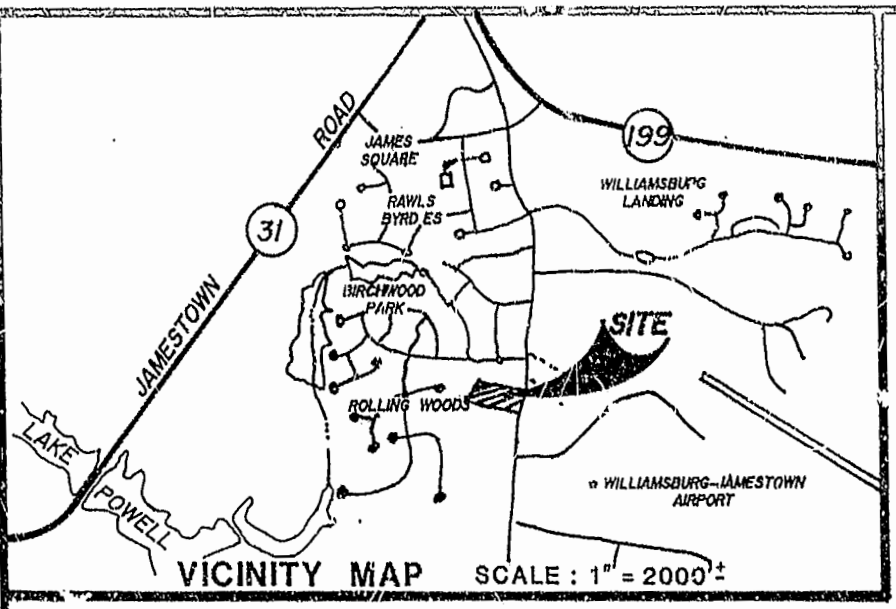


**CERTIFICATE OF SOURCE OF TITLE :**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED  
 BY: JOHN R. MALLORY  
 TO: ROBERT G. EHEART & LILLIAN T. EHEART  
 BY: DEED DATED SEPT. 25, 1946 AND RECORDED IN THE  
 OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE  
 COUNTY OF JAMES CITY IN DEED BOOK 38, PAGE 554.



**STATE OF VIRGINIA, COUNTY OF JAMES CITY :**

I, Lillian T. Eheart A NOTARY PUBLIC IN AND FOR THE CITY/  
 COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON (S)  
 WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED  
 THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY  
 NAME THIS 18<sup>th</sup> DAY OF June 1996.

MY COMMISSION EXPIRES: 5-31-99  
Lillian T. Eheart

**OWNER'S CONSENT :**

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN  
 ACCORDANCE WITH THE WISHES AND DESIRES OF THE  
 UNDERSIGNED OWNERS.

SIGNED: Lillian T. Eheart  
 SIGNED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

**CERTIFICATE OF APPROVAL :**

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

AGENT OF GOVERNING BODY:  
 SIGNED: [Signature] 7/14/96  
 HEALTH OFFICER:  
 SIGNED: N/A  
 HIGHWAY DEPT.:  
 SIGNED: [Signature]

**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.

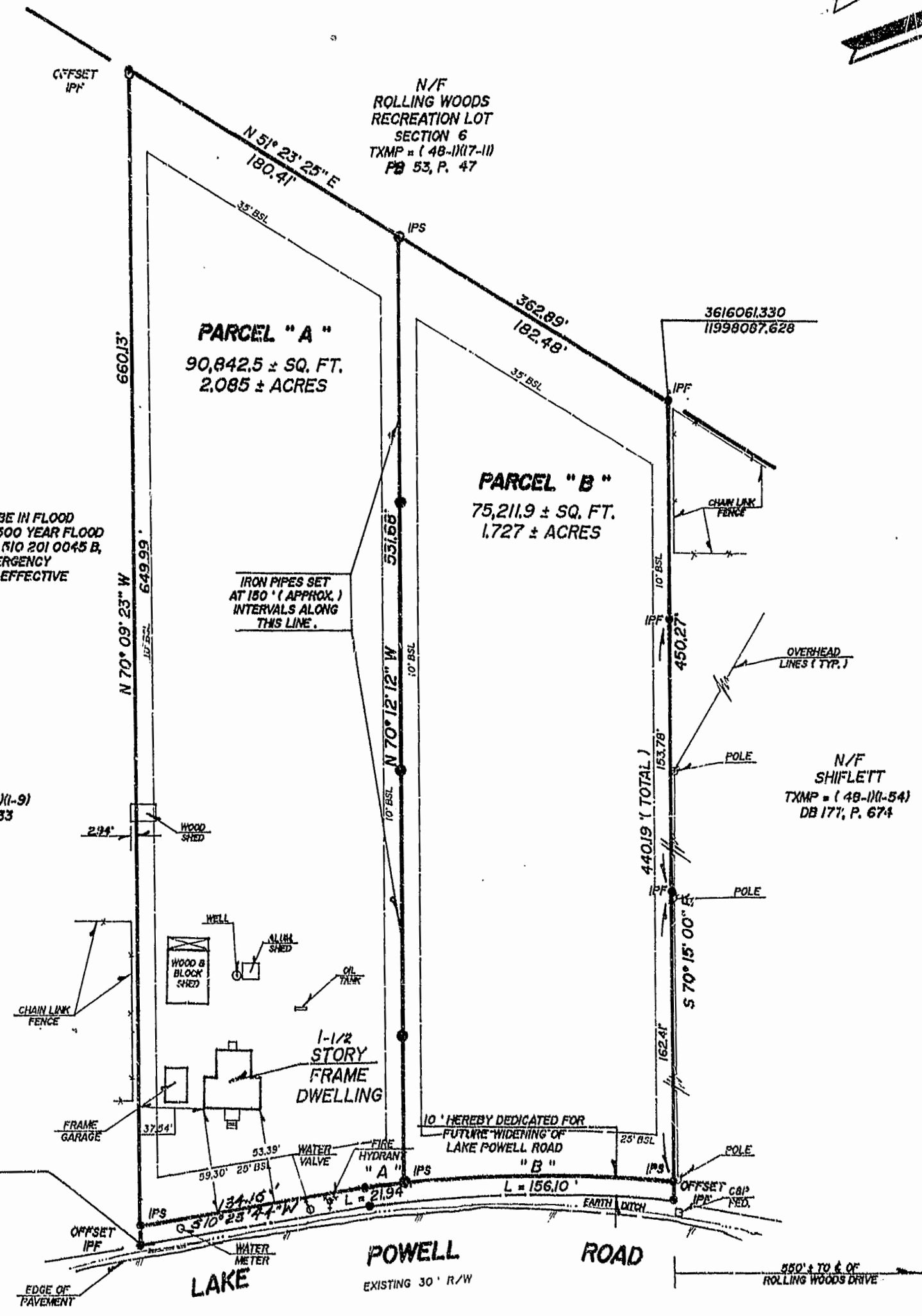
DATE: June 17, 1996 Roger D. Spearman

**FLOOD CERTIFICATION :**  
 PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD  
 HAZARD ZONE "X" ( AREAS OUTSIDE OF THE 500 YEAR FLOOD  
 PLAIN ), AS SHOWN ON COMMUNITY PANEL # M10 201 0045 B,  
 WHICH WAS PREPARED BY THE FEDERAL EMERGENCY  
 MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE  
 DATE OF FEBRUARY 06, 1991.

- DEVELOPMENT NOTES :**
- 1.) PROPERTY ADDRESS : # 2793 LAKE POWELL ROAD.
  - 2.) TAX MAP NUMBER = (48-3)(1-3)
  - 3.) PROPERTY IS ZONED "R 2", GENERAL RESIDENTIAL
  - 4.) MINIMUM LOT SIZE = 10,000 SQ.FT.
  - 5.) MINIMUM YARD REQUIREMENTS:  
 FRONT BSL = 25'  
 SIDE BSL = 10'  
 REAR BSL = 35'
  - 6.) PARCEL HAS AVAILABLE PUBLIC WATER AND PUBLIC SEWER.
  - 7.) AVERAGE PARCEL SIZE EQUALS : 83,027 ± SQ.FT. OR 1.906 ± ACRES.
  - 8.) AREA SUBDIVIDED EQUALS : 165,054 ± SF OR 3.812 ± ACRE
  - 9.) MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 150 FEET.
  - 10.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.

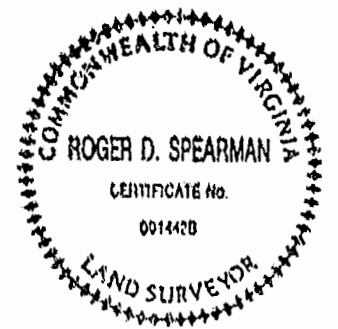
**CURVE DATA**

"A"	"B"
Δ = 01° 35' 02"	Δ = 11° 16' 18"
R = 793.49'	R = 793.49'
L = 2194'	L = 15610'
T = 10.97'	T = 78.30'
C = 2194'	C = 155.85'
CB = S 14° 52' 48" W	CB = S 21° 18' 24" W



- LEGEND :**
- IPF = IRON PIPE FOUND
  - IPS = IRON PIPE SET
  - IRF = IRON ROD FOUND
  - IRS = IRON ROD SET
  - BSL = BLDG. SETBACK LINE
  - TXMP = TAXMAP
  - N/F = NOW OR FORMERLY

PLAT OF SURVEY FOR SUBDIVISION  
 OF PROPERTY STANDING IN THE NAME OF  
**LILLIAN T. EHEART**  
 LOCATED  
 JAMESTOWN MAGESTERIAL DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1" = 60' DATE: JUNE 17, 1996



**SPEARMAN & ASSOCIATES, P. C.**  
 SURVEYING AND PLANNING  
 480 McLAWS CIRCLE — WILLIAMSBURG, VIRGINIA  
 (804) 263-8720



Recorded 19 June 1996  
 DE. No. 797  
 Date 10/8/96

PLAT RECORDED IN  
 P.B. NO. 64 PAGE 71