

#040009362

RESUBDIVISION OF LOT 13 (FORMERLY EAGLE TREE FARM) PROPERTY STANDS IN THE NAMES OF EUGENE C. & MARY K. ANDREWS, TRUSTEES OF EUGENE C. & MARY K. ANDREWS LIVING TRUST

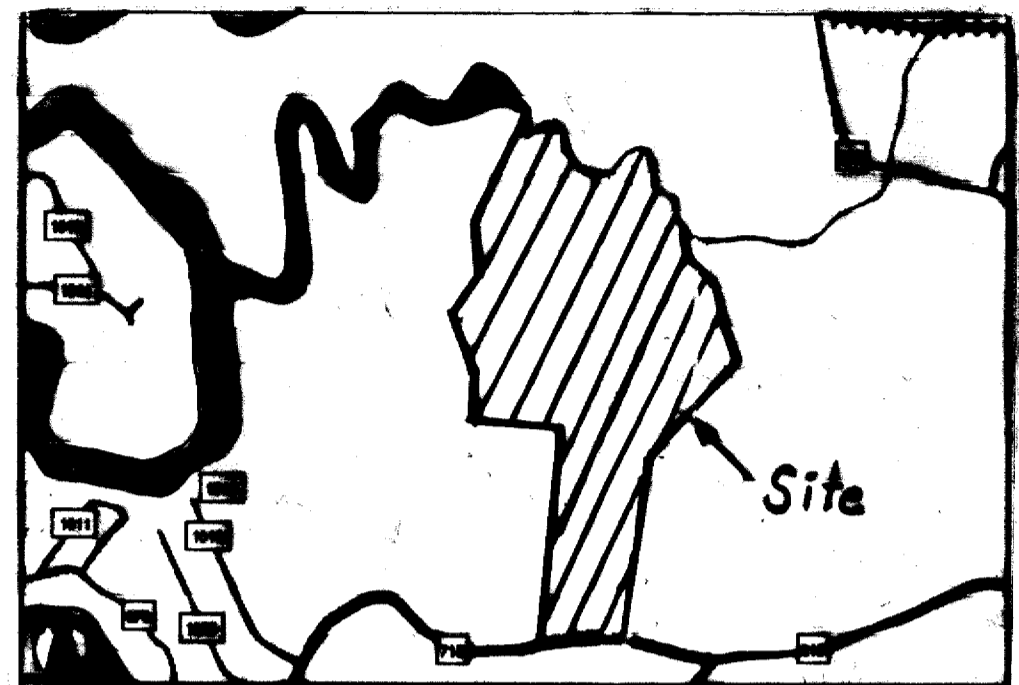
OWNERS CONSENT

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS.

OWNERS EUGENE C. ANDREWS DATE 3-21-04 MARY K. ANDREWS DATE 3-21-04

SOURCE OF TITLE

TAX PARCEL # 094010000BH LIES IN THE NAMES OF EUGENE C. & MARY K. ANDREWS, TRUSTEES, UNDER THE EUGENE C. & MARY K. ANDREWS LIVING TRUST...



VICINITY MAP SCALE 1" = 2000'

PROPERTY IS LOCATED IN STONEHOUSE DISTRICT JAMES CITY COUNTY PROPERTY ADDRESS 3406 NORTH RIVERSIDE DRIVE LANEXA, VA. 23089 TAX PARCEL # 094010000BH

PREPARED BY EDWARD C. CARR II ANGLE & DISTANCE LAND SURVEYING, INC. 156 OLD STAGE RD. TOANO, VA. 23168 PHONE (757) 566-1206

LEGEND

- IRF - DENOTES IRON ROD FOUND
BSL - DENOTES BUILDING SET BACK LINES
- - - - - DENOTES R.P.A. BUFFER ZONE
- - - - - DENOTES DELINEATED WETLANDS
- - - - - DENOTES APPROX. LOCATION OF 100 Yr. FLOOD PLAIN (TAKEN FROM F.E.M.A. MAPS).

GENERAL NOTES

THE PROPERTY IS ZONED A1. PROPERTY IS NOT LOCATED IN A PRIMARY SERVICE AREA. LOTS TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS. SOIL DATA AND DRAINFIELD INFORMATION TO BE PROVIDED TO HEALTH DEPARTMENT BY CERTIFIED SOIL SCIENTIST...

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

EDWARD C. CARR II L.S. # 2505 DATE: 3-25-04

CERTIFICATE OF APPROVAL

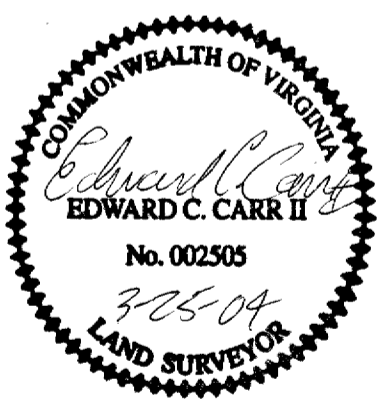
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Virginia Department of Transportation DATE 03/24/04
Virginia Department of Health DATE 3/23/2004
Subdivision Agent of James City County DATE 3/26/04

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY OF JAMES CITY A NOTARY PUBLIC IN AND FOR THE STATE AFORSAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSES NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY OF JAMES CITY THIS DAY OF 3-21 2004

MY COMMISSION EXPIRES May 31, 2006
Notary Public



STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 2nd DAY OF April, 2004 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE 22-040009362

BY Betsy B. Woolridge CLERK PROPERTY IS TAX PARCEL TO # 094010000BH

LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 24 rows of survey data.

BUILDING SETBACKS FRONT = 75 REAR = 35 SIDES = 15

PORTIONS OF THIS PROPERTY LIE IN FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED TO BE EL. 8.5') FLOOD PLAIN LINE ON PLAT IS APPROXIMATED BASED ON F.I.R.M. MAPS.

REMAINING PORTIONS LIE IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER F.I.R.M. MAP #510201-0005B DATED 2/6/91.

WETLANDS AND LAND WITHIN R.P.A. AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (C) (1) OF THE JAMES CITY COUNTY CODE.

NORTHERN MOST PROPERTY LINE FOR LOT "A" UTILIZES CENTER LINE OF 30' INGRESS EGRESS EASEMENT AS NEW PROPERTY LINE FROM LINE 3 TO LINE 9 AS SHOWN ON PLAT.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

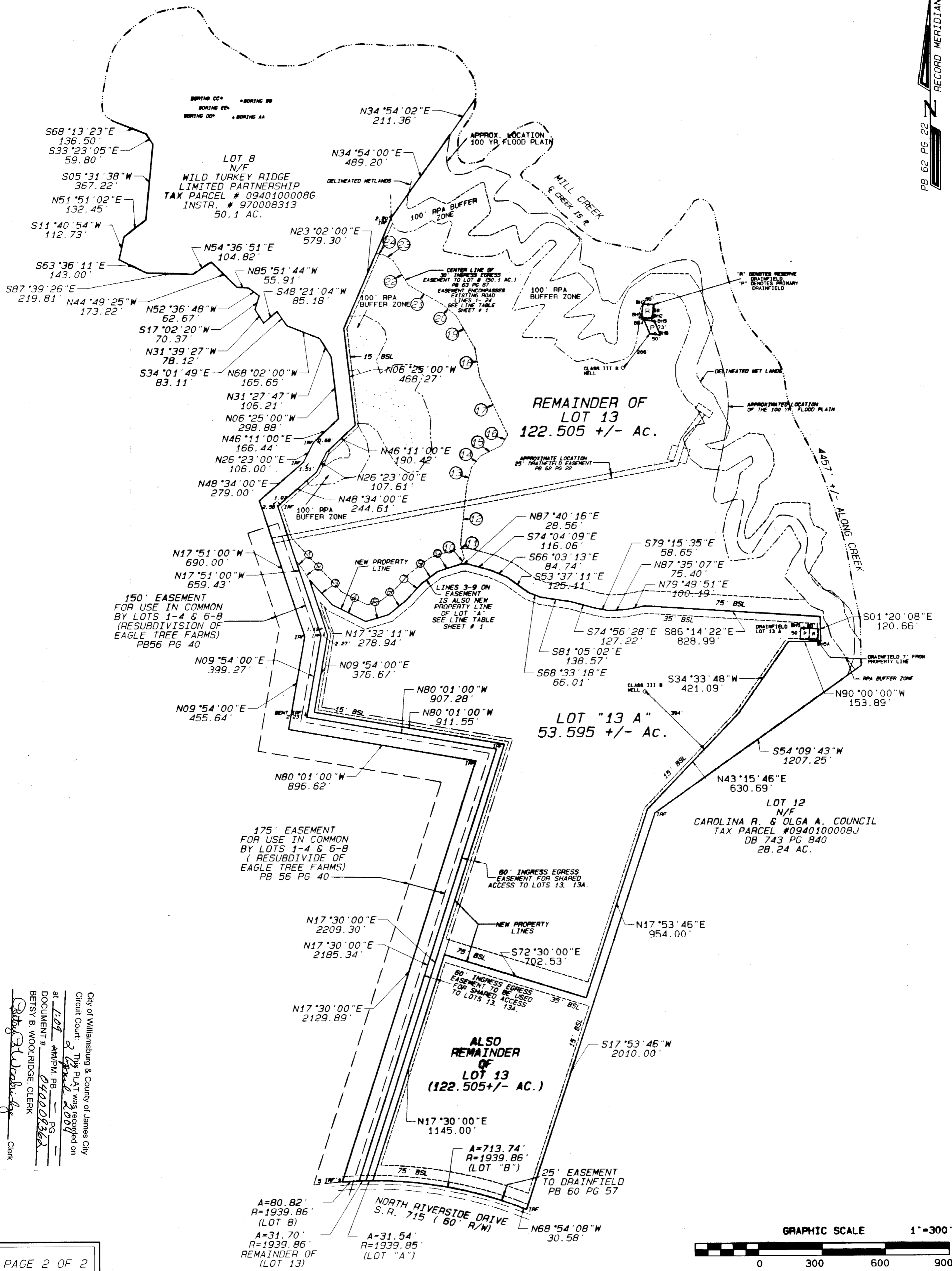
ALL LOTS SHOWN SHALL BE SUBJECT TO A CERTAIN ROAD MAINTAINANCE AGREEMENT TO BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, SPECIFICALLY FOR MAINTENANCE AND REPAIR OF SHARED DRIVE.

TOTAL AREA OF LOT 13 PRIOR TO SUBDIVIDING = 176.10 AC +/- AREA OF LOT 13 A = 53.595 +/- AC. REMAINING AREA OF LOT 13 = 122.505 +/- AC. AREA OF WETLANDS LOT 13 = 21.37 +/- AC. WETLANDS DELINEATED BY AN ENVIRONMENTAL SPECIALIST. PORTIONS OF THE REMAINING LOT 13, ARE LOCATED IN A RESOURCE PROTECTION AREA.

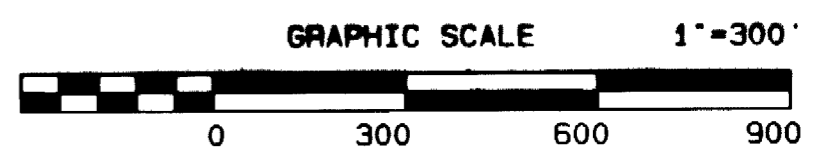
BOUNDARY TAKEN FROM PLAT BY THOMAS C. SUBLETT RECORDED IN PLAT BOOK 62 PAGE 22. ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY SUBDIVISION ORDINANCE SEC. 19-35.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 2 April 2004 at 1:09 AM/PM. PG DOCUMENT # 040009362 BETSY B. WOOLRIDGE, CLERK

PLAT DATE: 04-02-04 REVISION DATE: 04-02-04 PER COUNTY COMMENTS



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 1:05 AM/PM, PB 62 PG 22
 DOCUMENT # 040009362
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge
 Clerk



#040009362