

# 040017107

GENERAL NOTES:

- PROPERTY IS ZONED A-1, GENERAL AGRICULTURE
- TAX MAP NUMBERS (21-1)(1-1)
- ADDRESS: #2016 FORGE ROAD
- THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 510201 0015 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 6, 1991.
- BUILDING SETBACKS  
FRONT = 50'  
SIDE = 15' ACCESSORY STRUCTURES 5'  
REAR = 35' ACCESSORY STRUCTURES 5'

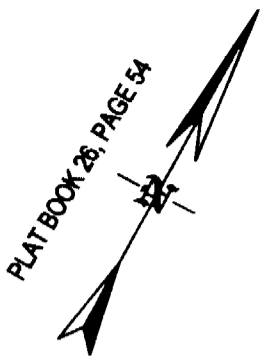
NOTES:

- LOTS OF FIVE ACRES OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 250 FEET.
- LOTS OF THREE ACRES OR MORE BUT LESS THAN FIVE ACRES SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 200 FEET.
- MINIMUM LOT FRONTAGE ABUTTING A PUBLIC R/W SHALL BE 25 FEET.
- NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTION 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

[P & R] EXISTING PRIMARY/RESERVE DRAINFIELD LOCATION

NOTE:

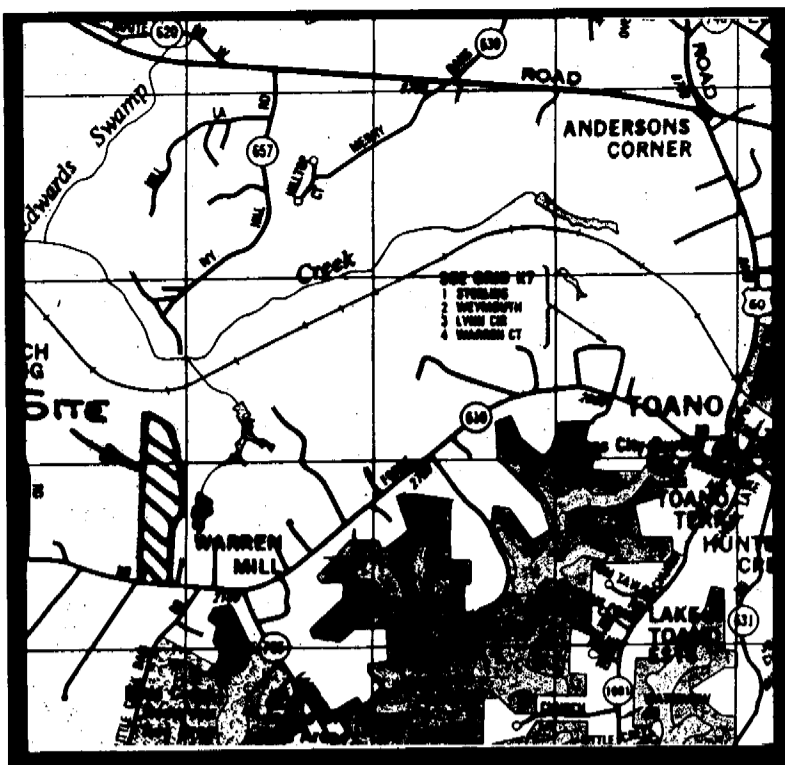
- NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN FOR TM# (21-1)(1-1) UNLESS OTHERWISE NOTED. ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND



SUBDIVISION PLAT OF PROPERTY STANDING IN THE NAME OF PAGE R. DYE & BETTY H. DYE

CONTAINING 44.47 ACRES LOCATED: STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA DATE: MARCH 25, 2004 SCALE: 1" = 200' REVISION DATE: APRIL 19, 2004

MITCHELL-WILSON ASSOCIATES, P.C. CIVIL ENGINEERS & LAND SURVEYORS 720 MAIN STREET, SUITE 112 P.O. BOX 1269 WEST POINT, VIRGINIA 23181 (804) 843-9744



VICINITY MAP

OWNERS CERTIFICATE

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

Page R. Dye 5/12/2004 DATE  
Betty H. Dye 5/14/04 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY-COUNTY OF JAMES CITY COUNTY, I, CAROL M. MITCHELL, 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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 12th DAY OF MAY, 2004. MY COMMISSION EXPIRES 12/31/05

Signature of Carol M. Mitchell

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROBERT V. PIGGOTT TO PAGE R. DYE AND BETTY J. DYE BY DEED DATED MAY 19TH, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT # 980010952.

SURVEYOR'S CERTIFICATE

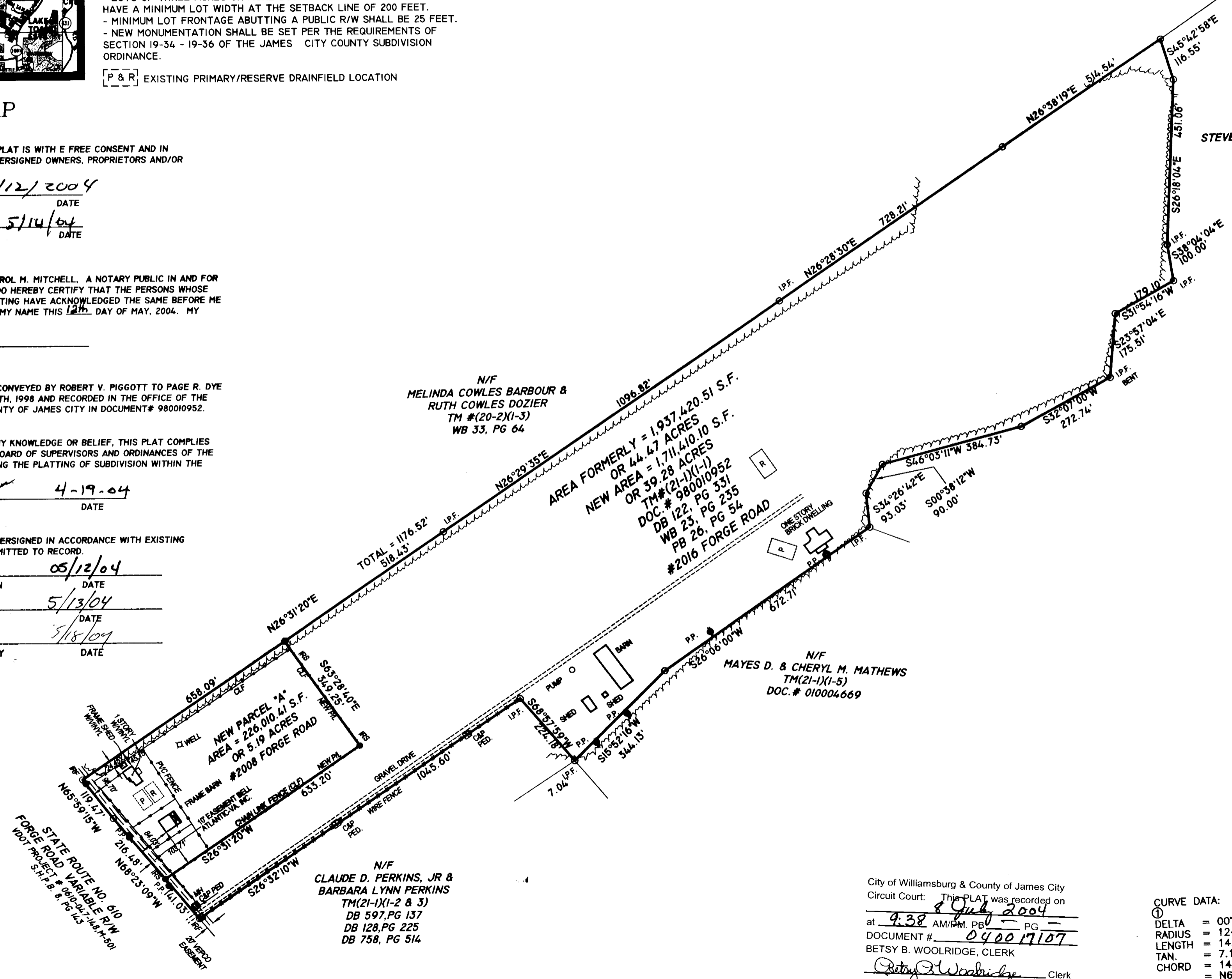
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATING OF SUBDIVISION WITHIN THE COUNTY.

James E. Mitchell 4-19-04 DATE  
JAMES E. MITCHELL, LAND SURVEYOR

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 05/12/04 DATE  
Virginia Department of Health 5/13/04 DATE  
Subdivision Agent of James City County 5/18/04 DATE



N/F STEVE L. & PAMELA C. MASSIE TM # (11-3)(1-28A) DB 271, PG 657 PB 29, PG 39

N/F MELINDA COWLES BARBOUR & RUTH COWLES DOZIER TM # (20-2)(1-3) WB 33, PG 64

AREA FORMERLY = 1,937,420.51 S.F. OR 44.47 ACRES  
NEW AREA = 1,711,410.10 S.F. OR 39.28 ACRES  
TM# (21-1)(1-1)  
DOC # 980010952  
DB 122, PG 331  
WB 26, PG 54  
PB 26, PG 54  
#2016 FORGE ROAD

N/F MAYES D. & CHERYL M. MATHEWS TM(21-1)(1-5) DOC. # 010004669

N/F CLAUDE D. PERKINS, JR & BARBARA LYNN PERKINS TM(21-1)(1-2 & 3) DB 597, PG 137 DB 128, PG 225 DB 758, PG 514

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 9:38 AM/PM, PB PG at 8 July 2004 DOCUMENT # 040017107 BETSY B. WOOLRIDGE, CLERK

CURVE DATA: DELTA = 00°39'28", RADIUS = 1240.57', LENGTH = 14.24', TAN. = 7.12', CHORD = 14.24', CB = N68°03'25"W

