

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY E. RAE HARCUM AND PHOEBE M. HARCUM TO E. RAE HARCUM AND PHOEBE M. HARCUM AS TRUSTEES OF THE HARCUM TRUST BY DEED, DATED DECEMBER 29, 2000, RECORDED JANUARY 30, 2001 AS INSTRUMENT #010001492 AND BY DEED OF CORRECTION, DATED NOVEMBER 12, 2007, RECORDED DECEMBER 4, 2007 AS INSTRUMENT #070033080 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

12/17/08 DATE E. RAE HARCUM SIGNATURE
 C. RAE HARCUM
 E. RAE HARCUM, TRUSTEE

12/17/08 DATE Phoebe M. Harcum SIGNATURE
 Phoebe M. Harcum
 PHOEBE M. HARCUM, TRUSTEE

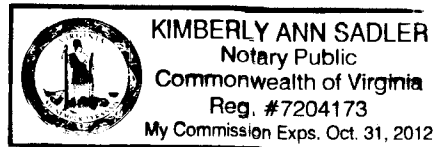
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City County

I, Kimberly Ann Sadler A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 17 DAY OF December, 2008.
Kimberly Ann Sadler
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: Oct. 31, 2012
 NOTARY REGISTRATION NUMBER: 7204173



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.

Ronald W. Eads 11/11/08
 RONALD W. EADS, L.S. #001948 DATE

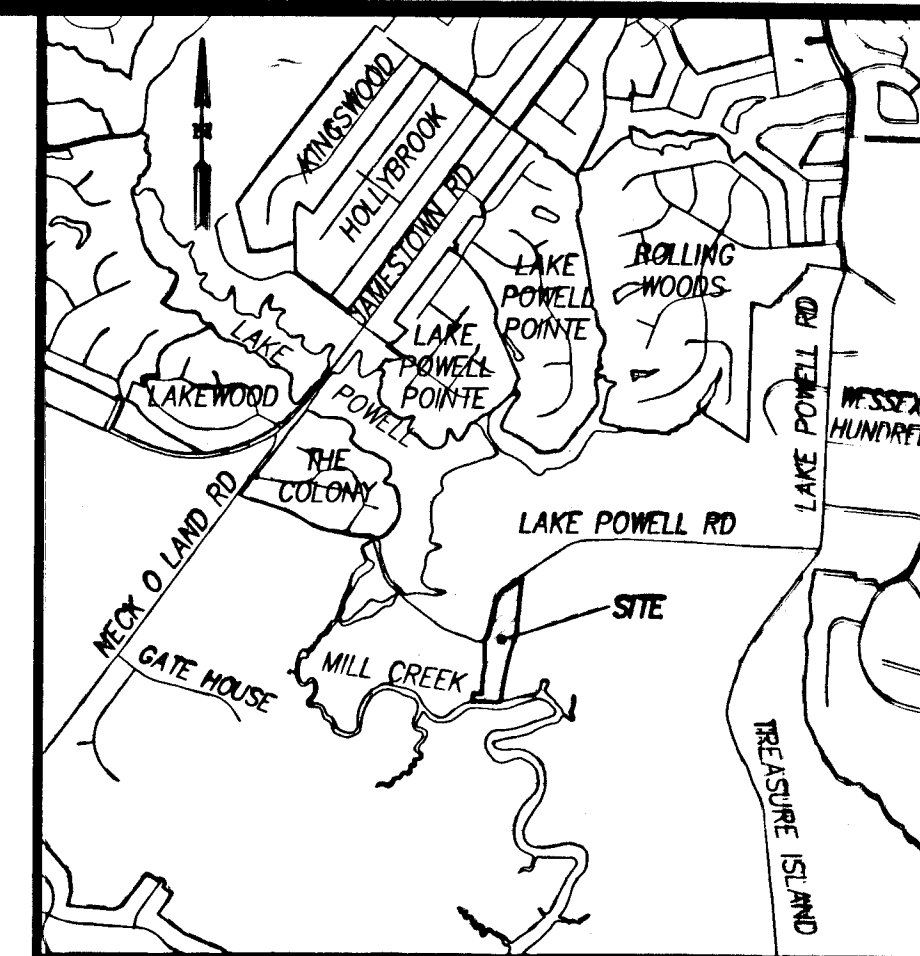
CERTIFICATE OF APPROVAL

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

12/18/08 DATE Billy A. W... VIRGINIA DEPARTMENT OF TRANSPORTATION
 12/18/08 DATE D. Briede VIRGINIA DEPARTMENT OF HEALTH
 1/13/09 DATE Ellen L... SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

GENERAL NOTES

- PROPERTY BOUNDARY BASED ON A CURRENT FIELD BOUNDARY AND MADE TO AGREE WITH FOUND GROUND EVIDENCE AS NEAR AS POSSIBLE. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED OR VERIFIED BY THIS SURVEY. CONTRACTOR TO CONTACT "MISS UTILITY" PRIOR TO ANY CONSTRUCTION ACTIVITY.
- PROPERTY SHOWN IS ALL OF TAX PARCEL #48-3(1-41) AND UNKNOWN TAX MAP PARCEL.
- PROPERTY ADDRESS: #2236 LAKE POWELL ROAD.
- TOTAL AREA (TO C/A OF ROAD & SURVEY TIE LINES) = 348,545 S.F.±, OR 8.001 ACRES±
- ALL LOTS ARE SERVED OR WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PROPERTY IS CURRENTLY ZONED R-8 (RURAL-RESIDENTIAL DISTRICT).
 SETBACKS (R-8):
 FRONT: 35' MIN. FROM R/W OF 50' OR GREATER; 60' MIN. FROM C/A ROAD IF R/W IS LESS THAN 50'.
 SIDES: 15'
 REAR: 35'
 ACCESSORY STRUCTURES - MIN. 5'; 15' MIN. FOR ACCESSORY STRUCTURES EXCEEDING 1 STORY.
- NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- A PORTION OF THE PROPERTY SHOWN HEREON LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AND ZONE AE 7.5 BASE FLOOD ELEVATION DETERMINED PER F.I.R.M. #51095C02056, EFFECTIVE DATE SEPTEMBER 28, 2007.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE. (REFER TO 19-29(g) OF THE SUBDIVISION ORDINANCE.)
- OUTDOOR SIGNS ON THE PROPERTY WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



VICINITY MAP SCALE: 1" = 2000'

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 321-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM C. HERMAN, AOSE #185. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

2 Large/Small Plat(s) Recorded herewith as # 09 000 3923

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3 DAY OF February, 2009.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:45 AM/PM
 INSTRUMENT # 09 000 3923

TESTE: Betsy B. Woolridge Deputy
 BETSY B. WOOLRIDGE, CLERK
 BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

AREA TABULATION - ORIGINAL PARCELS

ORIGINAL PARCEL "A" = 317,828 S.F.± OR 7.298 ACRES±
 AREA WITHIN PRESCRIPTIVE R/W = 10,717 S.F.± OR 0.246 ACRES±

ORIGINAL PARCEL "B" = 18,288 S.F.± OR 0.420 ACRES±
 AREA WITHIN PRESCRIPTIVE R/W = 1,714 S.F.± OR 0.039 ACRES±

TOTAL AREA = 348,545 S.F.± OR 8.001 ACRES±
 (TOTAL AREA IS TO C/A OF LAKE POWELL ROAD AND TO SURVEY TIE LINES)

AREA TABULATION - NEW PARCELS

NEW PARCEL "A" = 172,651 S.F.± OR 3.983 ACRES±
 NEW PARCEL "B" = 163,463 S.F.± OR 3.753 ACRES±
 AREA WITHIN PRESCRIPTIVE R/W = 12,431 S.F.± OR 0.285 ACRES±

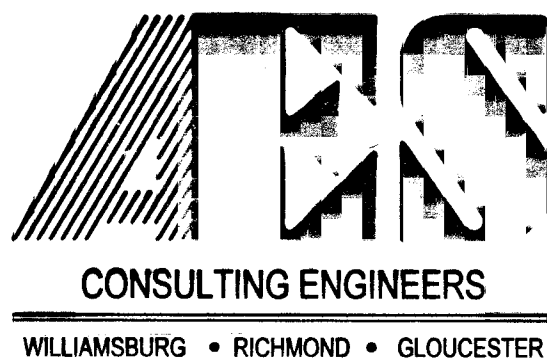
TOTAL AREA = 348,545 S.F.± OR 8.001 ACRES±
 (TOTAL AREA IS TO C/A OF LAKE POWELL ROAD AND TO SURVEY TIE LINES)

REFERENCES

INSTRUMENT #070033080
 INSTRUMENT #010001492
 DEED BOOK 168, PAGE 315
 PLAT BOOK 33, PAGE 63
 DEED BOOK 168, PAGE 308
 DEED BOOK 168, PAGE 314 (PLAT)
 DEED BOOK 157, PAGE 497

090003923

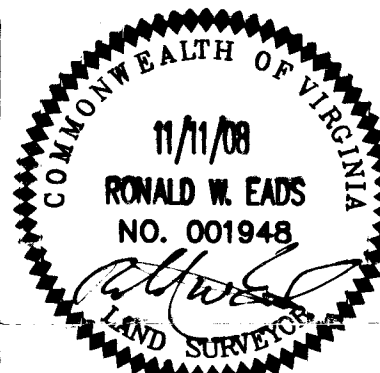
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5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF BOUNDARY LINE ADJUSTMENT
 AND PROPERTY LINE EXTINGUISHMENT
 PARCELS "A" & "B"
 OWNED BY
 THE HARCUM TRUST

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWED BY
1.	12/4/08	REVISED PER J.C.C. COMMENT LETTER DATED 12-2-08	JDB	RWE

Designed AES	Drawn JDB
Scale NOTED	Date 11-11-08
Project No. 9490	
Drawing No. 1 OF 2	