

**CERTIFICATE OF NOTARIZATION:**

STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY  
 I, Kimberly Smith, 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 25 DAY OF JAN, 1997.

MY COMMISSION EXPIRES: Aug. 31, 2000  
Kimberly F. Smith

**OWNER'S CERTIFICATE:**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS CLARK LANE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

BY: [Signature]  
 TITLE: Owner DATE: Jan 30/97

**CERTIFICATE OF APPROVAL:**

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

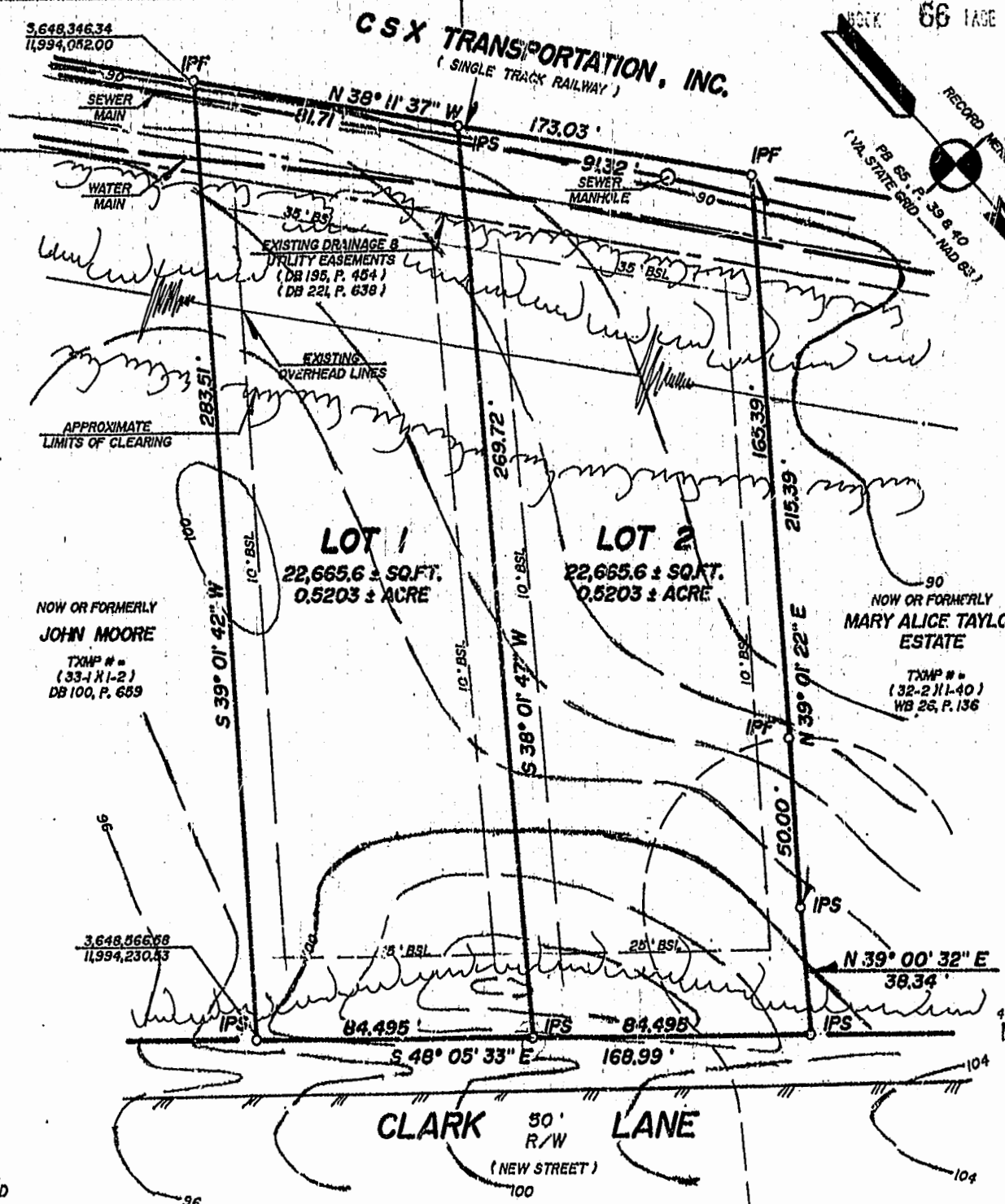
VIRGINIA DEPARTMENT OF TRANSPORTATION  
 SIGNED: [Signature] DATE: \_\_\_\_\_  
 VIRGINIA DEPARTMENT OF HEALTH  
 SIGNED: [Signature] DATE: \_\_\_\_\_  
 SUBDIVISION AGENT OF JAMES CITY COUNTY:  
 SIGNED: [Signature] DATE: 3/13/97

**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.

DATE: Jan 27, 1997 Roger D. Spearman

**SPEARMAN & ASSOCIATES, P.C.**  
 SURVEYING & PLANNING  
 5682-A MOORETOWN RD -- WILLIAMSBURG, VA 23188  
 (757) 253-8720



- LEGEND:**
- IPF ■ IRON PIPE FOUND
  - IPS ■ IRON PIPE SET
  - IRF ■ IRON ROD FOUND
  - IRS ■ IRON ROD SET
  - BSL ■ BLDG. SETBACK LINE
  - TXMP ■ TAXMAP
  - ⊙ ■ SOIL TEST HOLE



**NOTE:**  
 CATALPA DRIVE VACATED BY PLAT PREPARED BY MITCHELL-WILSON ASSOC., CIVIL ENGINEERS & LAND SURVEYORS DATED JUNE 6, 1996. REVIEWED JULY 19, 1996 by [Signature]  
 DOCUMENT # 970004122  
[Signature] Clerk

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: CORNELIOUS C. & RUTH R. COWLES  
 TO: ALEXANDER JOSEPH FRAZIER  
 BY DEED DATED MAR. 16, 1972 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 152, PAGE 148.

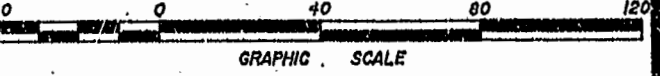
**DEVELOPMENT NOTES:**

- 1.) PROPERTY ADDRESS: # 175 CLARK LANE (PRESENTLY)
- 2.) TAX MAP NUMBER = (32-2)(1-42)
- 3.) PROPERTY IS ZONED "R-2"
- 4.) ELEVATIONS BASED ON JCC MAPS & CLARK LANE PLANS.
- 5.) MINIMUM YARD REQUIREMENTS:  
 FRONT BSL = 25'  
 SIDE BSL = 10'  
 REAR BSL = 35'
- 6.) LOTS HAS PUBLIC WATER AND PUBLIC SEWER AVAILABLE.
- 7.) AVERAGE LOT SIZE EQUALS: 22,666 ± SQ.FT. OR 0.5203 ± ACRE.
- 8.) AREA SUBDIVIDED EQUALS: 1.041 ± ACRES
- 9.) MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 100 FEET.
- 10.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.

**ZONING NOTE:**  
 A VARIANCE FROM THE 100' LOT WIDTH AT THE BUILDING LINE REQUIREMENT (SECT. 20-256, B), WAS GRANTED BY THE JAMES CITY COUNTY BOARD OF ZONING APPEALS ON MARCH 6, 1997. (BZA CASE # ZA-03-97).

**FLOOD CERTIFICATION:**

PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 510 201 0020 B, WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991.



PLAT RECORDED IN P.B. NO. 66 PAGE 24

**PLAT OF SURVEY FOR SUBDIVISION**  
 OF PROPERTY STANDING IN THE NAME OF  
**ALEXANDER JOSEPH FRAZIER**  
 LOCATED

POWHATAN MAGISTERIAL DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1" = 40' DATE: JAN. 27, 1997