

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE THOMPSON FAMILY SUBDIVISION, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

SIGNED: _____ DATE: _____
WILLIAM ALBERT THOMPSON, JR.

SIGNED: _____ DATE: 3/5/07
CHARLES FLEMING THOMPSON

SIGNED: _____ DATE: _____
ANNA KATHERINE THOMPSON

SIGNED: _____ DATE: 3/5/07
PAMELA MEADOWS THOMPSON

NOTARY CLAUSE

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City

I, Roger D. Spearman, 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 5 DAY OF April, 2006.

SIGNED: _____

MY COMMISSION EXPIRES 11/29/06

CERTIFICATE OF APPROVAL:

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

SIGNED: Ellen M. Cook DATE: 4/6/07
SUBDIVISION AGENT OF JAMES CITY COUNTY

SIGNED: W. C. Rogers DATE: 2/27/07
VIRGINIA DEPT. OF TRANSPORTATION

SIGNED: _____ DATE: _____
HEALTH DEPARTMENT

SURVEYORS CERTIFICATE:

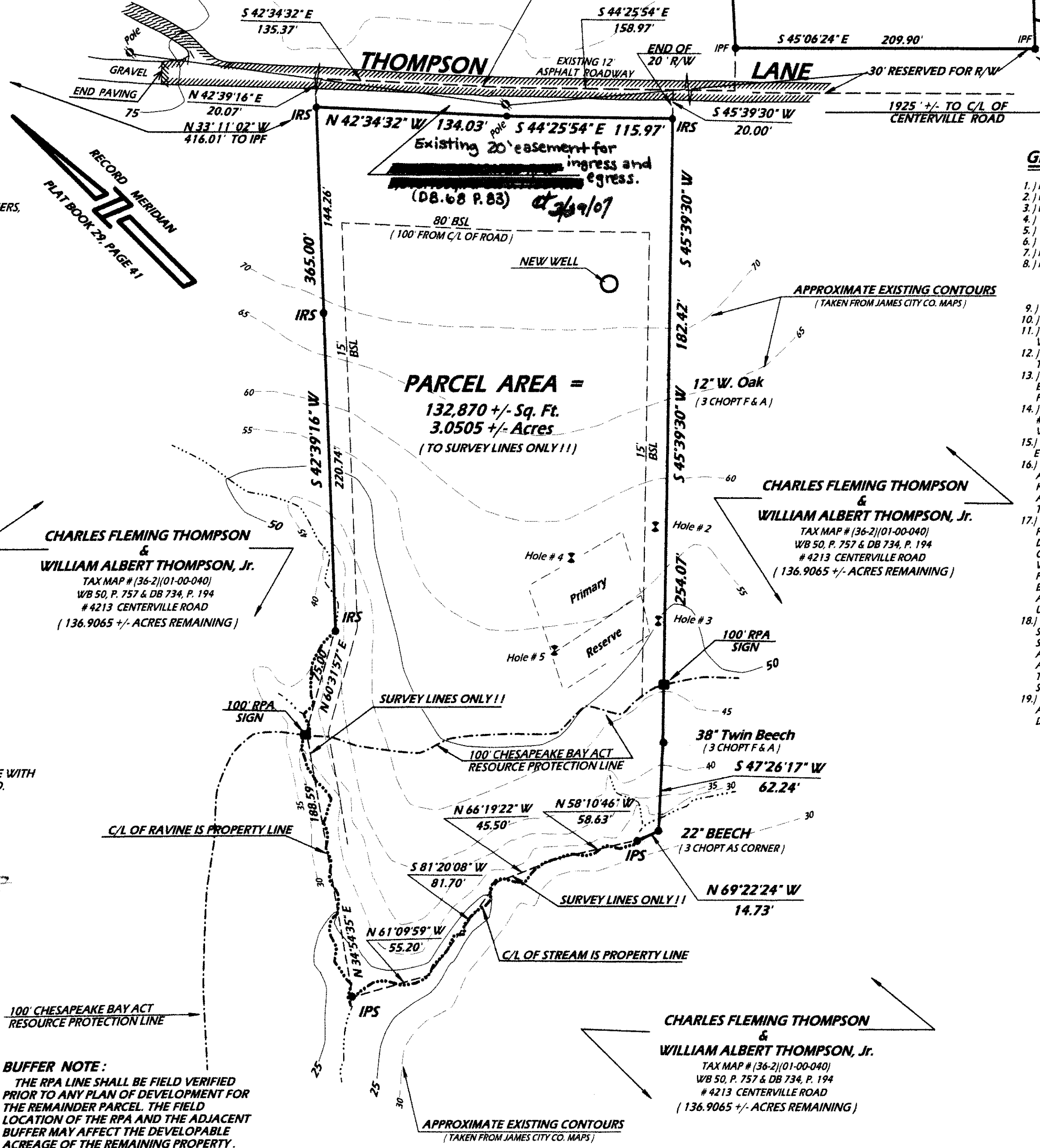
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

SIGNED: Roger D. Spearman DATE: Feb. 22, 2007

COMMONWEALTH OF VIRGINIA
11/29/06
02/22/07
ROGER D. SPEARMAN
CERTIFICATE # 0014425
SPEARMAN & ASSOCIATES, P.C.
SURVEYING & PLANNING
5682-A Mooretown Road - Williamsburg, Virginia
(757) 253-8720

NOW OR FORMERLY
STEVEN L. & MARY C. WARD
TAX MAP # [36-1](01-00-009)
INST. # 030040520
262 THOMPSON LANE
EXISTING PROPERTY LINE IS C/L OF PRIVATE ROADWAY WHICH DEFINES THE C/L OF A NON-DIMENSIONED R/W. USABLE BY ALL ADJACENT PROPERTIES (THIS PER DB 52, P. 508)

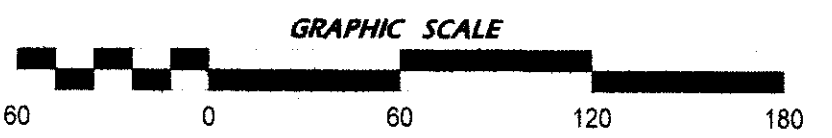
NOW OR FORMERLY
HENRY S. & LAVELLE M. BRANSCOME
TAX MAP # [36-1](01-00-010)
DB 434, P. 653
228 THOMPSON LANE



CERTIFICATE OF SOURCE OF TITLE:
PROPERTY SHOWN HEREON WAS CONVEYED BY WILL DATED MARCH 16, 1995 FROM ALMA WALLS THOMPSON TO WILLIAM ALBERT THOMPSON, JR. AND CHARLES FLEMING THOMPSON. SAID WILL WAS RECORDED IN WILL BOOK 50, PAGE 757 AND WAS CONFIRMED BY A DEED OF CONFIRMATION DATED MARCH 20, 1995 FROM WILLIAM ALBERT THOMPSON, JR. AND CHARLES FLEMING THOMPSON, CO-EXECUTORS UNDER THE WILL OF ALMA WALLS THOMPSON TO WILLIAM ALBERT THOMPSON, JR. AND CHARLES FLEMING THOMPSON. SAID DEED WAS RECORDED IN DEED BOOK 734, PAGE 194.
ALL OF THE ABOVE IS OF RECORD AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY.

GENERAL NOTES:

- PROPERTY ADDRESS: PART OF # 4213 CENTERVILLE ROAD.
- PROPERTY IS ZONED "A1".
- PROPERTY TAX MAP # = PART OF [36-2](01-00-040)
- LOT IS TO BE SERVED BY PRIVATE WATER AND SEWER FACILITIES.
- UNLESS OTHERWISE NOTED, ANY AND ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
- TOTAL AREA SUBDIVIDED = 139.957 +/- ACRES. (INCLUDES 20' DEDICATED FOR R/W.)
- MINIMUM LOT AREA FOR A FAMILY SUBDIVISION = 1.0 ACRES. (3.0505 +/- ACRES PROVIDED)
- MINIMUM SETBACK REQUIREMENTS FOR LOTS OF 3 ACRES:
FRONT = 100' (FROM C/L OF R/W OF LESS THAN 50')
REAR = 35'
SIDE = 15'
- MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 200'
- ANY NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREAS OF THE CHESAPEAKE BAY ACT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- TEST HOLES AND DRAINFIELD DESIGN ARE BY ADAM C. HERMAN, AOSE # 185 OF ADAM'S SEPTIC EVALUATION AND DESIGN, 4516 MISTY COURT, WILLIAMSBURG, VIRGINIA, 23185. TELEPHONE No. (757) 344-6270.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 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" (12VAC5-610-10st seq. "THE REGULATIONS") AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPT. TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES.
- THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO Sec. 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 EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN 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: ADAM C. HERMAN, AOSE # 185; TELEPHONE # (757) 344-6270. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.
- 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 APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF FOR A PERMITAS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE DISPOSAL 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.



BUFFER NOTE:
THE RPA LINE SHALL BE FIELD VERIFIED PRIOR TO ANY PLAN OF DEVELOPMENT FOR THE REMAINDER PARCEL. THE FIELD LOCATION OF THE RPA AND THE ADJACENT BUFFER MAY AFFECT THE DEVELOPABLE ACREAGE OF THE REMAINING PROPERTY.

NOTE:
THE OWNERS OF THE PROPERTY KNOWN AS TAX MAP No. [36-2](01-00-040) DEDICATED AN ADDITIONAL FOUR (4') OF EASEMENT FOR INGRESS & EGRESS ALONG AND OUTSIDE THE EXISTING SOUTHERLY LIMITS OF THE 16' LANE KNOWN AS "THOMPSON LANE". THAT DEDICATION WAS RECORDED AND DEEDED MAY 13, 1998 IN PLAT BOOK 68, PAGE 83. THE 20' EASEMENT FOR INGRESS AND EGRESS SHOWN HEREON SHALL REMAIN PRIVATE AND USABLE BY ALL ADJACENT PROPERTIES.

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

CHARLES FLEMING THOMPSON & WILLIAM ALBERT THOMPSON, Jr.
TAX MAP # [36-2](01-00-040)
WB 50, P. 757 & DB 734, P. 194
4213 CENTERVILLE ROAD
(136.9065 +/- ACRES REMAINING)

WILLIAMSBURG/JAMES CITY COUNTY
RECORDED 23 DAY OF April, 2007
INSTRUMENT # 070011864
CLERK
PLAT RECORDED AS
INSTRUMENT # 070011864

FAMILY SUBDIVISION
OF PROPERTY STANDING IN THE NAMES OF
WILLIAM ALBERT THOMPSON, Jr.
&
CHARLES FLEMING THOMPSON

BEING PART OF PARCEL # 3,
DIVISION OF THE MRS. C. F. THOMPSON ESTATE
AND NOW
CURRENTLY CONSISTING OF 139.96 +/- ACRES
SITUATED IN POWHATAN MAGISTERIAL DISTRICT OF
JAMES CITY COUNTY VIRGINIA
SCALE: 1" = 60'
DATE: NOVEMBER 29, 2006
REVISED: FEBRUARY 22, 2007

JCC CASE # S-006-07
SHEET 1 OF 1
S & A JO # 9772 --- FB "F"