

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILL TO JOYCE G. WARD DATED JULY 25, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN WILL BOOK 60, PAGE 566. SAID PARCEL HAVING BEEN CONVEYED TO NELLIE M. GOAD AND JOYCE GOAD WARD AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN WILL BOOK 12, PAGE 330

OWNER'S CONSENT AND DEDICATION

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

Joyce G. Ward 05/19/05
 Joyce G. WARD
 PRINTED NAME

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

I, ELIZABETH A. DELBERCK, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 19TH DAY OF MAY, 2005.

MY COMMISSION EXPIRES OCTOBER 31, 2008.

Elizabeth A. Delberck
 NOTARY PUBLIC

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12vac 5-610-10 et seq., THE "REGULATIONS")

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOILS EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY ADAM C. HERMAN, AOSE #185, PH (757) 344-6240. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 380 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 ONSITE 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 APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED RELIANT 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.

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	14°41'00"	2976.79	762.87	383.54	760.79	S84°43'20"E
C2	10°19'03"	2976.79	536.04	268.75	535.32	S62°32'22"E
C3	4°21'57"	2976.79	226.83	113.47	226.77	S69°52'52"E
C4	17°21'45"	615.00	186.37	93.90	185.65	S31°17'02"W
C5	2°00'44"	2515.00	88.33	44.17	88.32	S21°35'48"W
C6	9°48'20"	460.00	78.72	39.46	78.63	S43°32'27"W
C7	1°54'41"	12230.23	408.00	204.02	407.99	S47°29'17"W
C8	1°53'35"	2525.00	83.43	41.71	83.41	N21°39'22"E
C9	17°21'45"	625.00	189.40	95.43	188.67	N31°17'02"E
C10	1°54'51"	12240.23	408.93	204.49	408.93	N47°29'12"E
C11	9°55'42"	450.00	77.98	39.09	77.88	N43°28'46"E

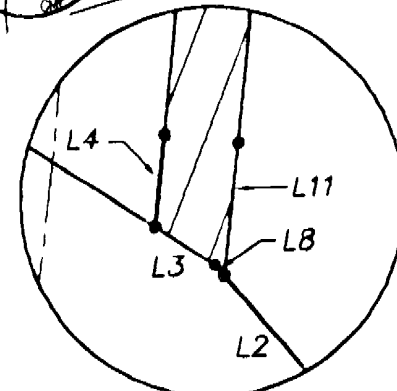
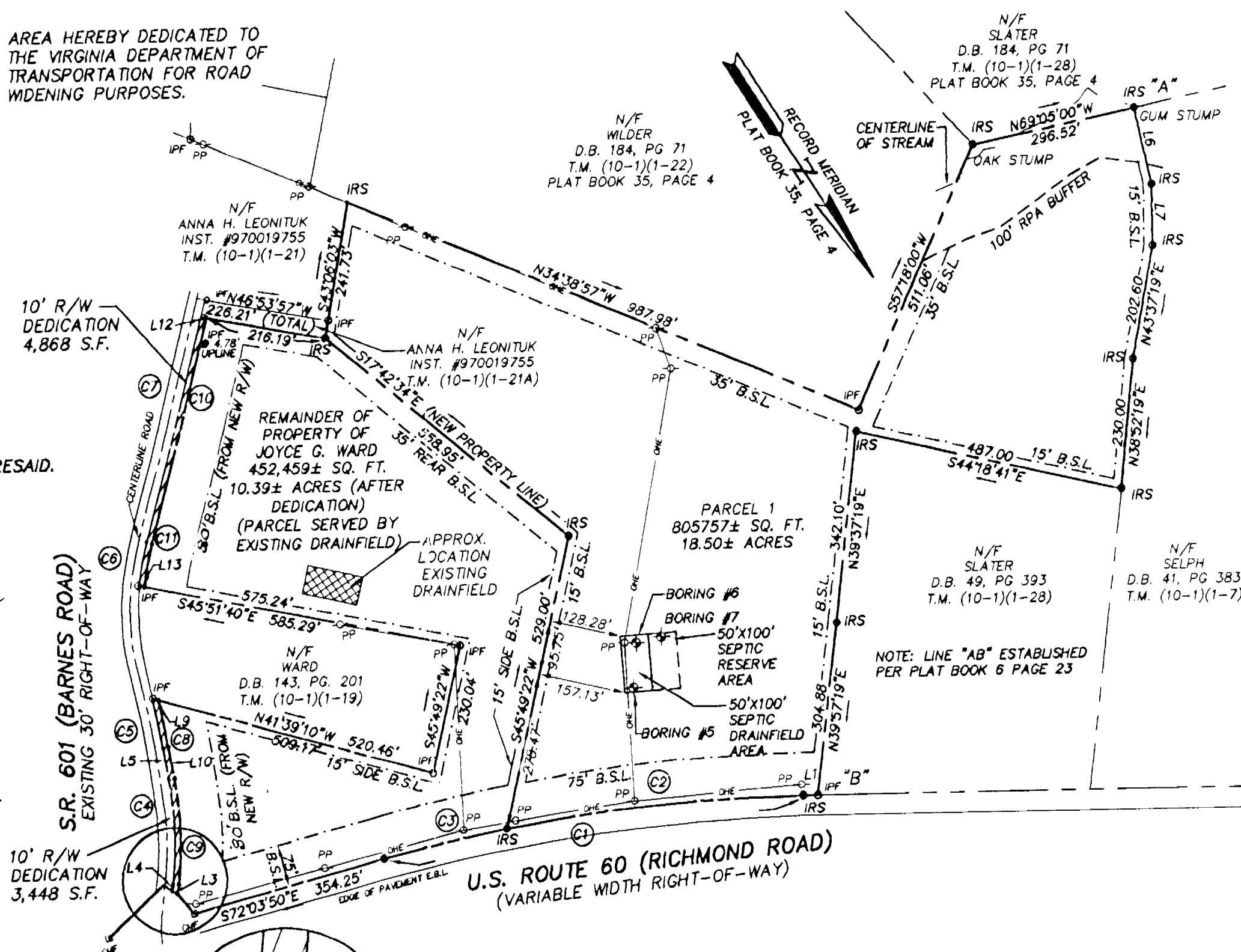
REFERENCES

- WILL BOOK 60, PAGE 566.
- WILL BOOK 12, PAGE 330
- DEED BOOK 41, PAGE 316
- DEED BOOK 36, PAGE 592
- PLAT BOOK 6, PAGE 23

AREA HEREBY DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR ROAD WIDENING PURPOSES.

AREA TABULATION

TOTAL AREA OF ORIGINAL PARCEL = 1,266,532 S.F.± OR 29.08 AC.±
 AREA OF PARCEL 1 = 805,757 S.F.± OR 18.50 AC.±
 AREA OF RIGHT OF WAY DEDICATION = 8,316 S.F.± OR 0.19 AC.±
 AREA OF REMAINDER = 452,459 S.F.± OR 10.39 AC.±



NUMBER	BEARING	DISTANCE
L1	S57°22'50"E	26.40'
L2	S07°34'08"E	46.29'
L3	S24°14'52"E	9.62'
L4	S39°57'55"W	12.31'
L5	S22°36'10"W	56.30'
L6	N20°32'19"E	139.00'
L7	N32°42'19"E	109.00'
L8	S07°34'08"E	1.81'
L9	N41°39'10"W	11.29'
L10	N22°36'10"E	56.30'
L11	N39°57'55"E	17.72'
L12	N46°53'57"W	10.02'
L13	S45°51'40"E	10.05'

CERTIFICATE OF APPROVAL

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

Bruce A. Wilson
 VIRGINIA DEPARTMENT OF TRANSPORTATION

H. H. Harris
 VIRGINIA DEPARTMENT OF HEALTH

[Signature]
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

[Signature]
 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

G.T. Wilson, Jr.
 G.T. WILSON, JR., L.S. #1183

5/17/05
 DATE

5/19/05
 DATE

5/20/05
 DATE

STATE OF VIRGINIA
 COUNTY OF JAMES CITY

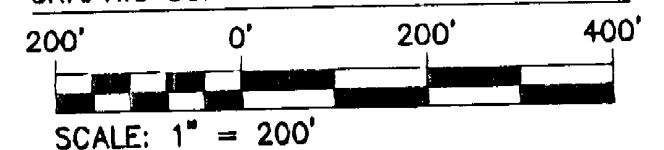
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 8 DAY OF May, 2005, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

Betty B. Woodbridge
 CLERK

Claudia H. Beshke
 BY

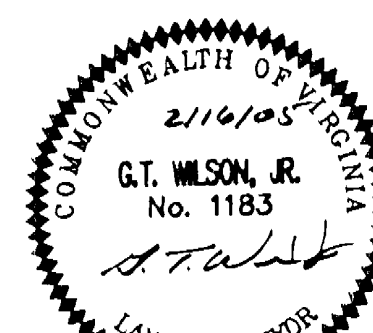
INSTRUMENT # 050012774

GRAPHIC SCALE



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
 PARCEL 1
 BEING A PORTION OF PROPERTY OF
 JOYCE G. WARD



REVISION / COMMENT / NOTE	BY
5 5/17/05 REVISED BUILDING SETBACKS PER COUNTY COMMENTS	RED
4 4/25/05 ADDED RPA BUFFER	JDB
3 4/13/05 ADDED R/W DEDICATION	RED
2 4/8/05 REVISED PER COUNTY COMMENTS	RED
1 2/28/05 AOSE NOTE ADDED PER VA. DEPT. OF HEALTH	RED

Designed	Drawn
Scale	Date
1"=200'	2/16/05
Project No.	9472-1
Drawing No.	1 OF 1