CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JERRY P. McCARDLE TO JERRY P. AND PAMELA J. McCARDLE BY DEED DATED DECEMBER 7, 1987, AND RECORDED ON MAY 16, 1988, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 390 AT PAGE 554.

OWNERS CERTIFICATE

THE RESUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOTS 32, 33 AND 34, SECTION C, LAKE TOANO, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

5/10/89 — DATE — Jerry P. McCardle — NAME

5/10/89 — DATE — Pamela J. McCardle — NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg, I, Barbara West 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 10th DAY OF May, 19 89. MY COMMISSION EXPIRES May 31, 1991

Barbara J. West — SIGNATURE

ENGINEER OR 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.

5/2/89 — DATE — Paul C. Small — PAUL C. SMALL, C.L.S., P.E.

CERTIFICATE OF APPROVAL

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

5-11-89 — DATE — VIRGINIA DEPARTMENT OF TRANSPORTATION

7-10-89 — DATE — VIRGINIA DEPARTMENT OF HEALTH

3/21/90 — DATE — SUBDIVISION AGENT OF JAMES CITY COUNTY

AREA TABULATION

	ORIGINAL AREA		ADJUSTED AREA	
	S.F.	A.C.	S.F.	A.C.
LOT 32	52,320	1.2011	69,243	1.5896
LOT 33	55,678	1.2782	46,265	1.0621
LOT 34	49,275	1.1312	41,765	0.9588
TOTAL AREA RESUBDIVIDED	157,273	3.6105	157,273	3.6105

LOGAN SYSTEMS 1 2 3

50 0 50 SCALE IN FEET

N

LOCATION MAP 1"=4000'

CITY OF NEWPORT NEWS

NOTE: EXISTING STRUCTURES ARE WITHIN R-1 SETBACKS

LOT LINE HEREBY EXTINGUISHED

EXISTING SINGLE FAMILY DWELLING

LOT LINE HEREBY EXTINGUISHED

EXISTING SINGLE FAMILY DWELLING

140.00' DUE EAST 82.00' 315.00' 95.00'

35'(TYP.)

459.30' DUE NORTH

N 02° 56' 26" W 423.63'

N 13° 46' 03" W 373.00'

333.69'

S 22° 55' 41" E

LOT 32
ORIGINAL AREA: 52,320 S.F.± 1.20 AC.±
NEW AREA: 69,243 S.F.± 1.59 AC.±

LOT 33
ORIGINAL AREA: 55,678 S.F.± 1.28 AC.±
NEW AREA: 46,265 S.F.± 1.06 AC.±

LOT 34
ORIGINAL AREA: 49,275 S.F.± 1.13 AC.±
NEW AREA: 41,765 S.F.± 0.96 AC.±

LOT 35

15'(TYP.)

35'(TYP.)

175.00' 158.76' 147.00'

S 67° 45' 30" W 480.75'

CHURCH LANE 60' R/W

LOT 31 LOT 30 LOT 29 LOT 28 LOT 27 LOT 26 LOT 25

ALL LIVING RESTRICTIONS

PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL.

PROPERTY IS SERVED BY PUBLIC WATER SYSTEM PROVIDED BY THE JAMES CITY SERVICE AUTHORITY.

ALL LOTS ARE SEWERED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD SYSTEMS.

SETBACK REQUIREMENTS:

FRONT: 35' MINIMUM
REAR: 35' MINIMUM
SIDE: 15' MINIMUM

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VR-173-02-01) and any local ordinances adopted pursuant thereto. These regulations and ordinances may place additional requirements on lots recorded after September 30, 1989, and may limit development of lots. Owners should familiarize themselves with the regulations and ordinances and are encouraged to contact the James City County Director of Code Compliance for more information.

CITY OF NEWPORT NEWS

REF. PLAT

P.B. 38, PG. 47-48

EXISTING BUILDING LOCATIONS:

LOT 32 - A SURVEY OF LOT 32, SECTION C, LAKE TOANO STANDING IN THE NAME OF JERRY P. McCARDLE BY DJG, DATED MAY 29, 1987, J.N. 2884-A

LOT 34 - A SURVEY OF LOT 34, SECTION C, LAKE TOANO STANDING IN THE NAME OF JERRY P. McCARDLE BY DJG, DATED FEB. 9, 1988, J.N. 3080-A

AES, a professional corporation
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23185
(804) 253-0040
Engineering, Planning, Surveying

RESUBDIVISION OF LOTS 32, 33 AND 34, SECTION C, LAKE TOANO

OWNER: JERRY P. & PAMELA J. McCARDLE

POWHATAN DISTRICT — JAMES CITY COUNTY — VIRGINIA

COMMONWEALTH OF VIRGINIA — PAUL C. SMALL — No. 1247 — LAND SURVEYOR

Recorded 21st day of March 1990 at 1:49 p.m.
In D B No. 468 pages 590
Teste: Barbara S. Lamb Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GSB	Drawn BJU
Scale 1"=50'	Date 4/25/89
Project No. 7283	
Drawing No. PLAT	