

080017160

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL ID #4830100019 AND TAX PARCEL ID #4830100020 ARE IN THE NAME OF BECK INVESTMENT COMPANY, A SUBSIDIARY OF BECK HOLDINGS, INC., A VIRGINIA CORPORATION, AND WERE ACQUIRED FROM GLADYS JEAN VICTOR BY DEED DATED APRIL 5, 2006 AND RECORDED AS INSTRUMENT #080010131 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATE

THE LINE EXTINGUISHMENT AND SUBDIVISION OF LAND SHOWN ON THIS PLAT AND TITLED SUBDIVISION OF THE PROPERTY OF BECK INVESTMENTS CO. IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Robert G. Beck 3/3/08
 NAME: ROBERT G. BECK DATE
 TITLE: PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

OFF/COUNTY OF JAMES CITY

I, KRISTA D. CARPENTER, 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 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS

3RD DAY OF MARCH, 2008
 MY COMMISSION EXPIRES OCTOBER 31, 2011 NO. 323684
Krista D. Carpenter
 SIGNATURE

CERTIFICATE OF APPROVAL

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

Jul Brown 3/14/08
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

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.

Robert D. Mann 11/20/07
 ROBERT D. MANN, L.S. #002509 DATE

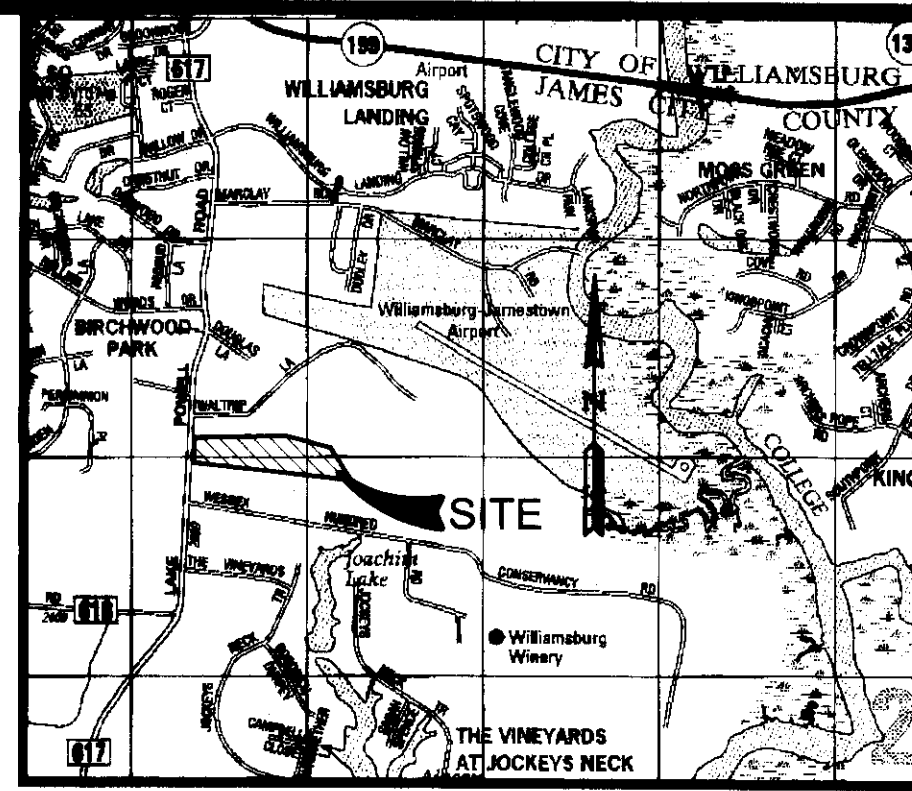
CERTIFICATE OF APPROVAL

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

Jul Brown 7/9/08
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

NOTES:

- THE PROPERTIES AS SHOWN ARE ALL OF TAX PARCELS 4830100019 AND 4830100020.
- PROPERTY ADDRESSES:
 TAX PARCEL 4830100019: 2704 LAKE POWELL RD
 TAX PARCEL 4830100020: 2698 LAKE POWELL RD
- THE PROPERTIES ARE CURRENTLY ZONED R-2 GENERAL RESIDENTIAL AND R-8 RURAL RESIDENTIAL AS SHOWN.
- THE PROPERTY AS SHOWN LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), PER F.I.R.M. #510201 0045 B, DATED FEBRUARY 6, 1991.
- ALL LOTS SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- ANY NEW CONSTRUCTION SHALL ADHERE TO THE SETBACK REQUIREMENTS AND YARD REGULATIONS LISTED IN THE JAMES CITY COUNTY ZONING ORDINANCE.
 BUILDING SETBACKS: R-2 FRONT: 25', SIDE: 10', REAR: 35'
 R-8 FRONT: 35', SIDE: 15', REAR: 35'
- PROPERTY LINES AS SHOWN ARE BASED ON FOUND MARKERS AS NOTED, RECORD, AND OTHER AVAILABLE INFORMATION.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- SITE LIES WITHIN COLLEGE CREEK WATERSHED.
- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND.
- ALL NEW MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 19-34 TO 19-36 OF SUBDIVISION ORDINANCE.
- ALL LOTS HAVE DIRECT ACCESS TO LAKE POWELL ROAD BY WAY OF 25' INGRESS & EGRESS EASEMENT SHOWN ESTABLISHED BY THIS PLAT.
- LOTS 1&2 SHALL BE RESTRICTED TO NO ADDITIONAL ACCESS TO LAKE POWELL ROAD.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY.



VICINITY MAP
 SCALE: 1"=2000'

LEGEND

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET
- B.S.L. BUILDING SETBACK LINE

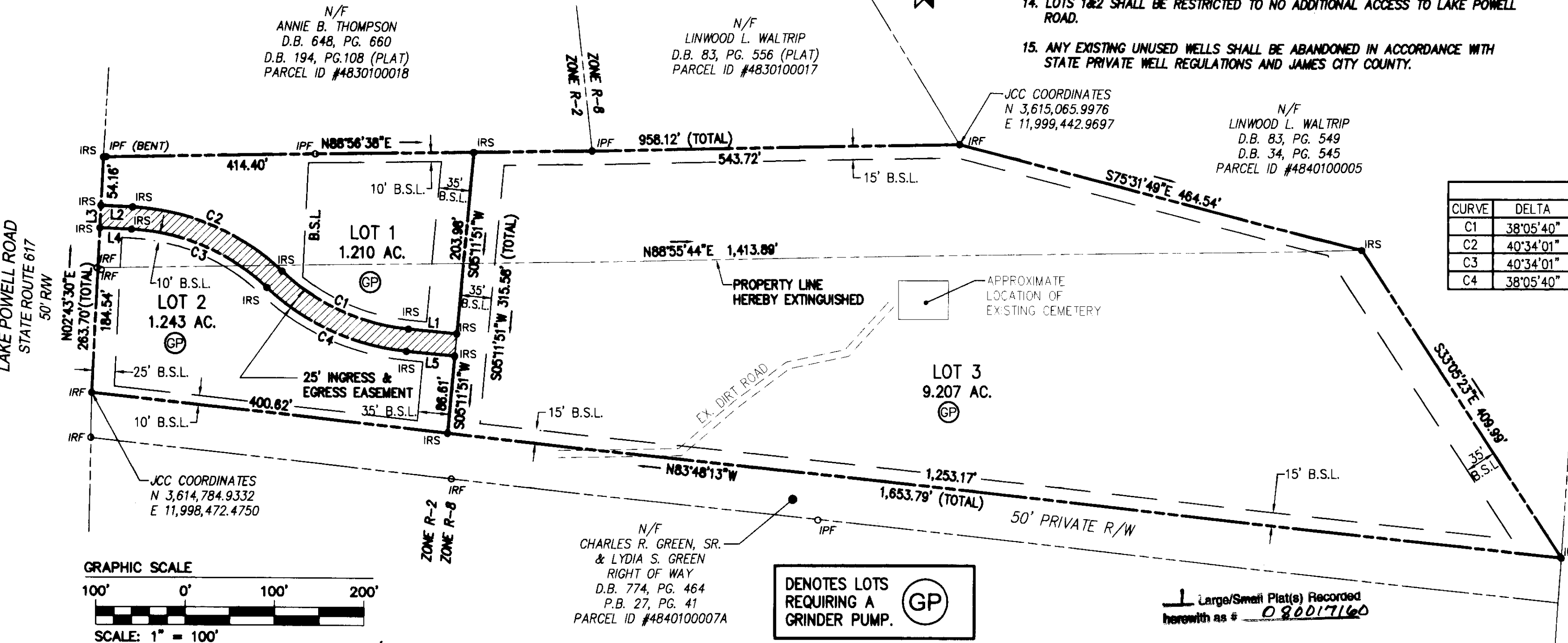
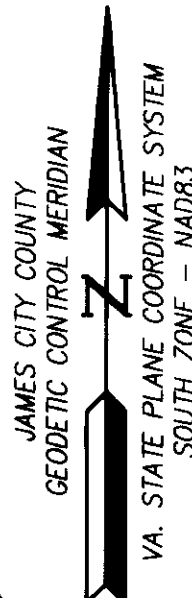
REFERENCES

D.B. 130, PG. 480 - VERIZON EASEMENT (NOT PLOTTABLE)
 P.B. 38, PG. 63
 P.B. 27, PG. 1

AREA TABULATION

LOT 1 =	1.210 ACRES
LOT 2 =	1.243 ACRES
LOT 3 =	9.207 ACRES
TOTAL =	11.660 ACRES

* NOTE: INGRESS/EGRESS EASEMENT IS A PART OF LOT 3.
 ESM'T AREA = 10,887 SF, 0.245 AC.

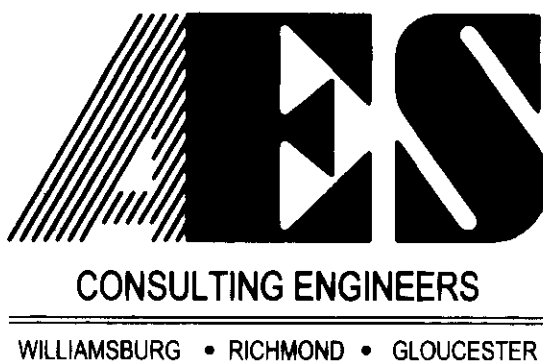
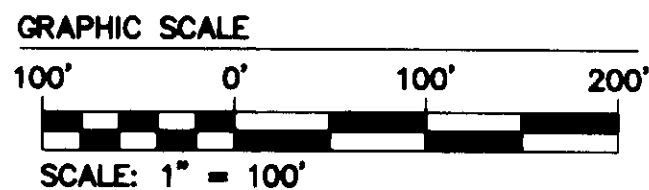


LINE TABLE

LINE	BEARING	LENGTH
L1	N84°48'09"W	54.27'
L2	N87°16'30"W	35.56'
L3	S02°43'30"W	25.00'
L4	S87°16'30"E	35.56'
L5	S84°48'09"E	54.27'

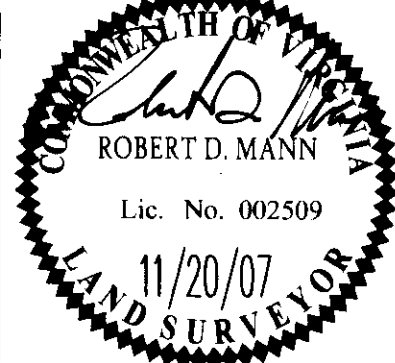
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	38°05'40"	237.50'	157.91'	82.00'	155.02'	N65°45'19"W
C2	40°34'01"	262.50'	185.86'	97.02'	182.00'	N66°59'29"W
C3	40°34'01"	237.50'	168.16'	87.78'	164.67'	S66°59'29"E
C4	38°05'40"	262.50'	174.53'	90.63'	171.33'	S65°45'19"E



5248 Olde Towne Road, Suite 1
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SUBDIVISION OF THE PROPERTY OF
BECK INVESTMENT CO.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWER
	11/20/07	REVISION PER COUNTY COMMENTS	LBA	RDM

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 10 July 2008
 at 12:26 AM/PM PG =
 DOCUMENT # 080017160
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn AWT
Scale 1"=100'	Date 9/17/07
Project No. 9742-00	
Drawing No. 1	