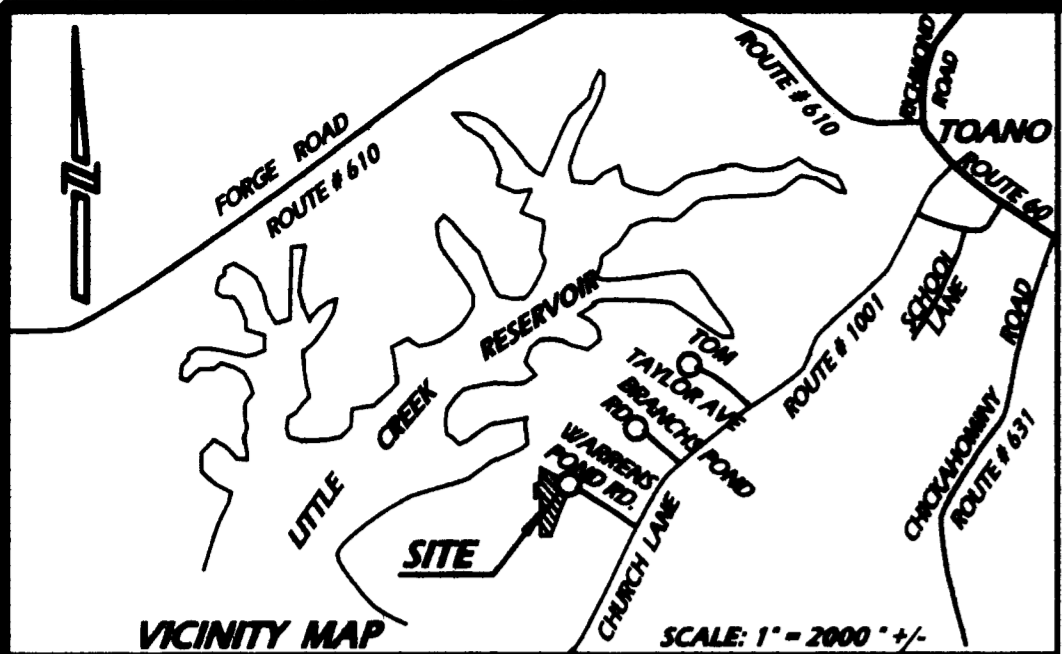
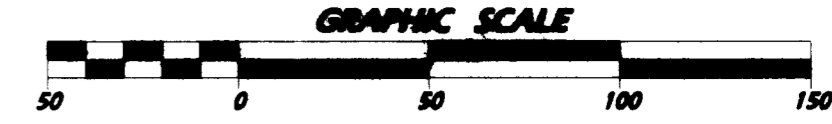


#060024940



CERTIFICATE OF SOURCE OF TITLE:

LOT 9 AS SHOWN HEREON WAS CONVEYED TO THE TUFTEE FAMILY LIVING TRUST BY DEED DATED AUGUST 28, 1997, FROM DAVID R. TUFTEE AND DENISE A. TUFTEE. SAID DEED WAS RECORDED AS INSTRUMENT # 000016770 ON AUGUST 28, 1997. LOT 10 AS SHOWN HEREON WAS CONVEYED TO LAWRENCE D. SKALAK AND JUNE C. SIEFERT (NOW SKALAK) BY DEED DATED APRIL 20, 1981 FROM LAKE TOANO ESTATES, LTD. AND RECORDED IN DEED BOOK 213, PAGE 108 ON MAY 1, 1981. ALL OF THE ABOVE AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY.

CITY OF NEWPORT NEWS WATERWORKS (LITTLE CREEK RESEVOR WATERSHED)

GENERAL NOTES:

- 1.) PROPERTY ADDRESS: LOT 9 = 113 WARRENS POND ROAD. LOT 10 = 111 WARRENS POND ROAD.
2.) PROPERTY IS ZONED 'R1'.
3.) PROPERTY TAX MAP #: LOT 9 = (22-1) 04-00-009. LOT 10 = (22-1) 04-00-010.
4.) IN ACCORDANCE WITH SECTION 19-29 (f) OF THE SUBDIVISION ORDINANCE UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
5.) TOTAL AREA SUBDIVIDED = 69,376 +/- Sq. Ft. OR 1.5926 +/- ACRES.
6.) MINIMUM LOT SIZE = 10,000 Sq. Ft.
7.) MINIMUM SETBACK REQUIREMENTS: FRONT = 35', REAR = 35', SIDE = 15'.
10.) ON OCTOBER 27, 1988 THE JAMES CITY COUNTY BOARD OF ZONING APPEALS GRANTED A VARIANCE TO SECTION 24-258(b), YARD REGULATIONS THAT VARIANCE ALLOWS THE WOOD DECK ENCROACHMENT ACROSS THE 35' REAR SETBACK AS SHOWN ON LOT 9 AS SHOWN HEREON.
11.) IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE ANY NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
12.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
13.) NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

OWNER'S CERTIFICATE:

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOTS 9 AND 10, SECTION B, LAKE TOANO SUBDIVISION, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

SIGNED: Lawrence D. Skalak

SIGNED: June C. Skalak

SIGNED: David R. Tuftee, Trustee, Tuftee Family Living Trust

SIGNED: Denise A. Tuftee, Trustee, Tuftee Family Living Trust

NOTARY CLAUSE:

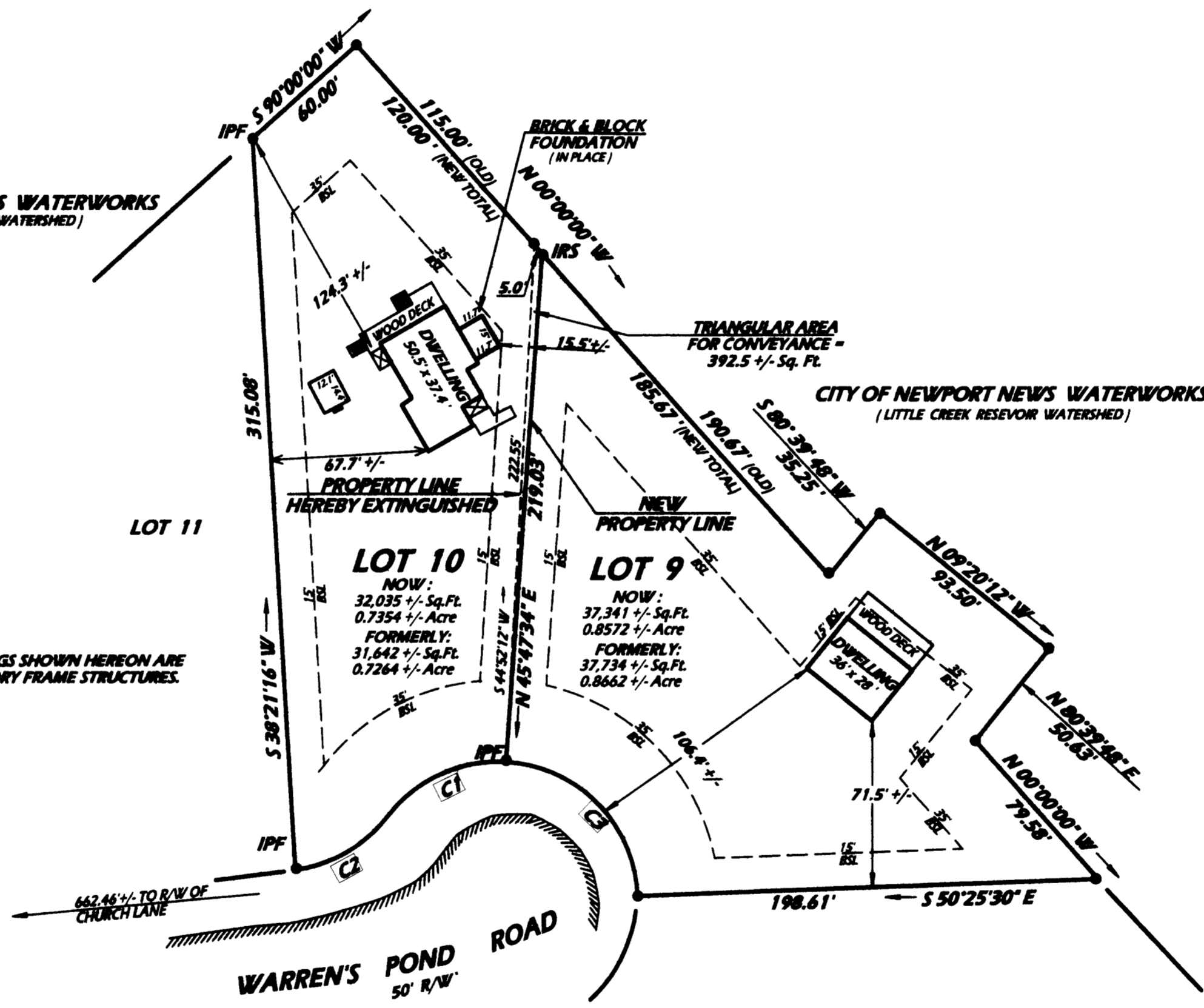
COMMONWEALTH OF VIRGINIA: CITY/COUNTY OF James City. I, Betty M. Stevens, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 29 DAY OF September 2006.

SIGNED: Betty M. Stevens, My Commission Expires May 31, 2010.

CITY OF NEWPORT NEWS WATERWORKS (LITTLE CREEK RESEVOR WATERSHED)

CITY OF NEWPORT NEWS WATERWORKS (LITTLE CREEK RESEVOR WATERSHED)



NOTE: DWELLINGS SHOWN HEREON ARE A TWO STORY FRAME STRUCTURES.

WILLIAMSBURG/JAMES CITY COUNTY RECORDED 4 DAY OF October 2006 INSTRUMENT # 060024940

Betsy B. Woolridge, Clerk. Plat recorded as INSTRUMENT # 060024940

CERTIFICATE OF APPROVAL:

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

SIGNED: Subdivision Agent of James City County. DATE: 9/12/06

SURVEYORS 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 CITY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

SIGNED: Roger D. Spearman, DATE 9/12/06

Table with columns: Id, Delta, Radius, Arc Length, Tangent, Chord, Ch Bear. Rows C2, C1, C3.

- LEGEND: IPF = IRON PIPE FOUND, IRS = IRON PIPS SET, IRF = IRON ROD FOUND, IRS = IRON ROD SET, BSL = BLDG. SETBACK LINE, TXMP = TAXMAP, S = SOIL TEST HOLE (IF APPLICABLE), CMF = CONC. MON. FOUND, CMS = CONC. MON. SET

FLOOD CERTIFICATION: IMPROVEMENTS SHOWN HEREON APPEAR TO BE IN FLOOD HAZARD ZONE 'X', (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL 510 201 0015B WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEB. 6, 1991

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 4 October 2006 at 10:40 AM/P.M. PG. DOCUMENT # 060024940 BETSY B. WOOLRIDGE, CLERK

BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES STANDING IN THE NAMES OF LAWRENCE D. SKALAK & JUNE C. SKALAK BEING LOT 10, SECTION 'B', LAKE TOANO AND DAVID R. TUFTEE & DENISE A. TUFTEE, TRUSTEES OF THE TUFTEE FAMILY LIVING TRUST BEING LOT 9, SECTION 'B', LAKE TOANO

ALL SITUATED IN STONIBHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1" = 50' DATE: SEPTEMBER 12, 2006

