

CERTIFICATE OF SOURCE OF TITLE:
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: ALMA WALLS THOMPSON TO: WILLIAM ALBERT THOMPSON, JR. & CHARLES FLEMING THOMPSON BY: WILL DATED MAR 16, 1995 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN WILL BOOK 50, PAGE 757.

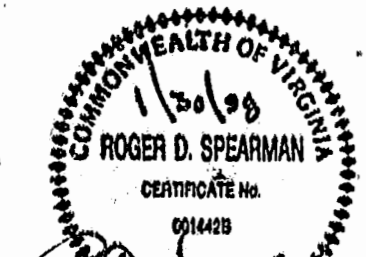
NOTE:
IN ORDER TO COMPLY WITH THE "FAMILY SUBDIVISION RIGHT-OF-WAY" NOTE BELOW, THE OWNERS OF THE PROPERTY SHOWN HEREON HEREBY DEDICATE AN ADDITION 4 (FOUR) FEET OF EASEMENT FOR INGRESS AND EGRESS ALONG AND OUTSIDE THE EXISTING SOUTHERLY LIMITS OF THE 16' LANE KNOWN AS "THOMPSON LANE" FROM THE PROPERTY SHOWN EASTERLY TO THE WEST TERMINUS OF THE 50' RIGHT-OF-WAY OF THOMPSON LANE.

STATE OF VIRGINIA, COUNTY OF JAMES CITY:
DEBORAH L. WILSON, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 11 DAY OF DECEMBER, 1997.
MY COMMISSION EXPIRES: July 31, 1999
Deborah L. Wilson

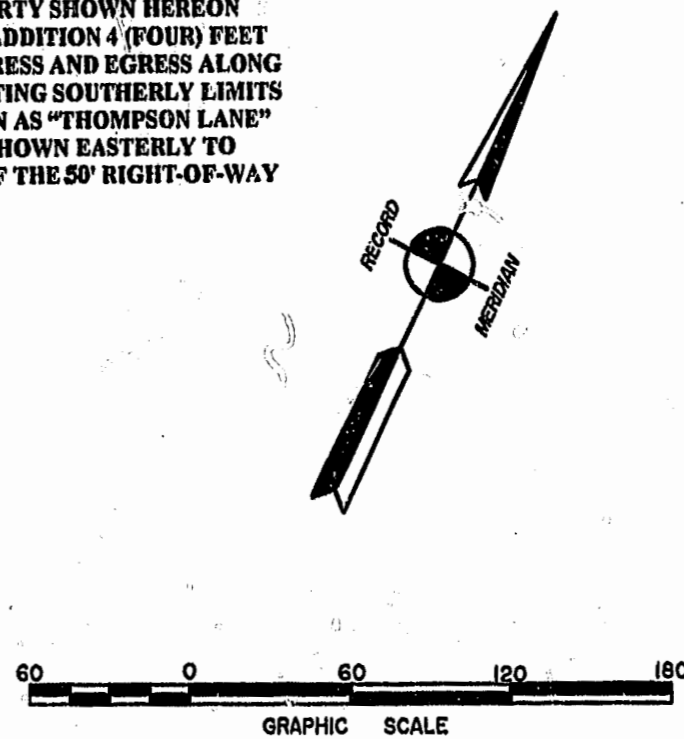
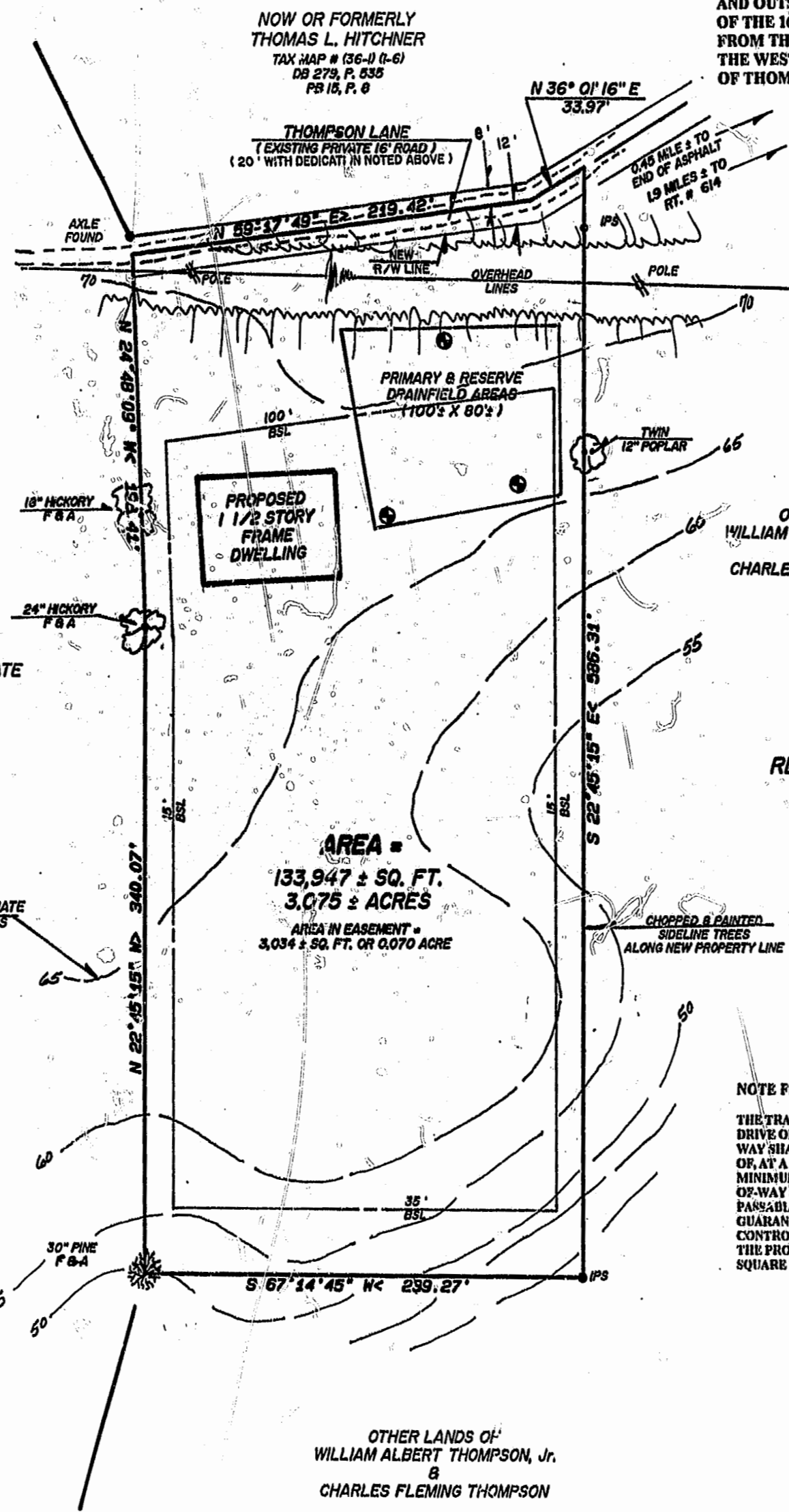
OWNER'S CONSENT:
THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.
SIGNED: William Albert Thompson, Jr.
SIGNED: Charles Fleming Thompson
SIGNED: Anna Katharine Thompson
SIGNED: James W. Adams, You part

CERTIFICATE OF APPROVAL:
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD.
AGENT OF GOVERNING BODY:
SIGNED: [Signature] 3/19/98
HEALTH OFFICER:
SIGNED: R.R. [Signature] 1-20-98
HIGHWAY DEPT.:
SIGNED: N/A

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 30, 1998 [Signature]



SPEARMAN & ASSOCIATES, P.C.
SURVEYING & PLANNING
5682-A Moorstown Road --- Williamsburg, Virginia
(757) 253-0720



FLOOD CERTIFICATION:
PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 810 2(1) 030 B, WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991.

- DEVELOPMENT NOTES:**
- 1.) PROPERTY ADDRESS: PART OF # 4213 CENTERVILLE ROAD
 - 2.) TAX MAP No. OF PARCEL SUBDIVIDED = (36-2 N (1-40))
 - 3.) PROPERTY IS ZONED "A-1"
 - 4.) MINIMUM LOT SIZE = 3.00 ACRES.
 - 5.) MINIMUM YARD REQUIREMENTS:
FRONT BSL = 100'
SIDE BSL = 15'
REAR BSL = 35'
 - 6.) PARCELS TO BE SERVED BY INDIVIDUAL WELLS & SEPTIC TANKS.
 - 7.) MINIMUM LOT WIDTH AT FRONT BSL = 200'
 - 8.) AVERAGE LOT SIZE = 71.92 ± ACRES
 - 9.) AREA SUBDIVIDED = 143.032 ± ACRES OR 6,230,473.92 ± SQ. FT.
 - 10.) DRAINFIELD AND HOLE LOCATIONS ARE IN ACCORDANCE WITH A SKETCH PROVIDED BY KORNEL R. DAVIS, SENIOR ENVIRONMENTAL HEALTH SPECIALIST WITH THE STATE HEALTH DEPARTMENT.

NOTE FROM JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 19-17 (4)
EACH LOT OR PARCEL OF PROPERTY SHALL FRONT A ROAD WHICH IS PART OF THE TRANSPORTATION DEPARTMENT ROAD SYSTEM OR SHALL FRONT UPON A PRIVATE DRIVE OR ROAD WHICH IS IN A RIGHT-OF-WAY TWENTY FEET IN WIDTH. SUCH RIGHT-OF-WAY SHALL REMAIN PRIVATE AND SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF THREE INCHES AND A MINIMUM WIDTH OF TEN FEET. THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSEABLE AT ALL TIMES. THE PROVISION OF AN ALL WEATHER DRIVE SHALL BE GUARANTEED IN ACCORDANCE WITH SECTION 19-68. AN EROSION AND SEDIMENT CONTROL PLAN WITH APPROPRIATE SURETY SHALL BE SUBMITTED FOR APPROVAL IF THE PROPOSED RIGHT-OF-WAY AND DRIVE CONSTRUCTION DISTURBS MORE THAN 2,500 SQUARE FEET.

- LEGEND:**
- IPF = IRON PIPE FOUND
 - IPS = IRON PIPE SET
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - BSL = BLDG. SETBACK LINE
 - TMP = TAX MAP
 - ⊙ = SOIL TEST HOLE (IF APPLICABLE)

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

BEING A PORTION OF
143.032 ± ACRES
LOCATED
POWHATAN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: DECEMBER 15, 1997 SCALE: 1" = 60'

9:16 AM
RECORDED 19
DOCUMENT # 98000000
WILLIAM ALBERT THOMPSON, JR. & CHARLES FLEMING THOMPSON

PLAT RECORDED
P.B. NO. 68 PAGE 83

