

#050001931

NOTES:

IN ACCORDANCE WITH SECTION 24-214(b) OF THE JCC ZONING ORDINANCE, LOTS OF LESS THAN SIX ACRES RECORDED OR LEGALLY IN EXISTENCE PRIOR TO MAY 1, 1989, THE DATE OF ADOPTION OF THIS SECTION, SHALL BE PERMITTED TO BE SUBDIVIDED INTO TWO LOTS FOR SINGLE-FAMILY RESIDENTIAL USE SO LONG AS NO LOT SIZE IS LESS THAN TWO ACRES.

PROPERTY SHOWN IS TAX MAP PARCEL (21-3) (1-3).
PROPERTY ADDRESS IS 2400 LITTLE CREEK DAM ROAD.

AREA TABULATION:
PARCEL 1: 3.737 ACRES
PARCEL 2: 2.047 ACRES
TOTAL: 5.784 ACRES

PROPERTY SHOWN IS CURRENTLY ZONED A-1 AGRICULTURE

MINIMUM LOT FRONTAGE FOR 1 ACRE OR MORE BUT LESS THAN 3 ACRES SHALL BE 150 FT. AT THE FRONT SETBACK LINE; AND FOR 3 ACRES OR MORE SHALL BE 200'.
SETBACK REQUIREMENTS (MINIMUM):
SIDE 15 FT.
REAR 35 FT.
FRONT 75 FT. FROM 50 FT. OR GREATER STREET R/W.

SEPTIC TANK AND SOIL INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPT. PRIOR TO ANY NEW CONSTRUCTION.

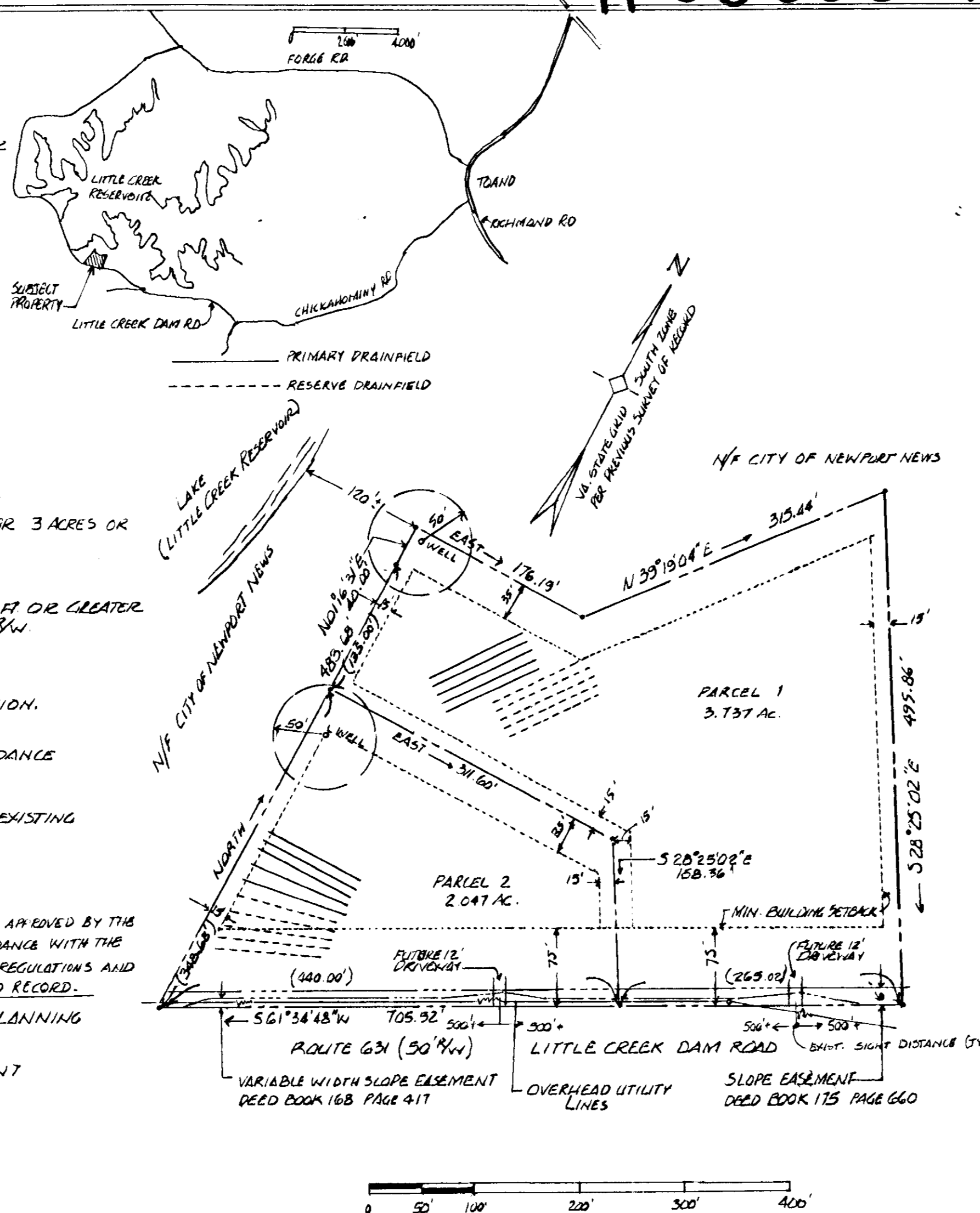
ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JCC SUBDIVISION ORDINANCE.

THIS PROPERTY APPEARS TO HAVE NO PERENNIAL STREAMS EXISTING WITHIN ITS BOUNDARIES.

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

APPROVAL OF SUBDIVISION PLAT:

[Signature] 2/1/05 FOR JAMES CITY COUNTY PLANNING
M. Gainer 1/26/05 FOR HEALTH DEPARTMENT
Buffy A. Win 1/24/05 FOR VDOT



OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

1-27-05
DATE
1/27/05
DATE

[Signatures]

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City

I, Linda L. Weaver, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY 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 27 DAY OF Jan, 2005.

Linda L. Weaver
SIGNATURE

MY COMMISSION EXPIRES 10/31/2005

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO KENNETH I. HEATH AND STEPHEN R. MARTIN BY RICHARD D. MAHONEY BY DEED (INSTRUMENT) DATED OCTOBER 17, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, JAMES CITY COUNTY, INSTRUMENT NO. 030032175.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF JAMES CITY CO., VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

4/15/04
DATE

[Signature]
DOUGLAS E. WHITE, C.L.S.

REQUIRED HEALTH DEPT. STATEMENT:

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ON-SITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE REGULATIONS), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32.1-163.5 OF THE CODE OF VIRGINIA, WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY MATHEWS SOIL CONSULTANTS INC., JOHN D. HARPER, PROFESSIONAL SOIL SCIENTIST, CERTIFICATION NO. 000040, TELEPHONE NO. 804-271-0136. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

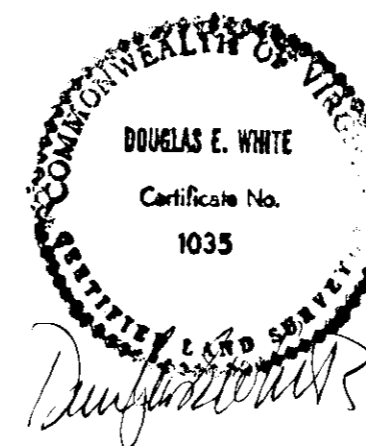
PURSUANT TO SEC. 360 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ON-SITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

POINT OF INGRESS/EGRESS MUST BE A V.D.O.T. STANDARD PRIVATE ENTRANCE (PE-1)

DOUGLAS E. WHITE, C.L.S.
322 NOTTINGHAM ROAD
WILLIAMSBURG, VA 23185

City of Williamsburg & County of James City
Circuit Court This PLAT was recorded on
3 February 2005
at 12:26 AM/PM PB - PG -
DOCUMENT # 050001931
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk



Large/Small Plat(s) Recorded
herewith as # 050001931

SUBDIVISION OF THE PROPERTY OF KENNETH I. HEATH AND STEPHEN R. MARTIN	
JAMES CITY CO., VA.	
JUNE 15, 2004	SCALE: 1" = 100'