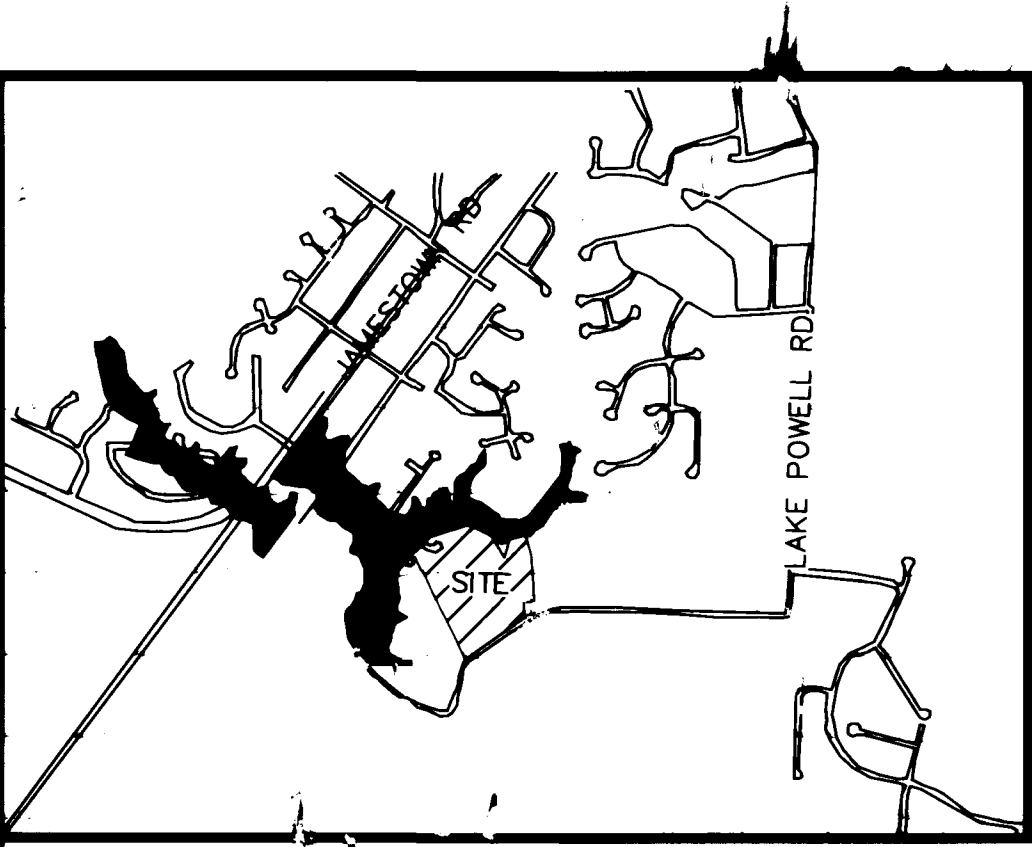


#030040141

SUBDIVISION OF THE PROPERTY OF COLLEY AVENUE ASSOCIATES, L.L.C.

JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA



VICINITY MAP SCALE: 1"=2000'

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 ETSEQ., THE "REGULATIONS"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCE).

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 DEPARTMENT 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 DEPARTMENT 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: M. E. NEWHOUSE, AOSE #129 PH# 804-693-4359. THIS SUBDIVISIONS APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THE 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 OF AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS 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 "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

OWNER'S CERTIFICATE

THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Colley Ave Assoc. Charles Lantz Manager

OWNER

BY: Charles Lantz Manager

NAME

STATE OF VIRGINIA, COUNTY, TO WIT:

I, Dana Wilson A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF November 2003.

NOTARY PUBLIC: Dana Wilson of Belmont

MY COMMISSION EXPIRES: 3-31-04

NOTES:

- 1) FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 510201 0030 & 510201 0035B, EFFECTIVE DATE 2-6-91.
2) ALL LOTS ARE TO BE SERVED BY PRIVATE WATER AND SEWER.
3) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
4) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
5) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
6) ON SEPTEMBER 8, 2003, THE JAMES CITY COUNTY PLANNING COMMISSION GRANTED AN EXCEPTION TO SECTION 19-60 OF THE SUBDIVISION ORDINANCE TO ALLOW AN ALTERNATIVE SEPTIC SYSTEM FOR LOT NO. 5.
7) ALL UTILITIES TO BE PLACED UNDERGROUND.
8) MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9) ANY OLD WELL EXISTING ON THIS SITE WILL NOT BE USED AND MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

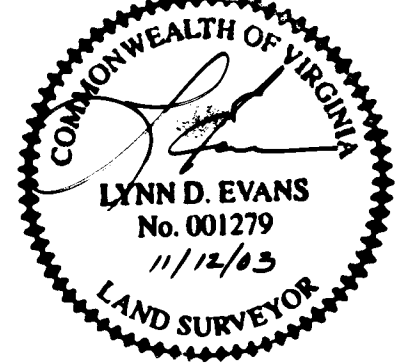
SOURCE OF TITLE

THE PROPERTY AS SHOWN ON THIS PLAT OF SUBDIVISION WAS CONVEYED TO COLLEY AVENUE ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY STANLEY H. POWELL AND MAVIS POWELL BY DEED INSTRUMENT NO. 010007797 DATED MARCH 27, 2001 AND RECORDED IN THE JAMES CITY COUNTY CLERK OF THE CIRCUIT COURT'S OFFICE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST MY OF KNOWLEDGE AND BELIEF, 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 HAVE BEEN COMPLIED WITH.

Lynn D. Evans 11/12/03



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 22 December 2003 at 3:10 AM/PM. PB PG DOCUMENT # 030040141 BETSY B. WOOLRIDGE, CLERK

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge, Clerk 22 December 2003 @ 3:10 PM

PLAT BOOK PAGE INST #030040141

CERTIFICATE OF APPROVAL

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

AGENT OF GOVERNING BODY DATE 12/17/03

DATE 11/19/03

HEALTH OFFICER DATE 12/1/03

REVISED 9/10/03 REVISED 8/7/03

Rickmond Engineering, Inc.

Engineering Surveying Land Planning 1643 Merrimac Trail Vint Hill P.O. Box 861647 Williamsburg, VA 23185 Warrenton, VA 20187 Voice: (757)229-1776 Voice: (540)349-7730 Fax: (757)229-4683 Fax: (540)349-7731 www.rickmond.com

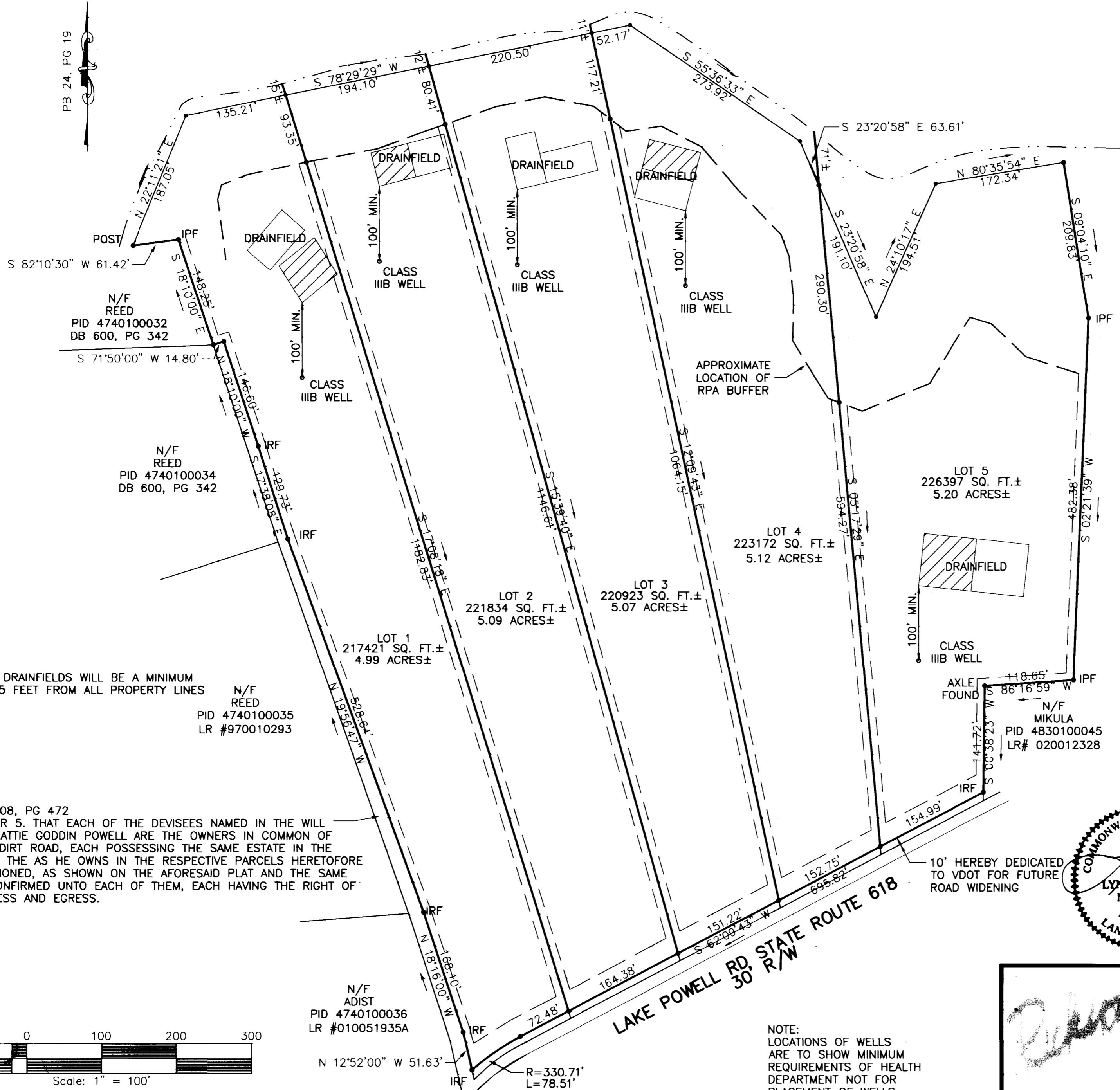
Table with 5 columns: Checked By, Drawn By, Scale, Date, Job No. Values: MCG, 1"=100', 6/17/03, 03156

#030040141

SUBDIVISION OF THE PROPERTY OF COLLEY AVENUE ASSOCIATES, L.L.C.

JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

LAKE POWELL



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
22 November 2003
at 3:10 AM/PM, PB — PG —
DOCUMENT # 030040141
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

N/F
NATIONAL MEMORIAL
OF PROGRESS OF
COLORED PEOPLE
PID 4830100035
DB 673, PG 438

- LEGEND**
- PRIMARY DRAINFIELD
 - RESERVE DRAINFIELD
 - IRON ROD FOUND-IRF
 - IRON PIPE FOUND-IPF
 - IRON ROD SET

NOTE:
PROPERTY TO BE SUBDIVIDED
PID 4740100032
ZONING R2
BUILDING SETBACK
FRONT 50' FROM C OF RIGHT OF WAY
SIDE 10'
REAR 35'

AREA TABLE

TOTAL AREA	1,117,485 SQ. FT. OR 25.654 AC.
AREA OF LOTS	1,109,749 SQ. FT. OR 25.476 AC.
AREA OF R/W DEDICATION	7,736 SQ. FT. OR 0.178

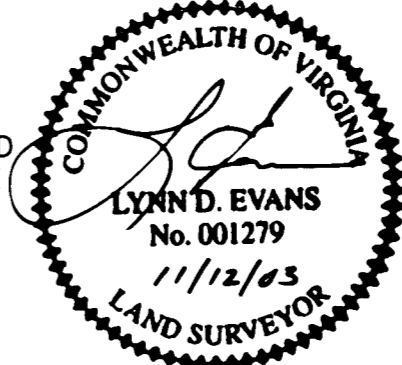
ALL DRAINFIELDS WILL BE A MINIMUM OF 5 FEET FROM ALL PROPERTY LINES

N/F REED
PID 4740100034
DB 600, PG 342

N/F REED
PID 4740100034
DB 600, PG 342

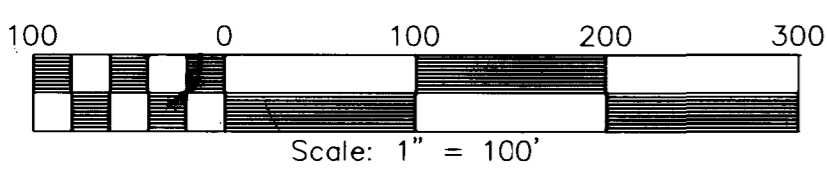
N/F REED
PID 4740100035
LR #970010293

DB 108, PG 472
ORDER 5. THAT EACH OF THE DEVISEES NAMED IN THE WILL OF MATTIE GODDIN POWELL ARE THE OWNERS IN COMMON OF THE DIRT ROAD, EACH POSSESSING THE SAME ESTATE IN THE ROAD THE AS HE OWNS IN THE RESPECTIVE PARCELS HERETOFORE MENTIONED, AS SHOWN ON THE AFORESAID PLAT AND THE SAME IS CONFIRMED UNTO EACH OF THEM, EACH HAVING THE RIGHT OF INGRESS AND EGRESS.



10' HEREBY DEDICATED TO VDOT FOR FUTURE ROAD WIDENING

NOTE:
LOCATIONS OF WELLS ARE TO SHOW MINIMUM REQUIREMENTS OF HEALTH DEPARTMENT NOT FOR PLACEMENT OF WELLS.



Rickmond Engineering, Inc.
Engineering Surveying Land Planning

1643 Merrimac Trail Vint Hill • P.O. Box 861647
Williamsburg, VA 23185 Warrenton, VA 20187
Voice: (757)229-1776 Voice: (540)349-7730
Fax: (757)229-4683 Fax: (540)349-7731

www.rickmond.com

Checked By:	Drawn By: MCG	Scale: 1"=100'	Date: 6/17/03	Job No. 03156
-------------	------------------	-------------------	------------------	------------------