

#02 0014646

86 PAGE 68

GENERAL NOTES

- 1 TOTAL AREA = 609,071 S.F. +/- OR 13.983 ACRES +/-
- 2 PROPERTY SHOWN HEREON IS ALL OF TAX MAP PARCEL NO. (48-3)(1-39)
- 3 PROPERTY IS CURRENTLY ZONED "R-B"
- 4 PROPERTY IS SERVED BY PRIVATE WATER AND SEWER.
- 5 MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 6 THIS PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL, AND THEREFORE IS NOT TIED TO COUNTY DATUM.
- 7 THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND THEREFORE MAY NOT DEPICT ALL EASEMENTS OF ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- 8 REFERENCE: PLAT SHOWING BOUNDARY SURVEY & PARTITION OF LAND STANDING IN THE NAME OF MRS. LOUISE G. WALTRIP RECORDED IN PLAT BOOK 23, AT PAGE 5.
- 9 BUILDING SET BACKS (BSL):
FRONT: 35'(LOTS 2 & 3)/60' FROM CENTERLINE OF RT 618 (LOT 1)
SIDE: 15'
REAR: 35'
- 10 ALL BUILDING LOCATIONS MUST BE SET A MINIMUM OF 1' ABOVE 100-YEAR FLOOD ELEVATION.
- 11 ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF INSTRUMENT# 020014320 DATED 6-24-2002 DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

BARRY ROBINSON
NAME

VICKIE L ROBINSON
NAME

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:
I, Nancy R. Lee A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 25th DAY OF June, 2002.

MY COMMISSION EXPIRES 12-31-2005

Nancy R. Lee
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

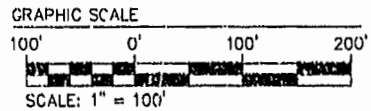
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

John Chan 6/29/2002
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

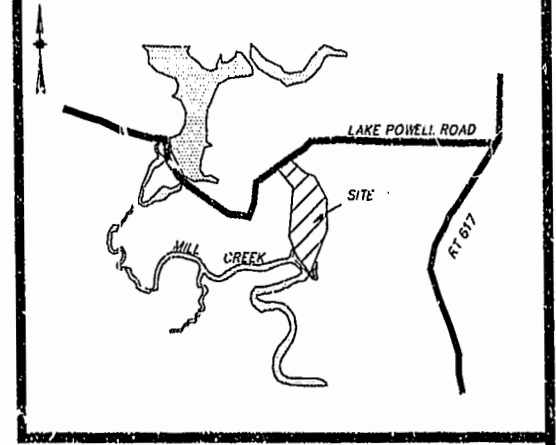
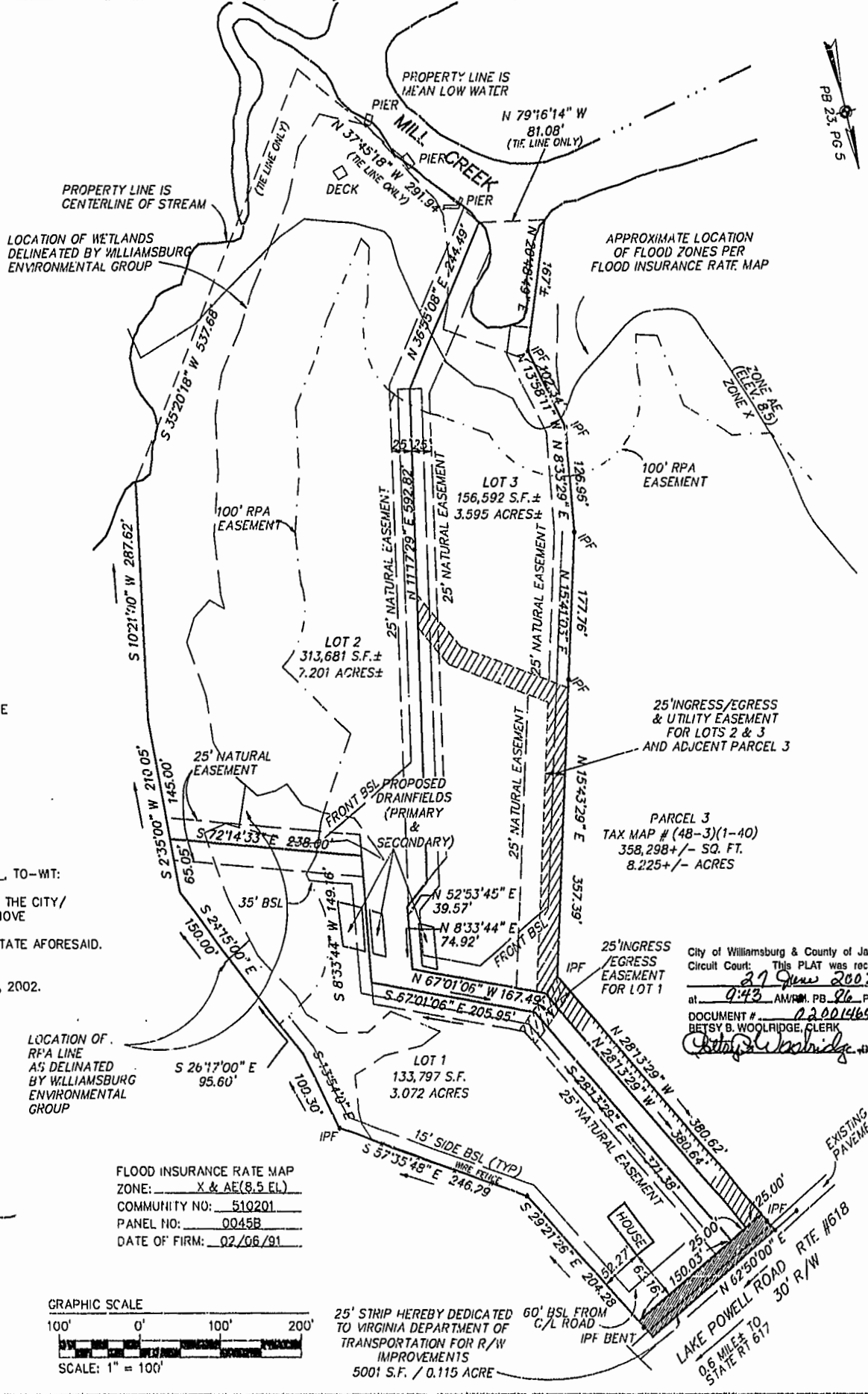
David S. Filler 6-20-02
VIRGINIA DEPARTMENT OF HEALTH DATE

O. Marie Jansen 6-25-02
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

FLOOD INSURANCE RATE MAP
ZONE: X & AE(8.5 FL)
COMMUNITY NO: 510201
PANEL NO: 0045B
DATE OF FIRM: 02/06/91



25' STRIP HEREBY DEDICATED TO VIRGINIA DEPARTMENT OF TRANSPORTATION FOR R/W IMPROVEMENTS
5001 S.F. / 0.115 ACRE



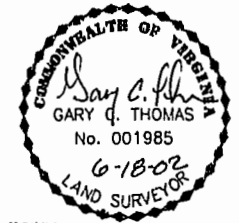
GENERAL NOTES

- 12 WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE
- 13 SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 14 PURAFLOW SEPTIC SYSTEM PER APPROVAL BY: JAMES CITY COUNTY PLANNING COMMISSION CASE NUMBER: C-63-02 BY LETTER DATED: 6/2/02.

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.

Gary C. Thomas 6-18-02
GARY C. THOMAS, L.S. #001985 DATE



STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 27 DAY OF June, 2002, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

Betsy B. Woolridge
CLERK

PLAT BOOK 86, PAGE 68
THOMAS LAND SURVEYING, P.C.
11830-A CANON BLVD
NEWPORT NEWS, VIRGINIA 23606
TEL. (757) 873-2770 / FAX. (757) 873-2772

REVISED: 6/18/02
REVISED: 6/5/02
ADDRESS: 2264 LAKE POWELL ROAD

SUBDIVISION OF THE PROPERTY OF:
BARRY & VICKIE ROBINSON
PARCEL 2
PLAT SHOWING BOUNDARY SURVEY AND PARTITION OF LAND STANDING IN THE MRS. LOUISE G. WALTRIP JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA

CODE: 01-285	SCALE: 1" = 100'	TO: ROBINSON	DATE: 03/26/02
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