

VICINITY MAP

GENERAL NOTES:

- PROPERTY IS ZONED A-1, GENERAL AGRICULTURAL DISTRICT
- ADDRESS: 4476 & 4478 CENTERVILLE ROAD; TAX MAP (36-2)(1-18)
- BUILDING SETBACKS: FRONT = 50' & 75'  
LOT 1 & LOT 3 750' FROM CENTERVILLE ROAD  
SIDE = 15'  
REAR = 35'
- FLOOD NOTE:  
THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. THE EASTERN PORTION OF THE PROPERTY IS IN FLOOD ZONE "AE" & "A", SPECIAL FLOOD HAZARD BY 100-YEAR FLOOD. PER COMMUNITY PLAN NO. S10201 0030B & 0035B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; EFFECTIVE DATE: FEBRUARY 6, 1991.
- DEED OF CONSERVATION EASEMENT RECORDED IN DEED BOOK 822, PAGE 363-380
- AREA: LOT 1 = 40.26 ACRES  
LOT 2 = 82.88 ACRES  
LOT 3 = 43.55 ACRES  
(36-2)(1-17) = 1.48 ACRES
- DRAINFIELD LOCATIONS PROVIDED BY THE VIRGINIA DEPARTMENT OF HEALTH
- ALL LOTS ARE BEING SERVED OR TO BE SERVED BY PRIVATE WELL & SEPTIC SYSTEMS

NOTE:

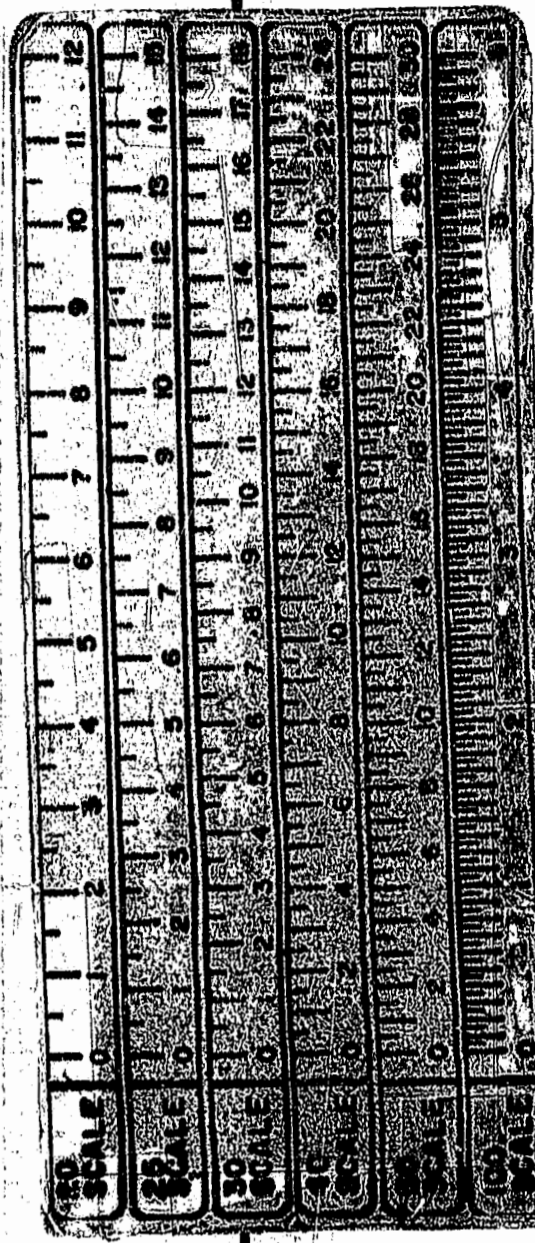
WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY CODE.

ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND

PLAT OF SUBDIVISION OF PROPERTY STANDING IN THE NAME OF LORENE AUSTIN RICHARDSON

LOCATED: JAMES CITY COUNTY, VIRGINIA  
DATE: AUGUST 29, 1997 SCALE: 1" = 200'  
SHEET 1 OF 2

REVISED: NOVEMBER 14, 1997  
REVISED: JANUARY 8, 1998  
REVISED DATE: OCTOBER 6, 1998  
REVISED: DECEMBER 23, 1998



OWNERS CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRED OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

10/28/98 Lorene Austin Richardson  
DATE LORENE AUSTIN RICHARDSON

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA  
CITY-COUNTY OF JAMES CITY

I, M. Anderson Bradshaw  
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 28 DAY OF OCTOBER 1998

MY COMMISSION EXPIRES Nov. 30 2001

M. Anderson Bradshaw  
NOTARY

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RICHARD AUSTIN AND MARIE D. AUSTIN TO EARL RICHARDSON AND LORENE AUSTIN RICHARDSON BY DEED OF GIFT DATED JULY 28, 1976 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 170, PAGE 255; BY RICHARD AUSTIN TO LORENE AUSTIN RICHARDSON BY WILL DATED AUGUST, 1987 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 28 PAGE 647.

CERTIFICATE OF APPROVAL:

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

12/10/98 [Signature]  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

12-11-98 [Signature] EAS. SR.  
DATE VIRGINIA DEPARTMENT OF HEALTH

12/23/98 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS AND ORDINANCES OF THE JAMES CITY COUNTY BOARD OF SUPERVISORS REGARDING THE PLATTING OF SUBDIVISIONS.

12/23/98 [Signature]  
DATE JAMES E. MITCHELL, LAND SURVEYOR



11:48 AM 5  
RECORDED 5  
DOCUMENT # 990000195  
12-6-98  
[Signature]

PREPARED BY:  
MITCHELL-WILSON ASSOCIATES, P.C.  
CIVIL ENGINEERS & LAND SURVEYORS  
720 MAIN STREET, SUITE 112, 2ND FLOOR  
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WEST POINT, VIRGINIA 23181  
(804) 843-9744

PLAT NO. 71  
PAGE 2463