

#060008360

"LAKEVIEW ESTATE" SUBDIVISION

PHASE I

OF THE PROPERTY STANDING IN THE NAME OF NEW DOMINION REALTY & ASSOC. INC.

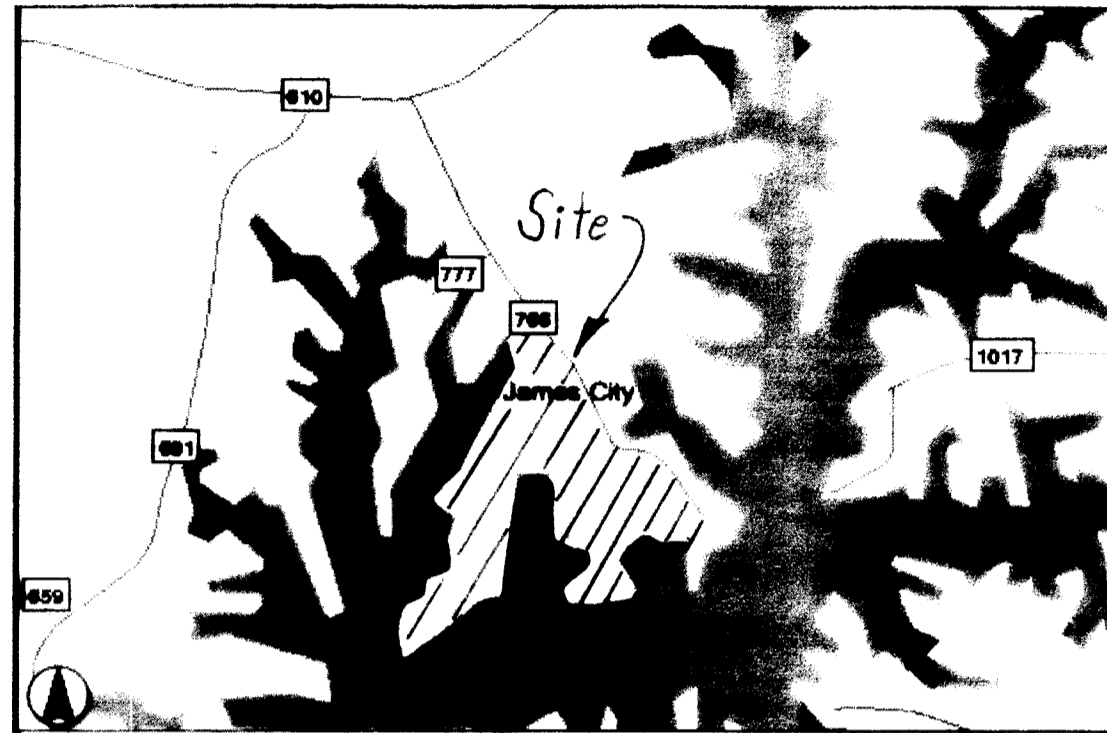
LOT BEING A PORTION OF TRACT KNOWN AS "WALKERS" DESCRIBED IN TAX RECORDS AS "JUDGES PLACE" (CONTAINING 180 +/- ACRES) (BY DB 776 PAGE 223)

PROPERTY LOCATED IN STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA

PROPERTY ADDRESS 238 LAKEVIEW DRIVE TOANO, VA. 23168 TAX PARCEL ID# 2110100025

GENERAL NOTES

PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN. AS SHOWN ON F.I.R.M. MAP # 510201-0015B EFFECTIVE DATE FEB. 6th, 1991. THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL EASEMENTS, SERVIDUTES, AND COVENANTS ON RECORD. PROPERTY IS ZONED A1, BUILDING SET BACK LINES ARE FRONT = 100' (FROM CENTERLINE OF ROAD) REAR = 35' SIDE = 15'. ALL UTILITIES TO BE LOCATED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY ORDINANCE. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. WETLANDS AND LANDS IN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7C(1) OF THE JAMES CITY COUNTY CODE.



VICINITY MAP SCALE 1" = 2000'

PROPERTIES SHOWN, TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS. ALL PERMITTING AND REQUIREMENTS FOR WELLS AND SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH STATE HEALTH DEPARTMENT REGULATIONS. SEPTIC TANK AND SOIL INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPT. PRIOR TO ANY NEW CONSTRUCTION. GRID BEARING BASED ON NEWPORT NEWS WATERWORKS STATION LC-2 AND AZIMUTH MARK (RM3). STATE PLANE COORDINATES BASED ON NAD 83(93) VA. SOUTH ZONE.



HEALTH DEPT. STATEMENT

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 et seq., THE REGULATIONS). 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 DEPT. 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 DEPT. 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: ANN RUFF A.O.S.E CERTIFICATION # 261. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT 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 FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF 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 DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

SOURCE OF TITLE

TAX PARCEL ID# 2110100025, LIES IN THE NAME NEW DOMINION REALTY & ASSOC. INC. PROPERTY WAS CONVEYED BY SUSAN K. YOCIUS, AURELIA YOCIUS INGRAM AND JAMES K. YOCIUS, BY INSTRUMENT # 060000418 DATED JANUARY 5th, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

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 2-20-06 EDWARD C. CARR II L.S.# 2505 DATE

STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 11 DAY OF April, 2006 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE AND OR INSTRUMENT NUMBER 060008360 TESTE: Betsy B. Woolridge CLERK BY: Claudia H. Birkholz, Jr. Clerk PROPERTY IS TAX PARCEL ID # 2110100025

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING COUNTY SUBDIVISION ORDINANCES AND MAY BE ADMITTED TO RECORD. SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 3/14/06 VIRGINIA DEPT. OF HEALTH DATE 2/23/06 VIRGINIA DEPT. OF TRANSPORTATION DATE 2/21/06

AREA CALCULATIONS (PHASE I)

LOT 1 = 4.64 +/- AC. LOT 2 = 7.53 +/- AC. LOT 3 = 7.67 +/- AC. LOT 4 = 9.59 +/- AC. LOT 5 = 31.36 +/- AC. TOTAL AREA = 60.79 +/- ACRES

REFERENCES

DB 776 PG. 221 WB 3 PG. 373 WB 16 PG. 535 DB 134 PG. 725

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 11 April 2006 at 1:36 PM, PB PG DOCUMENT # 060008360 BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge Clerk

OWNERS CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS (LAKEVIEW ESTATES PHASE 1) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. New Dominion Realty & Assoc. Inc. RM Harwood Sr. Assoc. NEW DOMINION REALTY & ASSOC. INC. RM Harwood Sr. Assoc.

2/23/06 DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF JAMES CITY I, MARGARET A. SPINALE 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 ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 23 DAY OF FEB, YR 2006. Margaret A. Spinale MY COMMISSION EXPIRES 2/29/2008

4 Large/Small Plat(s) Recorded herewith as # 060008360