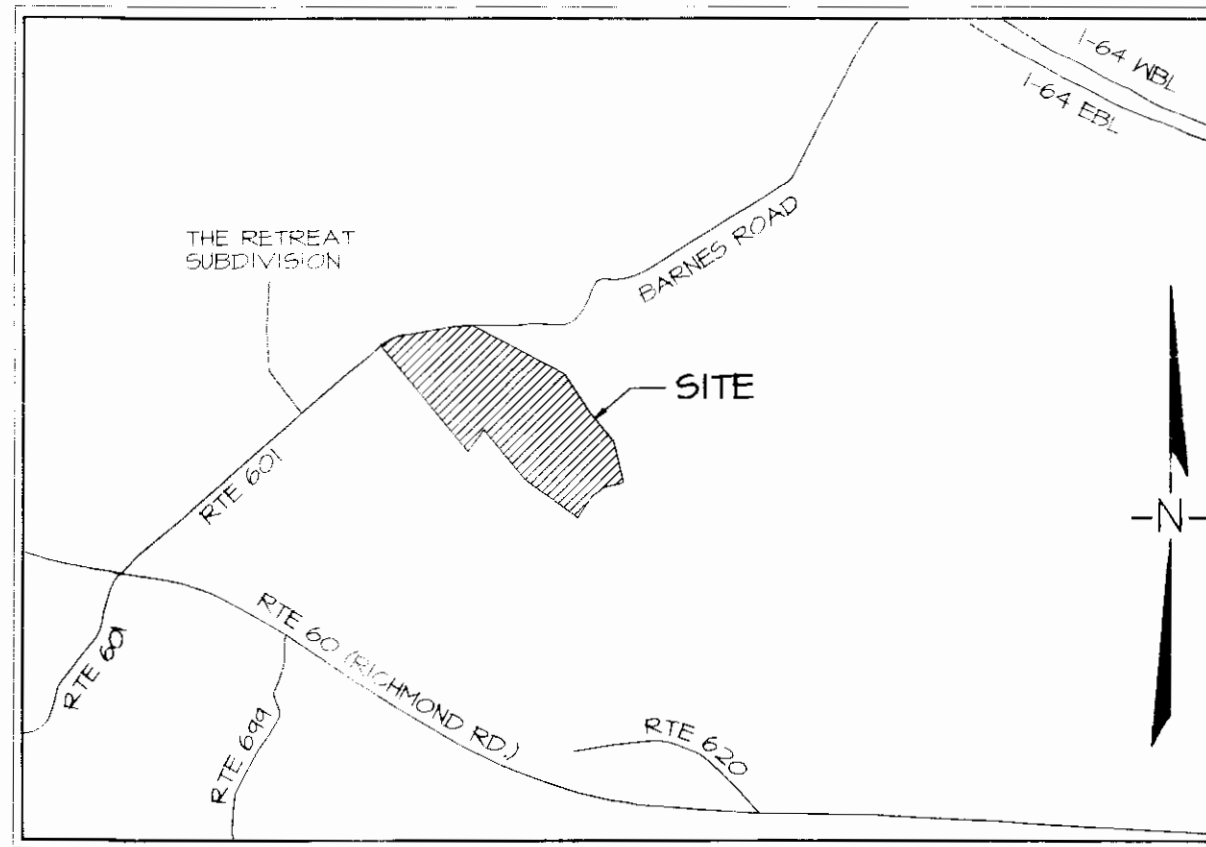


100016987

GENERAL NOTES

PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN AS SHOWN ON F.R.M. MAP # 510950 0000G EFFECTIVE DATE SEPT. 29th, 2007. THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL EASEMENTS, SERVITUDES, AND COVENANTS ON RECORD. PROPERTY IS ZONED A1, BUILDING SET BACK LINES ARE FRONT = 100' (FROM CENTERLINE OF ROAD) REAR = 35' SIDE = 15' ALL UTILITIES TO BE LOCATED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY ORDINANCE. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. WETLANDS AND LANDS IN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-1C(1) OF THE JAMES CITY COUNTY CODE. ONCE THIS PLAT IS APPROVED, THE APPLICANT WILL NEED TO PURCHASE RESOURCE PROTECTION AREA (R.P.A.) SIGNS AND PLACE THEM AT 300' INTERVALS ALONG THE DELINEATED R.P.A. LINE, SO AS TO MARK THE LANDWARD LIMITS OF THE R.P.A. BUFFER. ALL EXISTING VEGETATION SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE, EXCEPT FOR VEGETATION WEAKENED BY AGE, STORM FIRE OR OTHER NATURAL CAUSES. PROPERTIES SHOWN, TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS, ALL PERMITTING AND REQUIREMENTS FOR WELLS AND SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH STATE HEALTH DEPARTMENT REGULATIONS. SEPTIC TANK AND SOIL INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPT. PRIOR TO ANY NEW CONSTRUCTION. PLAT BY G.T. WILSON CONTAINED ERROR OF CLOSURE ERROR OF CLOSURE BELIEVED TO BE IN THE SOUTHWEST CORNER OF THE PROPERTY, BETWEEN THE PIN IN STUMP AND THE 8" POPLAR (NOW 18" POPLAR). R/W LINE ALONG RTE 601 REVISED TO RUN PARALLEL WITH THE CENTERLINE OF ROAD. SIGHT DISTANCE NOTE, ACCESSING LOTS "A", "B", AND "C", DISTANCE EXITING PROPERTY LOOKING EASTERLY 670' +/- LOOKING WESTERLY 660' +/- ACCESS TO LOT "D" SHALL BE BY THE EXISTING DRIVEWAY TO THE ORIGINAL TRACT. SHARED DRIVE SHALL CONSIST OF 4" COMPACTED CRUSHER/RUN TOPPED WITH 3" OF ASPHALT, TO A 10' MINIMUM WIDTH.



VICINITY MAP SCALE 1" = 2000'

"W.H. COWLES" SUBDIVISION OF THE PROPERTY STANDING IN THE NAMES OF W.H. COWLES, W. SCOTT COWLES AND KIMBERLY COWLES TURNER

LOT BEING A PORTION OF TRACT KNOWN AS "CHATOMS" PROPERTY LOCATED IN STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA

PROPERTY ADDRESS 9250 BARNES ROAD TOANO, VA. 23168 TAX PARCEL ID# 0340100004 JCC CASE # 5-0080-2007

PLAT PREPARED BY ANGLE & DISTANCE LAND SURVEYING, INC. 156 OLD STAGE ROAD TOANO, VIRGINIA 23168 (757) 561-5534 PLAT PREPARED DATE 7-10-07 REVISED 1-22-08 REVISED 6-22-08

AREA CALCULATIONS

TOTAL AREA BEFORE SUBDIVISION 29.04 AC. +/- 29.23 TO SURVEY LINES

LOT "A" = 3.00 +/- AC. LOT "B" = 3.00 +/- AC. LOT "C" = 3.00 +/- AC., 3.01 AC. (TO SURVEY LINES) LOT "D" = 4.29 +/- AC. DEDICATED R/W TO VDOT = 0.18 +/- AC. REMAINDER ORIGINAL LOT = 15.57 +/- AC. 15.75 AC. TO SURVEY LINES

SOURCE OF TITLE

TAX PARCEL ID# 0340100004, LIES IN THE NAMES WILLIAM H. COWLES, W. SCOTT COWLES AND KIMBERLY COWLES TURNER. PROPERTY WAS CONVEYED BY DEED OF GIFT INSTRUMENT # 910017378 DATED OCTOBER, 9th, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

HEALTH DEPT. STATEMENT

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 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPT. 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 DEPT. 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: CLYDE C. DAVIS (A.O.S.E.) CERTIFICATION # 161. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 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 CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF 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 APPROVED LOTS ARE SUITABLE FOR OTRADITIONAL SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

OWNERS CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS (W.H. COWLES SUBDIVISION) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

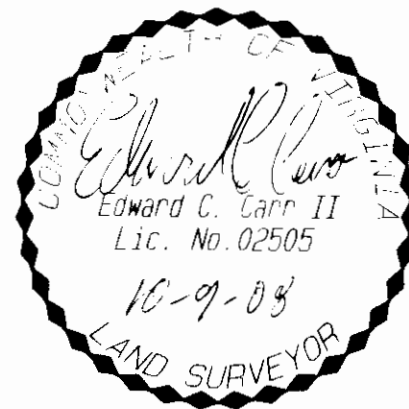
10/31/08 DATE W. Scott Cowles W. Scott Cowles SIGNATURE NAME PRINTED 10/31/08 DATE Kimberly Turner Kimberly Turner SIGNATURE NAME PRINTED

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF JAMES CITY I, CHARLES M. DAVIS, 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 ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 31st DAY OF October, 2008. MY COMMISSION EXPIRES 2/23/11. 156807 REGISTRATION NUMBER.

STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 16 DAY OF August 2008 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE AND OR INSTRUMENT NUMBER 100016987 at 10:11a.m.

TESTE: BETTY B. WOOLRIDGE, CLERK BY: Susan Helmer D.C. PROPERTY IS TAX PARCEL ID # 0340100004



CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 8/9/10 VIRGINIA DEPT. OF HEALTH DATE 10/21/08 VIRGINIA DEPT. OF TRANSPORTATION DATE 10/14/08

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND JAMES CITY COUNTY ORDINANCES REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. Edward C. Carr II 10-9-08 DATE EDWARD C. CARR II L.S.# 2505

2 Large/Small Plats Recorded herewith as # 100016987