

OWNER'S CONSENT

PLAT OF LOT 50 SHOWING REVISED REAR SETBACK LINE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

1-12-90 May W. Walby
DATE (SUBDIVIDER)
1-18-90 R. T. Wilson, Jr.
DATE (OWNER)
1-18-90 Walter B. Manz
DATE (OWNER)

CERTIFICATE OF NOTARIZATION-(SUBDIVIDER)

STATE OF VIRGINIA

CITY/COUNTY OF James City I, James C. Smalley
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 15 DAY OF January, 1990. MY COMMISSION EXPIRES February 1, 1991.

James C. Smalley
SIGNATURE

ENGINEER OR SURVEYOR'S 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.

1-18-1990 G.T. Wilson, Jr.
DATE G.T. WILSON, JR. C.L.S.

CERTIFICATE OF APPROVAL

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

1/18/90 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C. LEWIS
MULTIPLY DEVELOPMENT, INC. TO ROBERT & WALLIS N. MANZ
BY DEED DATED DECEMBER 8, 1989
AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 41, PAGE 64.

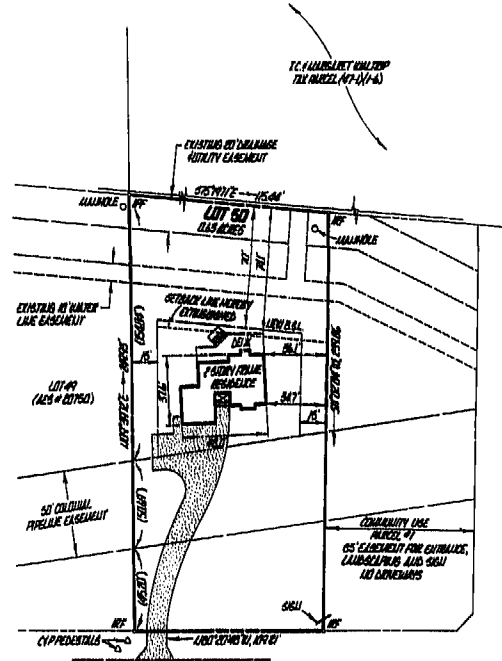
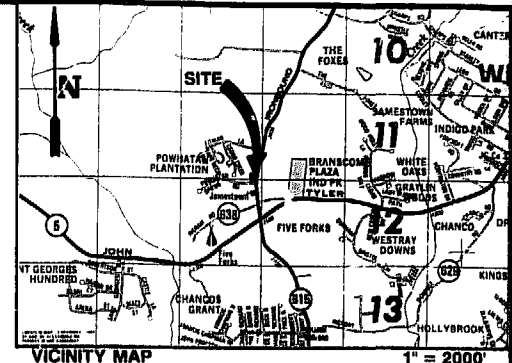
CERTIFICATE OF NOTARIZATION-(OWNER)

STATE OF VIRGINIA

CITY/COUNTY OF James River/Ocean I, Philip M. Oquelin
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 15 DAY OF JANUARY, 1990. MY COMMISSION EXPIRES April 24, 1990.

Philip M. Oquelin
SIGNATURE

PHILIP M. OQUELIN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 24, 1990



POWHATAN CROSSING 70' R/W

NOTE: THIS PROPERTY LIES ADJACENT TO THE 400' REAR FLOOD PLAIN.

NOTE: THE PURPOSE OF THIS PLAT IS TO REPEAL THE REAR SETBACK LINE IN ORDER TO CLEAR AN ENCROACHMENT. THERE IS AN ENCROACHMENT TO THE PROPERTY LINES OF RECORD.

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VR-173-02-01) and any local ordinances adopted pursuant thereto. These regulations and ordinances may place additional requirements on lots recorded after September 30, 1989, and may limit development of lots. Owners should familiarize themselves with the regulations and ordinances and are encouraged to contact the James City County Director of Code Compliance for more information.



10:43 AM
Recorded 1st day of March 1990
D.B. No. 466 pages 780
Robert Steyer Clerk



AES, a professional corporation
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23185
(804) 253-0040
Engineering, Planning, Surveying

**PLAT OF LOT 50
SHOWING REVISED
REAR SETBACK LINE
POWHATAN CROSSING
SECTION 1**
OWNED BY ROBERT & WALLIS N. MANZ
JAMES CITY COUNTY VIRGINIA



1	2/18/90	REVISED PER J.C.C. ORDINANCES	ESJ
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale	Date
1" = 50'	1/4/90
Project No.	
20751	
Drawing No.	