

CERTIFICATE OF SOURCE OF TITLE:

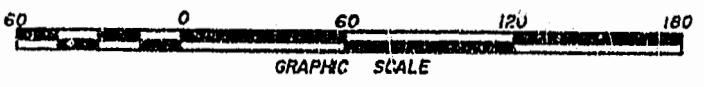
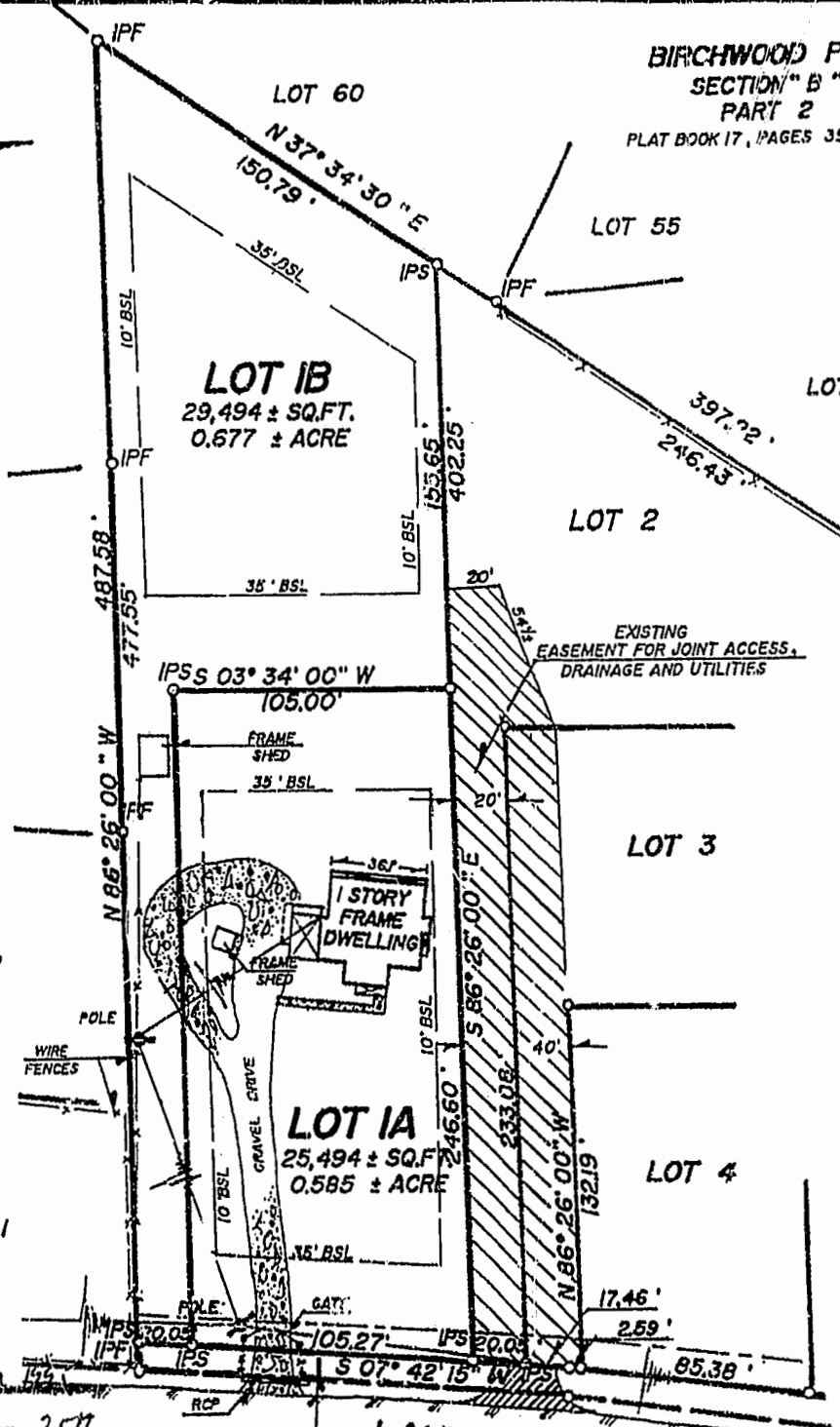
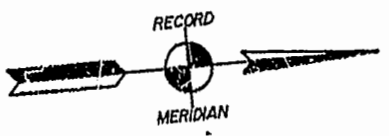
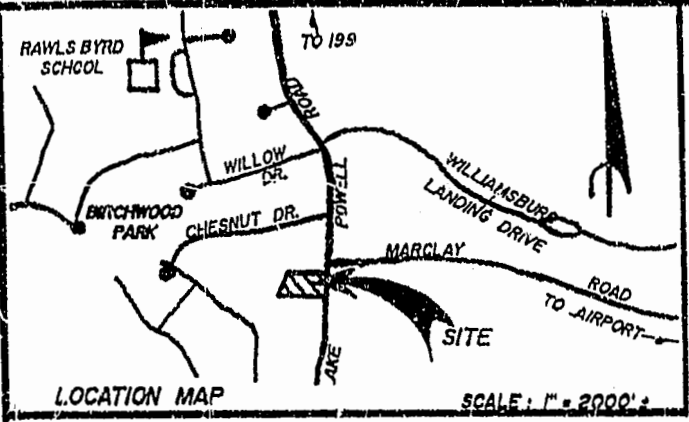
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: WAYNE E. & JOHN Wm. HIS ATTY. & KATHRYN W. LARSON TO: SPENCER BUILDERS, INC. BY DEED DATED MAR 28 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 682, PAGE 180.

FLOOD CERTIFICATION:

PROPERTY SHOWN HEREON IS IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AS SHOWN ON COMMUNITY PANEL # 510 201 00459 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 06, 1991.

DEVELOPMENT NOTES:

- 1.) PROPERTY IS ZONED "R2" -
2.) TAXMAP No. 15 (48-111-34).
3.) PRESENT ADDRESS: # 2951 LAKE POWELL ROAD.
4.) TOTAL AREA SUBDIVIDED EQUALS: 54,988 ± SQ.FT. OR 1.262 ± ACRES.
5.) MINIMUM LOT SIZE = 10,000 SQ.FT.
6.) AVERAGE LOT SIZE: 27,494 ± SQ.FT. OR 0.631 ± ACRE
7.) AREA IN DEDICATED RIGHT OF WAY EQUALS: (PREVIOUSLY ACCOMPLISHED)
8.) PUBLIC WATER & SEWER ARE AVAILABLE TO THE PROPERTY.
9.) BUILDING SETBACK LINES:
a.) FRONT = 35'
b.) REAR = 35'
c.) SIDE = 10'



CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY I, CAROL C. PIERCE 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 3 DAY OF JUNE, 1994

MY COMMISSION EXPIRES: MAY 31, 1996

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS Lot 1 Larson's Lane IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

BY: Spencer Builders, Inc. DATE: 6/13/94

CERTIFICATE OF APPROVAL:

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

VIRGINIA DEPARTMENT OF TRANSPORTATION: SIGNED: [Signature] DATE: 6/13/94

VIRGINIA DEPARTMENT OF HEALTH: SIGNED: [Signature] DATE: 6/13/94

SUBDIVISION AGENT OF JAMES CITY COUNTY: SIGNED: [Signature] DATE: 6/13/94

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE: May 4, 1994

9:20 Am June 23 1994 [Signature] Clerk

- LEGEND:
IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
IRF = IRON ROD FOUND
IRS = IRON ROD SET
TXMP = TAXMAP
BSL = BLDG. SETBACK LINE
CMF = CONCRETE MONUMENT FOUND



LAKE POWELL ROAD 30' R/W ROUTE No. 617

PLAT OF RESUBDIVISION OF PROPERTY KNOWN AS LOT 1, LARSON'S LANE

JAMES CITY COUNTY VIRGINIA DATE: MAY 4, 1994 PREPARED FOR SPENCER BUILDERS, INC.

SPEARMAN & ASSOCIATES, P.C. SURVEYORS AND PLANNERS 489 McLaws Circle Williamsburg, VA. 23182-8720

PLAT RECORDED IN P.B. NO. 60 PAGE 86