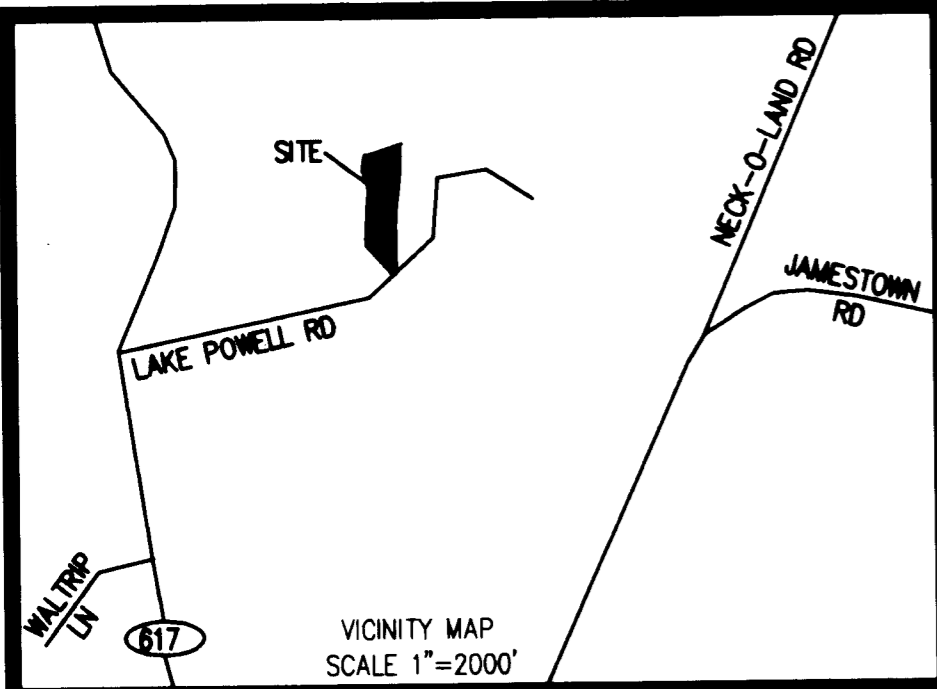


#060023302

File: P:\2001\01-285\SUB-PLAT\PARCEL 3 SUB-PLT. Plotted: 8-28-06 at 15:52. By: bhovt



- GENERAL NOTES**
- TOTAL AREA = 8.204 ACRES+/-
 - PROPERTY SHOWN HEREON IS PARCEL ID # 4830100040
 - PROPERTY IS CURRENTLY ZONED "R8"
 - PROPERTY LIES WITHIN FLOOD ZONES X & AE (EL 8.5) PER F.I.R.M. COMMUNITY-PANEL NO. 510201 0045B, DATED FEBRUARY 6, 1991.
 - IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 - UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS IF ANY DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 - PROPERTY IS TO BE SERVED BY PRIVATE WATER AND SEWER.
 - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 - ALL OUTDOOR SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3.
 - WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE OR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
 - MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - THIS PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL, AND THEREFORE IS NOT TIED TO COUNTY DATUM.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND THEREFORE MAY NOT DEPICT ALL EASEMENTS OF ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
 - REFERENCE: PLAT SHOWING BOUNDARY SURVEY & PARTITION OF LAND STANDING IN THE NAME OF MRS LOUISE G. WALTRIP, PREPARED BY THOMAS LAND SURVEYING, P.C.
 - SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 - RPA SIGNS SHALL BE INSTALLED BY OWNER IDENTIFYING THE LANDWARD LIMITS OF THE RPA PER SECTION 23-7(C) OF THE CHAPTER 23 CHESAPEAKE BAY PRESERVATION ORDINANCE.
 - (a) 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"). (b) THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 321-163.5 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 AS 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: GARY D. GRABB AOSE #002. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. (c) PURSUANT TO SEC. 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 APPROVAL SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR PERMIT AS PRESENT AT THE TIME OF THIS APPROVAL.

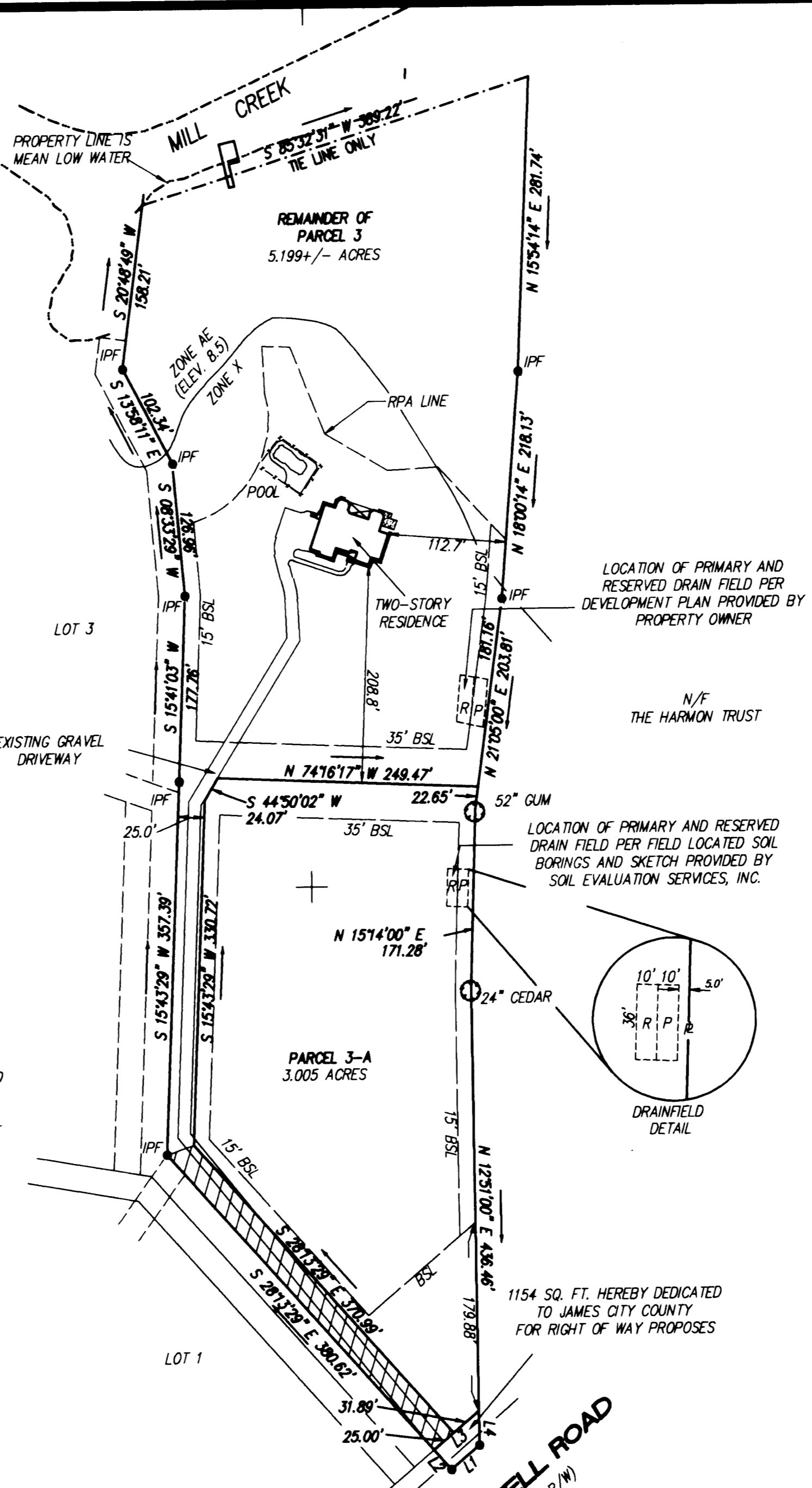
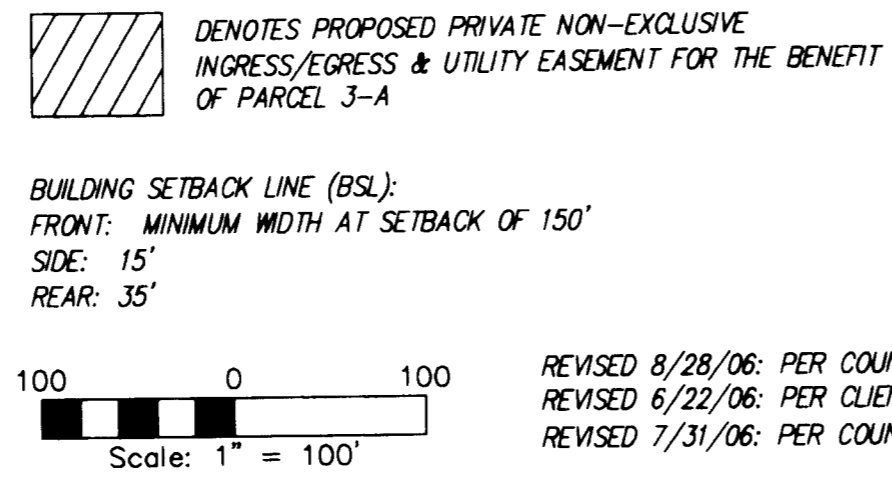
CERTIFICATE OF APPROVAL

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

Choi P. Ng 9/13/06
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Vickie Lee Robinson 9/12/06
 VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 9/14/06
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE



CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THOMAS M MIKULA AND ELVA MIKULA TO BARRY S. ROBINSON AND VICKIE LEE ROBINSON BY DEED, DATED MARCH 19, 2002 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #: 020007111.

OWNER'S CERTIFICATE

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

[Signature]
 BARRY S. ROBINSON

[Signature]
 VICKIE LEE ROBINSON

CERTIFICATE OF NOTARIZATION

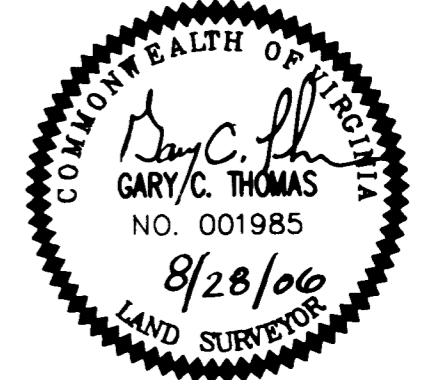
STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:

Maria L. Thomas A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 13 DAY OF Sept, 2006.

MY COMMISSION EXPIRES 08/28/2009

[Signature]
 NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

[Signature] 8/28/06
 GARY C. THOMAS, L.S. #001985 DATE

STATE OF VIRGINIA
 COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 15th DAY OF September, 2006. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

[Signature]
 CLERK

PLAT BOOK Inst. 060023302

NUMBER	DIRECTION	DISTANCE
L1	N 62°50'00" E	35.43'
L2	S 28°13'28" E	25.00'
L3	N 62°50'00" E	56.89'
L4	N 12°51'00" E	32.64'

ADDRESS: #2258 LAKE POWELL ROAD

SUBDIVISION OF THE PROPERTY OF:
 BARRY & VICKIE ROBINSON
 PARCEL 3
 PLAT SHOWING BOUNDARY SURVEY AND PARTITION OF LAND STANDING IN THE NAME OF
 MRS. LOUISE G. WALTRIP
 JAMESTOWN DISTRICT
 JAMES CITY COUNTY, VIRGINIA

CODE: 01-285 SCALE: 1"=100' TO: ROBINSON DATE: 6/14/06

REVISED 8/28/06: PER COUNTY COMMENT
 REVISED 6/22/06: PER CLIENT COMMENTS
 REVISED 7/31/06: PER COUNTY COMMENTS

TLS
 SURVEYING - GPS - MAPPING INC.
 11830-A CANON BLVD.
 NEWPORT NEWS, VA 23606
 (757) 873-2770 / FAX: (757) 873-2772