

#070013805

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN HEREON WAS CONVEYED BY MARCIA E. MILLICAN AND DAVID S. HUDSON TO PATRICIA W. MICHAEL BY DEED DATED 08/30/2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO: 050020623.

OWNER'S CERTIFICATE

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

4/26/07 DATE
Patricia W. Michael SIGNATURE (PATRICIA W. MICHAEL)

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Hampton

I, Karen McGhee, 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 26 DAY OF April, 2007.

Karen McGhee SIGNATURE

MY COMMISSION EXPIRES 10/31/08

GENERAL NOTES:

1. THE PROPERTY SUBDIVIDED IS ALL OF ASSESSOR'S PARCEL 4810100064 AND THE CURRENT ADDRESS IS #2797 LAKE POWELL ROAD.
2. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
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 1.727 ACRES (75,210 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 3/01/2007 DATE
 A.D. SEBERT, L.S.

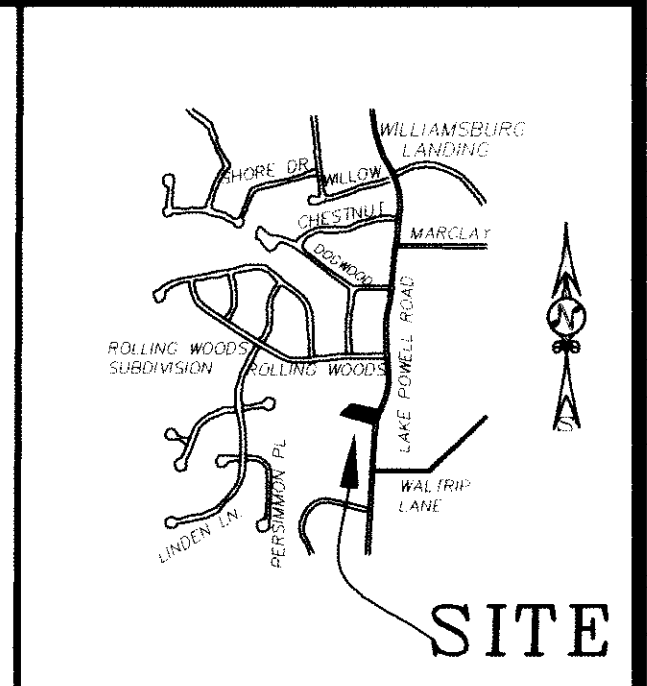
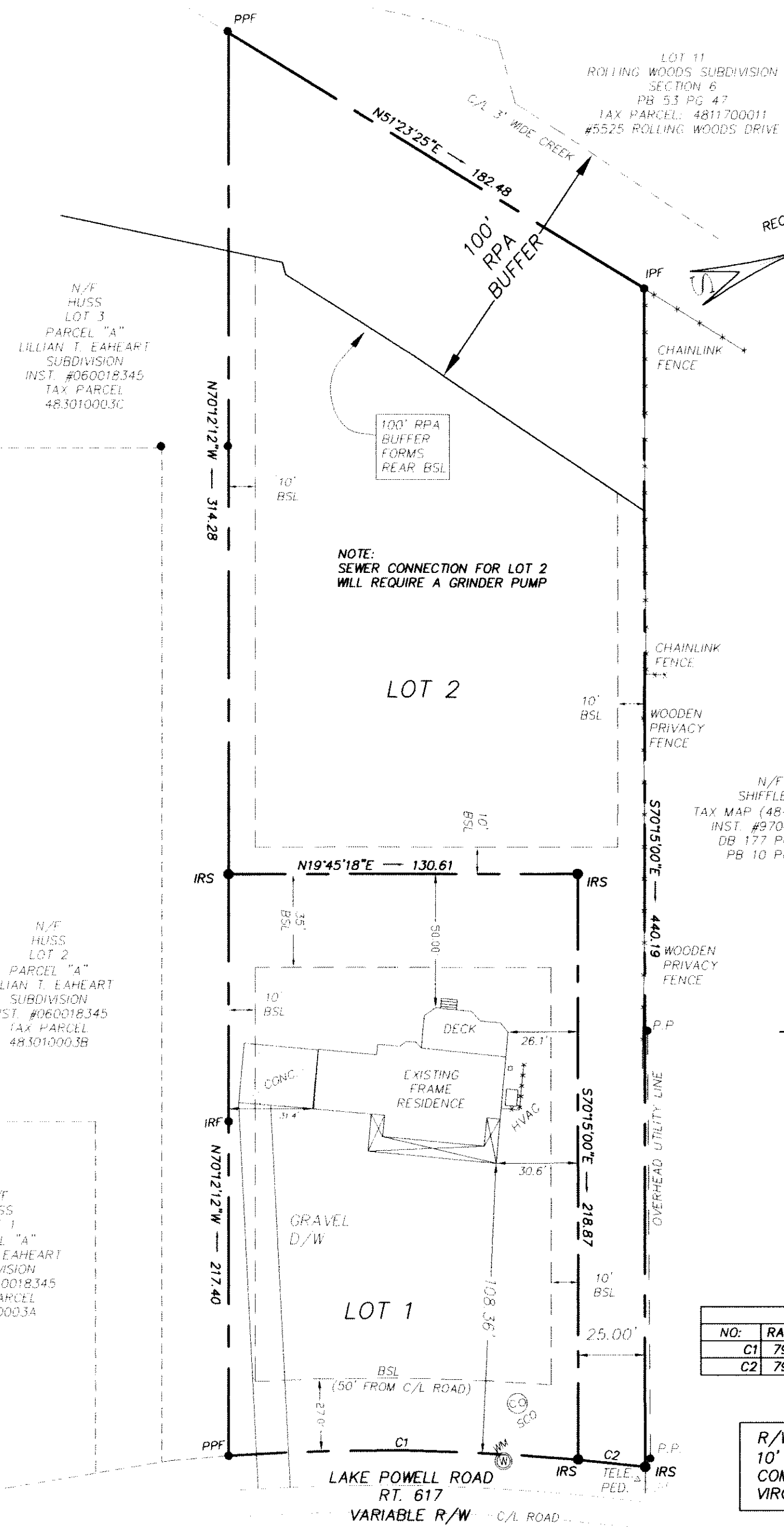
CERTIFICATE OF APPROVAL

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

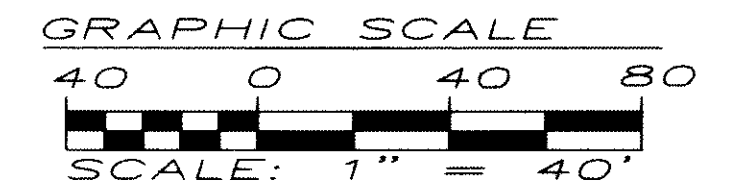
Ellen A. Cook 5/3/07 DATE
 SUBDIVISION AGENT OF
 JAMES CITY COUNTY

Walter T. May 5/03/07 DATE
 FOR VIRGINIA DEPT.
 OF TRANSPORTATION

PLAT ID NO: JCC-S-0022-2007



VICINITY MAP
 SCALE: 1" = 2000'



AREA CALCULATIONS

ORIGINAL AREA 75,210 S.F.± (1.727 AC.±)
 NEW AREA:
 LOT 1 28,274 S.F.± (0.649 AC.±)
 LOT 2 46,936 S.F.± (1.078 AC.±)
 TOTAL 75,210 S.F.± (1.727 AC.±)

GENERAL NOTES (CONTINUED):

9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

CURVE TABLE						
NO.	RADIUS	DELTA	LENGTH	TAN	CHORD	CHD. BRG.
C1	793.49	9°27'19"	130.95	65.62	130.80	S20°23'59"W
C2	793.49	1°48'58"	25.15	12.58	25.15	S26°02'07"W

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

RECORDED
 DOCUMENT # 070013805

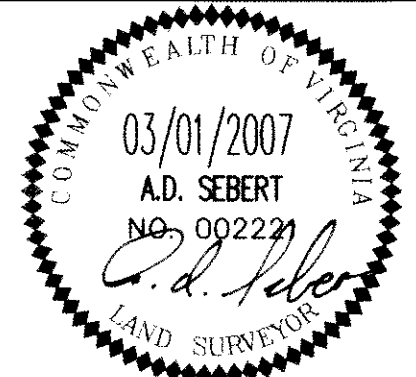
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
5-10-2007
 at 8:41 AM on 5 PG
 DOCUMENT # 070013805
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

SEBERT SURVEYING & LAYOUT, LLC

173 BARLOW ROAD
 WILLIAMSBURG, VA
 PHONE (757) 345-0931
 CELL: (757) 784-2413
 E-MAIL: SEBERTSURVEYING@COX.NET

PLAT OF SUBDIVISION
 BEING A RESUBDIVISION OF
 PARCEL "B", LILLIAN T. EHEART SUBDIVISION
 STANDING IN THE NAME OF
 PATRICIA W. MICHAEL

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



- LEGEND:**
- PPF IRON ROD FOUND
 - IRF IRON PIPE FOUND
 - IPF POWER POLE
 - PP BUILDING SETBACK LINE
 - BSL RIGHT-OF-WAY
 - R/W SANITARY MANHOLE
 - SMH SANITARY CLEANOUT
 - SCO WATER METER
 - WM WATER VALVE
 - WV

DATE: 03/01/2007
REVISION /DATE/DESCRIPTION
04/24/2007 ADDRESSED COUNTY COMMENTS

DESIGNED BY: ADS
SCALE: 1" = 40'
PROJECT NO. J483-3
DRAWING NO. 1 OF 1