

#060018345

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY REBECCA EHEART HUSS AND FRANKLIN VANCE HUSS TO FRANKLIN VANCE HUSS & REBECCA EHEART HUSS BY DEED DATED 2/17/2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO: 0600040B2.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "PARCEL "A", LILLIAN T. EHEART SUBDIVISION" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

7-20-2006
DATE

Franklin Vance Huss
SIGNATURE (FRANKLIN VANCE HUSS)

Rebecca Eheart Huss
SIGNATURE (REBECCA EHEART HUSS)

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City

I, A.D. Sebert, 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 HAND THIS 22nd DAY OF July, 2006.

A.D. Sebert
SIGNATURE

MY COMMISSION EXPIRES 6/30/10

GENERAL NOTES:

1. THE PROPERTY SUBDIVIDED IS ALL OF ASSESSOR'S PARCEL 4830100003 AND THE CURRENT ADDRESS IS #2793 LAKE POWELL ROAD.
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THE PROPERTY IS CURRENTLY ZONED R2
4. THE PROPERTY LIES IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M. 510201 0045 B. DATED 2/6/91.
5. THE TOTAL AREA SUBDIVIDED IS 2.084 ACRES (90,765 S.F.)
6. MINIMUM BUILDING SETBACK LINES:
FRONT = 25'
SIDE = 10'
REAR = 35'
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.

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.

A.D. Sebert 1/12/2006
A.D. SEBERT, L.S. DATE

CERTIFICATE OF APPROVAL

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

Choi P. Nguyen 7/24/06
SUBDIVISION AGENT OF DATE
JAMES CITY COUNTY

Choi P. Nguyen 7-24-06
FOR VIRGINIA DEPT. DATE
OF TRANSPORTATION

N/F WALTRIP
MALLORY SUBDIVISION PARCEL
PB 26 PG 33
TAX PARCEL: 4830100010
#2789 LAKE POWELL ROAD

100' RPA BUFFER MEASURED FROM
EDGE OF WETLANDS AS
ESTABLISHED BY WILLIAMSBURG
ENVIRONMENTAL GROUP

LOT 11
ROLLING WOODS SUBDIVISION
SECTION 6
PB 53 PG 47
TAX PARCEL: 4811700011
#5525 ROLLING WOODS DRIVE

NOTE: SEWER CONNECTION FOR LOT 3
WILL REQUIRE A GRINDER PUMP

LOT 3
AREA
40,535 S.F.±
0.931 AC.±

LOT 2
AREA
35,662 S.F.±
0.819 AC.±

LOT 1
AREA
14,568 S.F.±
0.334 AC.±

PARCEL "B"
LILLIAN T. EHEART SUBDIVISION
PB 64 PG 71
TAX PARCEL: 4810100064
#2797 LAKE POWELL ROAD

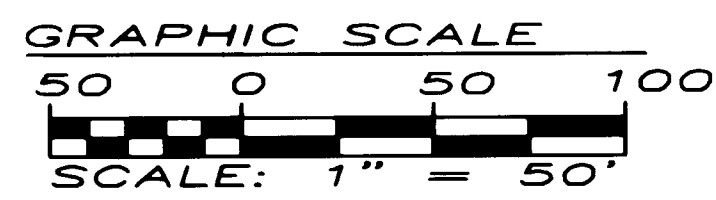
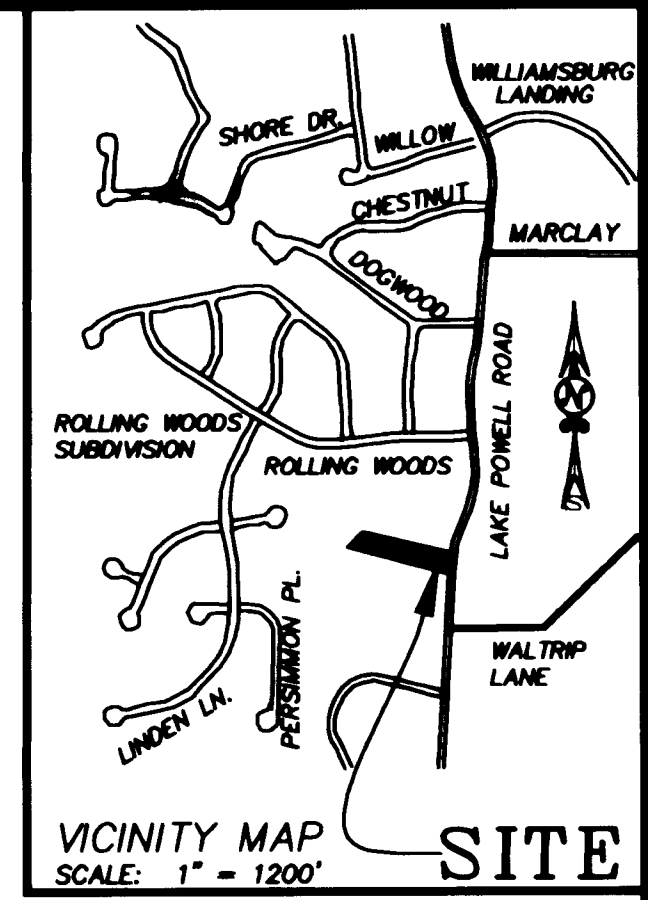
HATCHED AREA INDICATES
PRIVATE INGRESS/EGRESS
EASEMENT

GENERAL NOTES (CONTINUED):

9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

RADIUS 793.49
DELTA 1°35'03"
LENGTH 21.94
TAN 10.97
CHORD 21.94
CHD. BRG. S14°32'48"W

R/W NOTE:
10' DEDICATED TO
COMMONWEALTH OF
VIRGINIA PER PB 64 PG 71



AREA CALCULATIONS

ORIGINAL AREA	90,765 S.F.± (2.084 AC.±)
NEW AREA:	
LOT 1	14,568 S.F.± (0.334 AC.±)
LOT 2	35,662 S.F.± (0.819 AC.±)
LOT 3	40,535 S.F.± (0.931 AC.±)
TOTAL	90,765 S.F.± (2.084 AC.±)

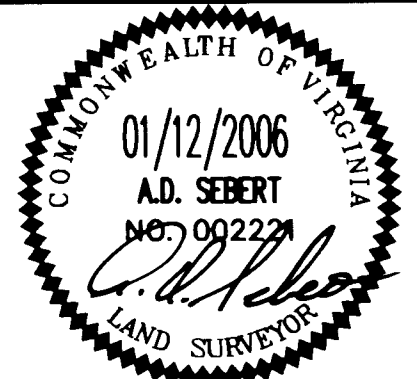
1483-25(B)DIVISIONS - 06/08/2006 12:42:21 PM EDT

**SEBERT
SURVEYING
& LAYOUT, LLC**

173 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
CELL: (757) 784-2413

PLAT OF SUBDIVISION
BEING A RESUBDIVISION OF
PARCEL "A", LILLIAN T. EHEART SUBDIVISION
STANDING IN THE NAME OF
FRANKLIN V. & REBECCA E. HUSS

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



LEGEND:

PPF	PINCH PIPE FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
NL/S	NAIL SET
BSL	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SMH	SANITARY MANHOLE
CO	SANITARY CLEANOUT
WM	WATER METER
WV	WATER VALVE

DATE: 01/12/2006

REVISION /DATE/DESCRIPTION
6/8/06 WETLANDS, OTHER COMMENTS MODIFIED I/E EASEMENT

DESIGNED BY: ADS
SCALE: 1" = 50'
PROJECT NO.
J483-2
DRAWING NO.
1 OF 1