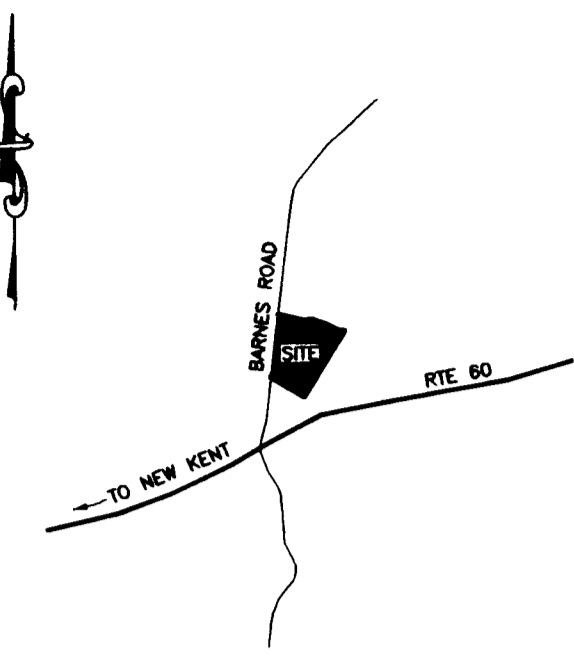


#060013739



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 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 DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY GARY D. GRABB, AOSE 002, P.O. BOX 140 & ROUTE 3 TOPPING VA, 23169-0140 (804) 758-3511. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO #380 OF THE REGULATIONS THE 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 APPLICATION FOR A PERMIT AS 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 DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

OWNERS CERTIFICATE

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

5-3-06 Henry S. Branscome II
DATE OWNER (SIGNATURE)
Henry S. Branscome II
OWNER (PRINT)

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Matthew H. Connolly, A
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 30 DAY OF May, 2006. MY COMMISSION EXPIRES July 31, 2007.
Matthew H. Connolly
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

5/4/06 Randy A. Wil
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
5/8/06 Valerie Jordan
DATE VIRGINIA DEPARTMENT OF HEALTH
5/30/06 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR SURVEYORS 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.

5/3/06 Charles A. Calhoun
DATE CHARLES A. CALHOUN, L.S. #002554

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
3. WETLANDS SHOWN PER CONFIRMATION BY U.S. ARMY CORPS OF ENGINEERS PROJECT NO. 05-R3346.
4. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
7. LOTS SHOWN ARE TO BE SERVED BY PRIVATE SEWER AND WATER.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
9. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0005B, DATED FEBRUARY 6, 1991
10. DRAIN FIELD LOCATIONS AND DESIGN BY OTHERS.
11. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES. OVERHEAD UTILITIES EXIST ALONG BARNES ROAD BUT ARE NOT SHOWN.
12. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. SITE DISTANCES ARE MARGINAL DUE TO EXISTING TREES. SOME TREES MAY NEED TO BE PRUNED TO OBTAIN PROPER SITE DISTANCES.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES FREDERICK COWLES TO HENRY S. BRANSCOME, II BY INSTRUMENT RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #050020767 AND BY BOUNDARY LINE AGREEMENT IN INSTRUMENT #050018448.

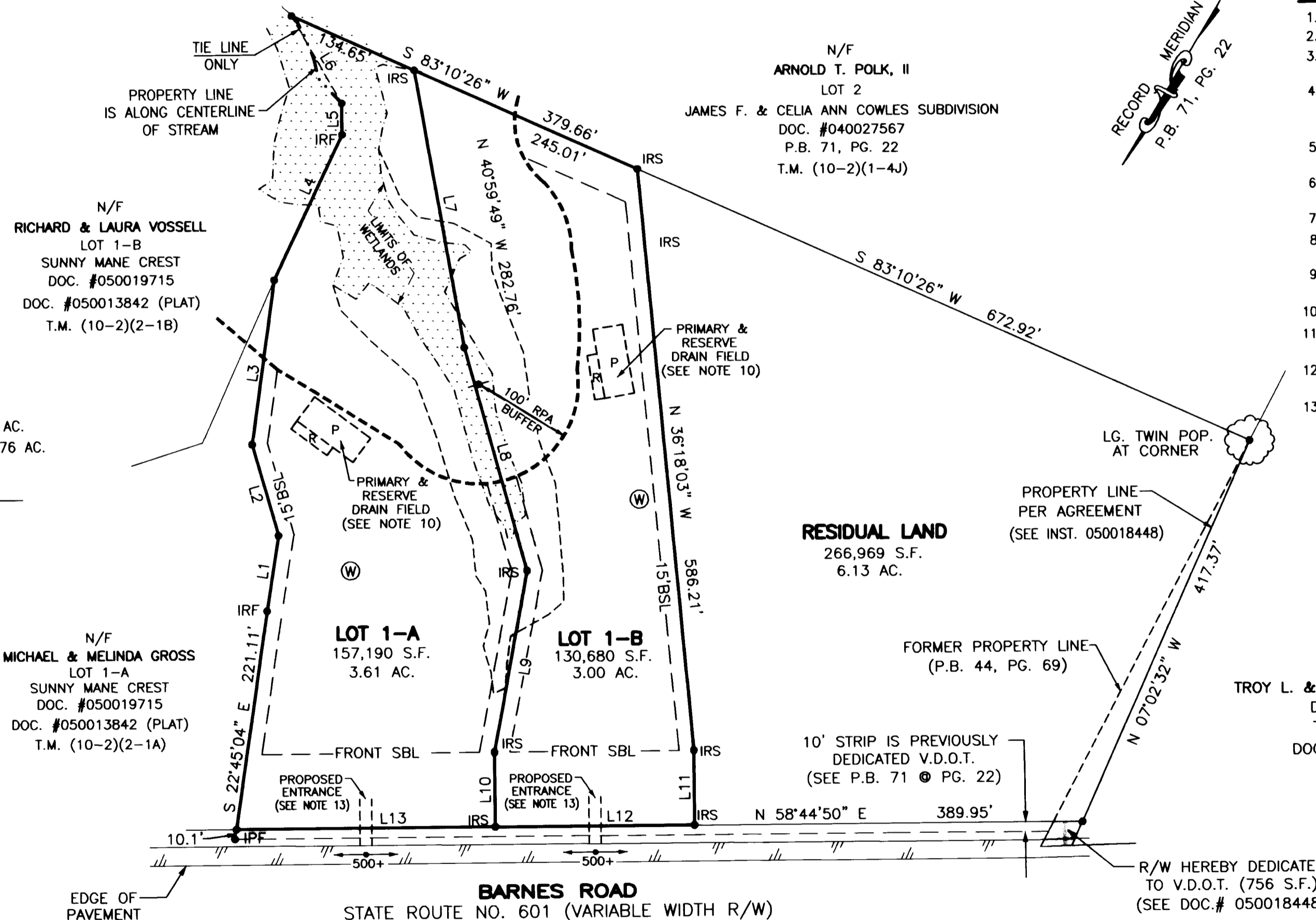
ZONING DISTRICT: A-1
PARCEL ID: 1020100004G
ADDRESS: 9030 BARNES ROAD

BUILDING SETBACKS

FRONT: 100' FROM E ROAD
SIDE: 15'
REAR: 35'

PROPERTY INFORMATION

PARENT PARCEL TOTAL AREA = ±12.61 ACRES
ADDITIONAL AREA PER INSTR. # 050018448 = ±0.15 AC.
TOTAL AREA AFTER BOUNDARY LINE ADJUSTMENT : 12.76 AC.
TOTAL AREA OF 2 NEW LOTS = 6.61 ACRES
AREA OF R/W DEDICATED TO VDOT. = 0.017 AC.
PARENT PARCEL REMAINING AREA = ±6.13 ACRES



NUMBER	DIRECTION	DISTANCE
L1	S 22°06'00" E	77.02'
L2	S 46°53'09" E	94.97'
L3	S 23°08'43" E	166.42'
L4	S 05°41'47" E	161.31'
L5	S 31°38'41" E	31.47'
L6	S 60°37'20" E	100.98'
L7	N 40°59'49" W	282.76'
L8	N 46°25'26" W	232.91'
L9	N 20°36'46" W	184.96'
L10	N 31°15'10" W	75.00'
L11	N 31°15'10" W	75.00'
L12	N 58°44'50" E	200.00'
L13	N 58°44'50" E	259.92'

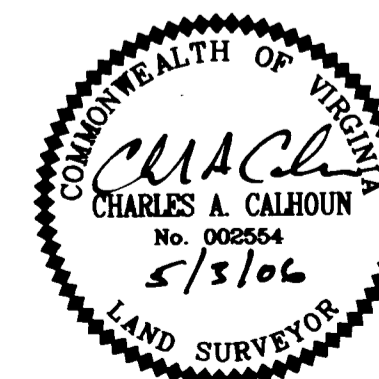
LEGEND

- IRF = Iron Rod Found
- IPF = Iron Pipe Found
- IRS = Iron Rod Set
- (W) PROPOSED WELL LOCATION
- PERENNIAL LIMITS
- AREA OF 25% SLOPE AND NON BUILDABLE TERRAIN
- SIGHT DISTANCE

N/F
TROY L. & BEVERLY WALTER BODKINS
DOC. #040022127
T.M. (10-2)(1-3)
DOC. #050018448 (PLAT)

SUBDIVISION PLAT OF LOT 1
JAMES F. & CELIA ANN COWLES SUBDIVISION
LOCATED IN JAMES CITY COUNTY, VIRGINIA

DATE: 3/07/06 SCALE 1"=100' JOB# 05-896
REV. 5/03/06



STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13 DAY OF June, 2006.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 060013735
TESTE: Betsy B. Woolridge, Clerk
BY: [Signature] CLERK

THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY CLAIMS ARISING AS ARISING AS A RESULT OF LESS THAN DESIRABLE SIGHT DISTANCE.

