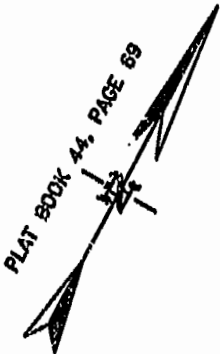




VICINITY MAP



CURVE DATA:
DELTA = 8°38'40"
RADIUS = 1973.89'
LENGTH = 297.81'
CHORD = 297.52'
CB = N51°27'41"E

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

5-7-98 James F. Cowles
DATE JAMES F. COWLES

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY-COUNTY OF Williamsburg, Barbara Cassell 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 IN THE CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 7th DAY OF May, 1998. MY COMMISSION EXPIRES December 31, 1999

Barbara D. Cassell
SIGNATURE

6/3/98 Celia Ann Cowles
DATE CELIA ANN COWLES

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY-COUNTY OF Williamsburg, Joseph A. Adewunmi 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 IN THE CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 3rd DAY OF JUNE, 1998. MY COMMISSION EXPIRES MARCH 31, 2002

Joseph A. Adewunmi, Notary Public
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAM H. COWLES AND FARRON D. COWLES, JAMES F. COWLES AND CELIA ANN COWLES, MARIAN I. EVELAND AND RAYMOND D. EVELAND, JR., SHARON G. STEELE AND DAVID C. STEELE, JR. SUSAN P. HOAR AND JOHN OLIVER HOAR TO JAMES F. COWLES AND CELIA ANN COWLES BY DEED OF GIFT AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 330, PAGE 624.

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 SUBDIVISION WITHIN THE COUNTY.

4/21/98
DATE JAMES E. MITCHELL, LAND SURVEYOR

CERTIFICATE OF APPROVAL

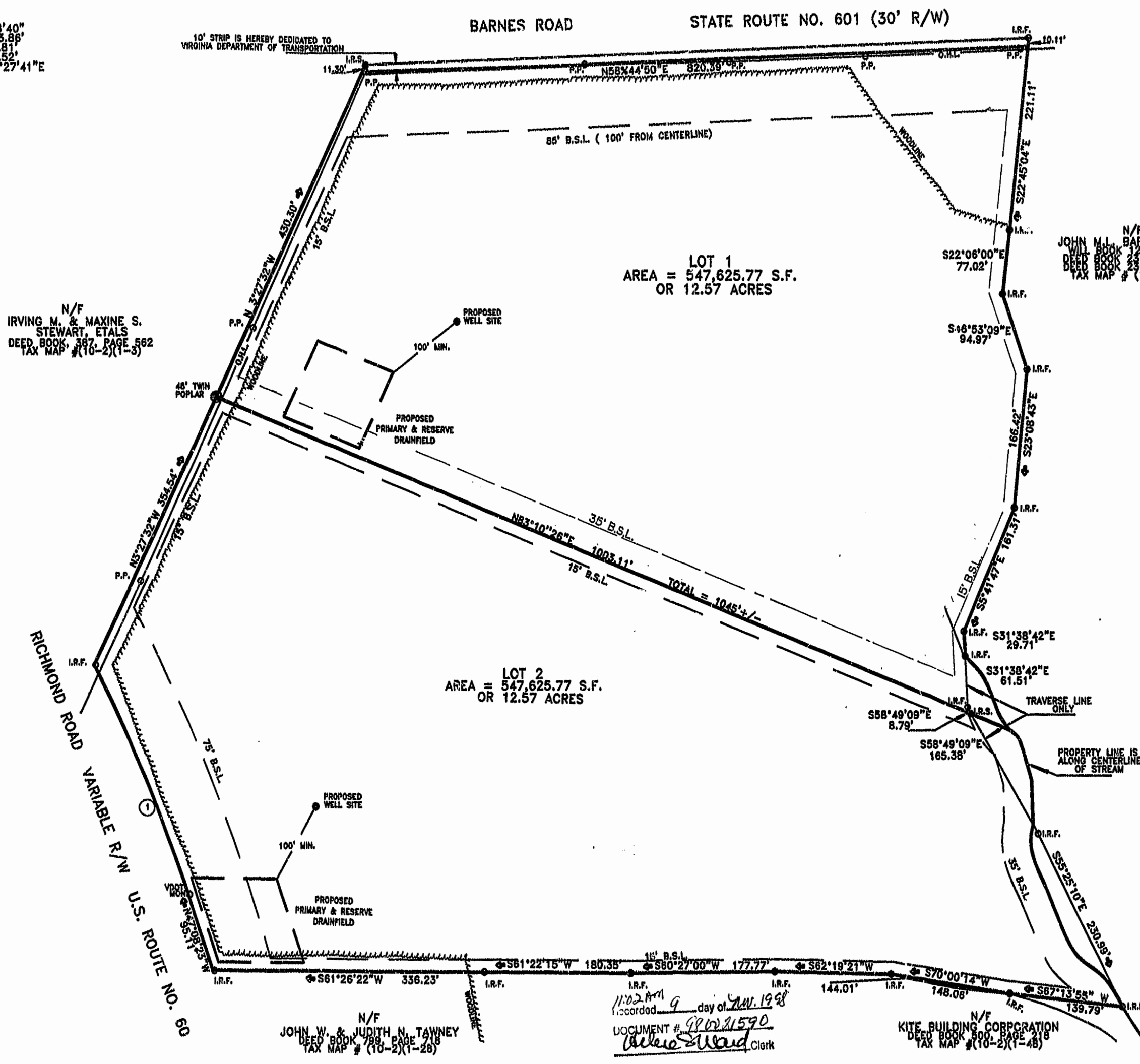
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

6/11/98 Ben Rodman
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

April 24, 1998 William A. Jordan
DATE VIRGINIA DEPARTMENT OF HEALTH

4/18/98
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

PLAT RECORDED IN
P.L. NO. 91 PAGE 22

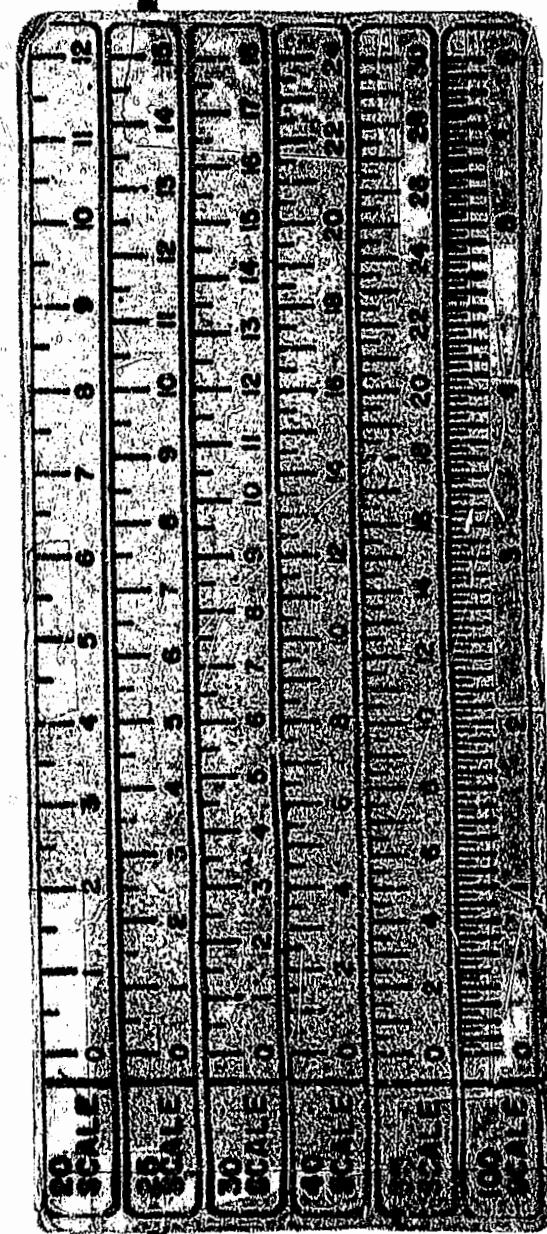


N/F JOHN M. BARNES ESTATE
DEED BOOK 228, PAGE 125
TAX MAP # (10-2)(1-4)

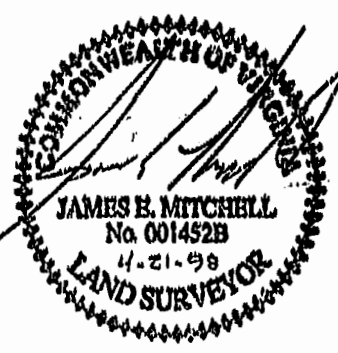
N/F IRVING M. & MAXINE S. STEWART, ETALS
DEED BOOK 387, PAGE 582
TAX MAP # (10-2)(1-3)

N/F JOHN W. & JUDITH N. TAWNEY
DEED BOOK 387, PAGE 478
TAX MAP # (10-2)(1-28)

N/F KITE BUILDING CORPORATION
DEED BOOK 300, PAGE 218
TAX MAP # (10-2)(1-48)



- GENERAL NOTES:
1) PROPERTY IS ZONED A1
2) TAX MAP (10-2)(1-40)
3) ADDRESS: 9138 RICHMOND ROAD OR 9030 BARNES ROAD
4) TOTAL AREA = 25.33 ACRES
5) LOT 1 & LOT 2 ARE TO BE SERVED BY PRIVATE WELL & SEPTIC SYSTEMS.
6) DRAINFIELD LOCATIONS ARE PER ANN L. RUFF, SOIL SCIENTIST REPORTS ARE ON FILE WITH THE VIRGINIA DEPARTMENT OF HEALTH.
7) PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, PER COMMUNITY PANEL 510201 000BB, PREPARED BY THE FEDERAL EMERGENCY AGENCY, EFFECTIVE DATE: FEBRUARY 6, 1991.
8) BUILDING SETBACKS: AS SHOWN
9) REFERENCES:
DEED BOOK 330, PAGE 624
PLAT BOOK 44, PAGE 89
10) ALL UTILITIES SERVING LOT 1 & LOT 2 SHOULD BE PLACED UNDERGROUND



SUBDIVISION PLAT
OF PROPERTY STANDING IN THE NAME OF
JAMES F. COWLES AND CELIA ANN COWLES
BEING
A PORTION OF THE JOHN BARNES ESTATE
LOCATED: JAMES CITY COUNTY, VIRGINIA
DATE: FEBRUARY 6, 1990 SCALE: 1" = 100'
REVISED DATE: APRIL 21, 1998
MITCHELL--WILSON ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
780 MAIN STREET, SUITE 118
P.O. BOX 1800
WEST POINT, VIRGINIA 23181
(804) 649-9744