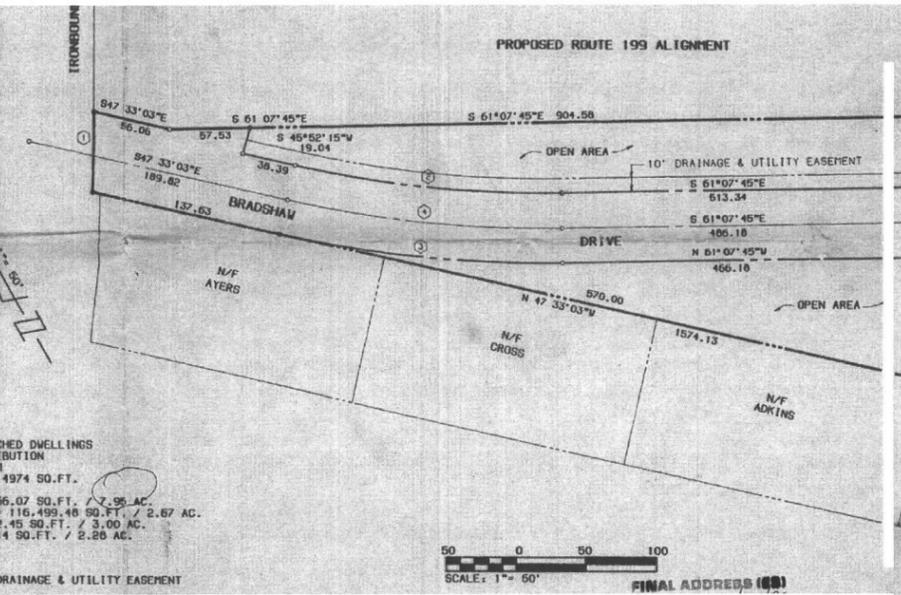
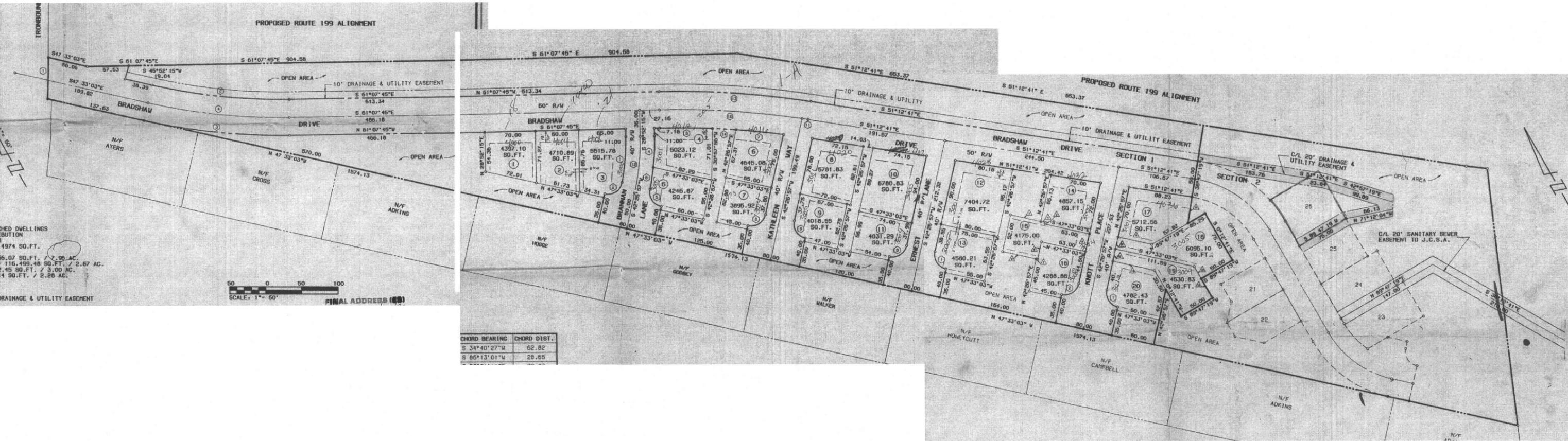
JAMES CITY COUNTY, VIRGINIA

OCTOBER 7, 1992

SCALE: 1" = 50'

FREEMAN AND ASSOCIATES
LAND SURVEYORS
WILLIAMSBURG, VIRGINIA





SHED DWELLINGS
SUBTOWN
4974 SQ.FT.
16.07 SQ.FT. / 0.37 AC.
116,499.40 SQ.FT. / 2.67 AC.
1,45 SQ.FT. / 0.03 AC.
14 SQ.FT. / 0.0003 AC.

SCALE: 1" = 50'
FINAL ADDRESS (00)

CHORD BEARING	CHORD DIST.
S 34°40'27"W	62.82
S 85°13'01"W	28.65