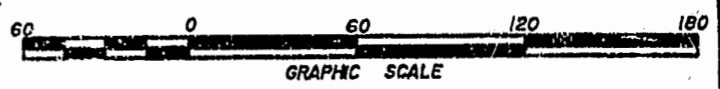


CERTIFICATE OF SOURCE OF TITLE:
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HARRY E. BETTY McLOTHLIN LARSON MURRIS TO WAYNE E. & KATHERINE W. LARSON BY DEED DATED NOV. 17, 1971 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 134 PAGE 187.

- DEVELOPMENT NOTES:**
- 1.) PROPERTY IS ZONED "R2"
 - 2.) TAXMAP No. 15 (40-1)(1-34)
 - 3.) PRESENT ADDRESS: # 2951 LAKE POWELL ROAD.
 - 4.) TOTAL AREA SUBDIVIDED EQUALS: 130,392 ± SQ. FT. OR 2.993 ± ACRES.
 - 5.) MINIMUM LOT SIZE = 10,000 SQ. FT.
 - 6.) AVERAGE LOT SIZE: 25,393 ± SQ. FT. OR 0.583 ± ACRES.
 - 7.) AREA IN DEDICATED RIGHT OF WAY EQUALS: 3,421 ± SQ. FT. OR 0.079 ± ACRE.
 - 8.) PUBLIC WATER & SEWER ARE AVAILABLE TO THE PROPERTY.
 - 9.) BUILDING SETBACK LINES =
 - a.) FRONT = 35'
 - b.) REAR = 35'
 - c.) SIDE = 10'

FLOOD CERTIFICATION:
 PROPERTY SHOWN HEREON IS IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AS SHOWN ON COMMUNITY PANEL # 510 201 0045B AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 06, 1991.

NOTE:
 ENTRANCE SHALL BE 20' WIDE AT NEW R/W LINE WITH 15' RADII TO EXISTING PAVING. CONSTRUCTION SHALL BE A MINIMUM OF 6" OF 218 AGGREGATE STONE WITH 1.5" OF SM-2A PAVING. DRAINAGE SHALL BE PROVIDED BY 30 LF OF 15" RCP WITH 2 ES-1 FLARED END SECTIONS LAID AT A POSITIVE GRADE UNDER ENTRANCE.



CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY
 I, Betty M. Stevens, 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 NAME THIS 31 DAY OF MARCH, 1994

MY COMMISSION EXPIRES: MAY 31, 1994
Betty M. Stevens

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LARSON'S LANE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES,
Wayne E. Larson & Katherine W. Larson by John W. Lammiman in presence of Robert E. ...

BY: _____ DATE: MAR. 31, 1994

CERTIFICATE OF APPROVAL:

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

VIRGINIA DEPARTMENT OF TRANSPORTATION:
 SIGNED: Michael S. ... DATE: 3/25/94
 VIRGINIA DEPARTMENT OF HEALTH:
 SIGNED: ... DATE: 3-25-94
 SUBDIVISION AGENT OF JAMES CITY COUNTY:
 SIGNED: ... DATE: 4-7-94

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.

DATE: Feb. 14, 1994 Roger D. Spearman

SPEARMAN & ASSOCIATES, P.C.
 SURVEYORS AND PLANNERS
 489 McLaws Circle - WILLIAMSBURG, VA.
 (804) 259-8720



LEGEND:
 IPF = IRON PIPE FOUND
 IPS = IRON PIPE SET
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 TXMP = TAXMAP
 BSL = BLDG. SETBACK LINE
 CMF = CONCRETE MONUMENT FOUND



1:18 p.m.
 Recorded 21st day of April, 1994
 in
 D. B. No. 682 pages 180
Julius Swany Clerk

PLAT OF SUBDIVISION
 OF PROPERTY TO BE KNOWN AS
LARSON'S LANE
 LOCATED
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 60'
 DATE: FEBRUARY 14, 1994
 REVISED: MARCH 25, 1994
 PREPARED FOR
KENNETH C. B. MALLORY P. SPENCER
 JO # 6690 - FB " F "