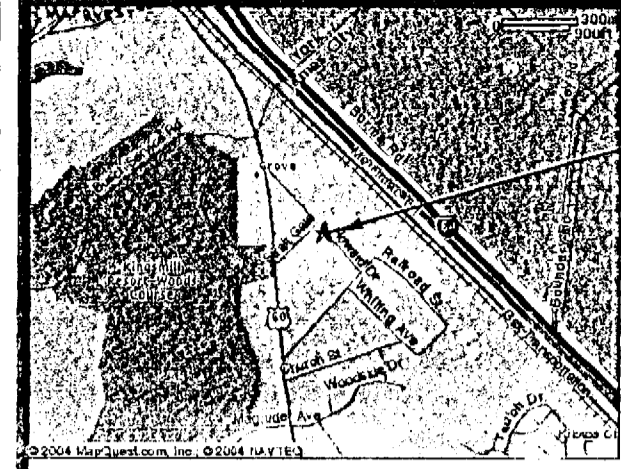


050008334

DBK. 162, PG. 671
RECORD MERIDIAN



SITE

VICINITY MAP (NTS)

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT AND SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOTS 1,2,3, COWLES SUBDIVISION, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

3-10-05 Marlon G. Cowles
DATE NAME
DATE NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City Co, Susan Evland, 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 HAND THIS 10th DAY OF March, 2005.
MY COMMISSION EXPIRES 01/30/05

Susan Evland
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO MARLON G. COWLES BY GEORGE WASHINGTON AND WIFE MARTHA WASHINGTON BY DEED DATED 12/23/87 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, ON JANUARY 13, 1988, IN DEED BOOK 378, PAGE 61

ENGINEERS OR 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.

3/8/05 Nancy L. Herman-Thompson
DATE NAME
HANCY L. HERMAN-THOMPSON L.S.#2254

CERTIFICATE OF APPROVAL

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

3/14/05 Burg A. W.
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

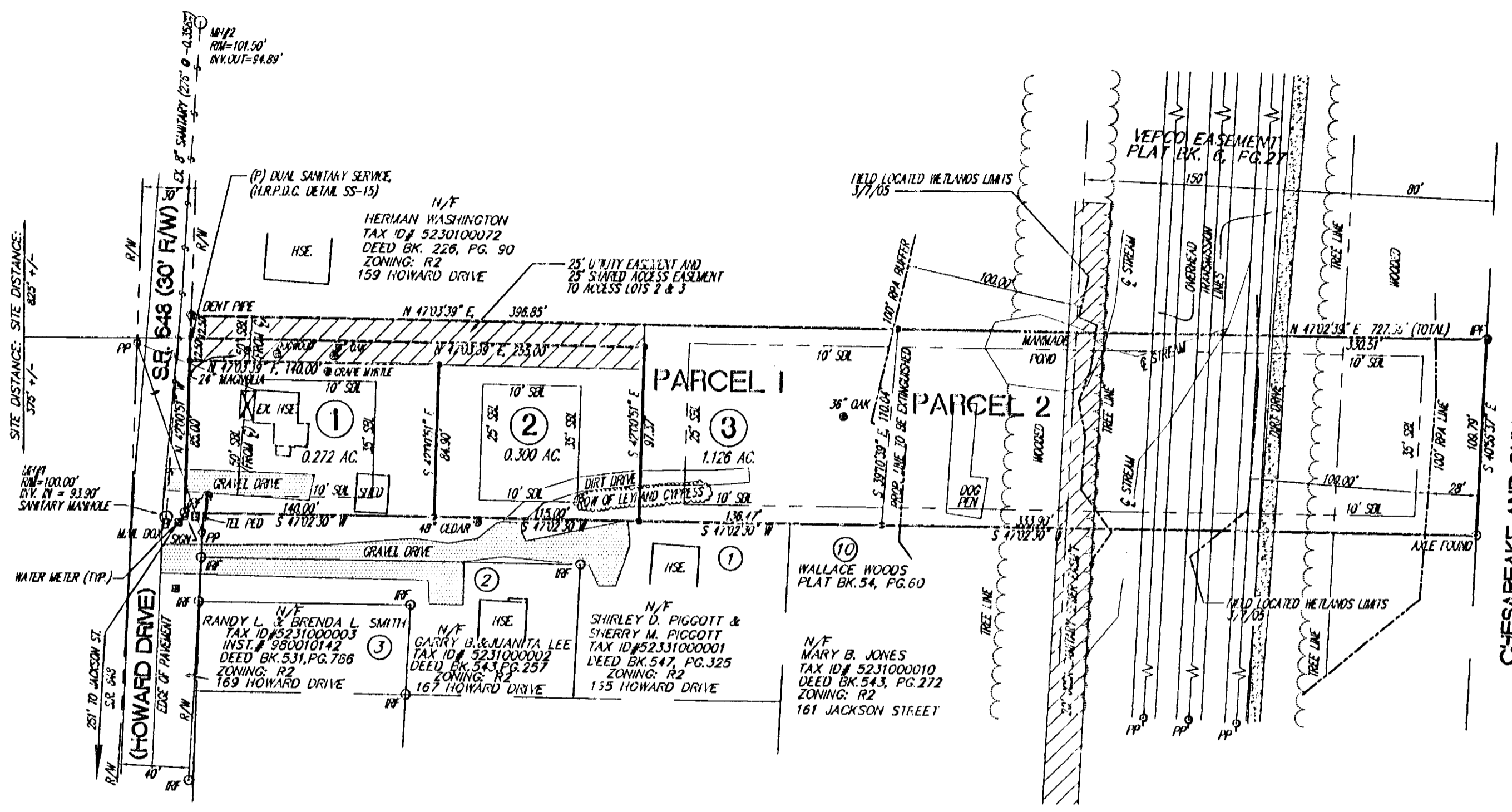
DATE VIRGINIA DEPARTMENT OF HEALTH

4/14/05 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 19 DAY OF April, 2005

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____, PAGE inst 050008334
TESTE Setsy B. Woolridge Deputy
Setsy B. Woolridge, CLERK



NOTES:

- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- TAX PARCEL ID #: 5230100073
- ZONING DISTRICT: R-2
- RECORDED REFERENCES:
DEED BOOK 378, PAGE 61 (PARCEL 1&2)
DEED BOOK 274, PAGE 250
DEED BOOK 162, PAGES 671
DEED BOOK 28, PAGE 170 (VEPCO)
DEED BOOK 33, PAGES 228 (VEPCO)
OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
- BUILDING SETBACK: FRONT=MINIMUM OF 50' FROM CENTERLINE OF STREET, OR 25' MIN.; REAR=35'; SIDE=10'.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- A CURRENT TITLE REPORT WAS NOT FURNISHED TO THIS OFFICE.

9. AREAS:

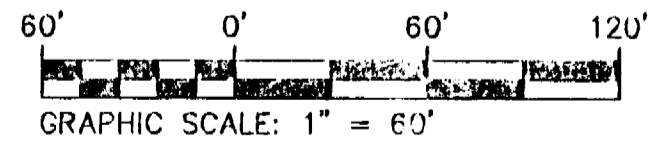
LOT 1	= 11,888 (SQ. FT.)	= 0.273 AC.
LOT 2	= 12,946 (SQ. FT.)	= 0.297 AC.
LOT 3	= 54,939 (SQ. FT.)	= 1.261 AC.
TOTAL	= 79,773 (SQ. FT.)	= 1.831 AC.

- NFIP FLOOD ZONE X. SEE F.I.R.M. #510201-0050-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
- PORTIONS OF THIS PARCEL CONTAIN CHESAPEAKE BAY RESOURCE PROTECTION AREAS (RPA'S) AS DEFINED BY JAMES CITY COUNTY.
- STREET ADDRESS - 163 HOWARD DRIVE
- CURRENT OWNER: MARLON G. COWLES, 5505 ROLLING WOODS DRIVE, WILLAMSBURG, VA. 23185
- LOT 1,2,3, WILL BE SERVED BY PUBLIC WATER AND SEWER.
- EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

16. THE EXISTING SEWER LATERAL CONNECTION FOR LOT 1 IS WITHIN CURRENT PROPERTY LINES AND IS NOT IMPACTED BY THE SUBDIVISION.

- LEGEND:
- IPF = IRON PIPE FOUND
 - IRF = IRON REBAR FOUND
 - = IRS = IRON REBAR SET
 - PBK. = PLAT BOOK
 - DBK. = DEED BOOK
 - AC. = ACRES
 - EX. = EXISTING
 - R/W = RIGHT-OF-WAY
 - HSE = HOUSE
 - MH = MANHOLE
 - = OVERHEAD LINES
 - GS = GROUND SHOT
 - INV = INVERT
 - (P) = PROPOSED

I CERTIFY THAT THIS PERIMETER SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO EASEMENTS, SERVITUDES, & COVENANTS ON RECORD. BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY, 7/16/04.



1 OF 1	SHEET NUMBER	COMMISSION NUMBER
		20502220
		SCALE AS SHOWN:
		FIELD SS/RK
		DRAWN SS
		CHECKED NLHT
		DATE 7/16/04

BOUNDARY LINE ADJUSTMENT AND SUBDIVISION PLAT
LOTS 1,2,3, COWLES SUBDIVISION
FOR
MARLON G. COWLES
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

THIS DOCUMENT IS THE SOLE PROPERTY OF DJG, INC. OF WILLIAMSBURG, VIRGINIA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF DJG, INC., COPYRIGHT 2000.

NO.	DATE	DESCRIPTION
1	10/18/04	COUNTY COMMENTS
2	3/1/05	COUNTY COMMENTS
3	3/8/05	100' RPA; JCSA COMMENTS; NOTE 16

Nancy L. Herman-Thompson
MAY 11 2005
No. 002254
3/8/05



Committed to Excellence
ENGINEERS • ARCHITECTS • SURVEYORS
449 McLaws Circle, P.O. Box 3505 Williamsburg, Virginia 23187
(757)253-0673 FAX: (757)253-2319 E-MAIL: djginc@vsnl.net
NORFOLK - VIRGINIA BEACH AREA (757)874-5015