

#060016521

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF DAVID A. NICE AND DEBORAH L. NICE AND WAS ACQUIRED FROM EDDIE W. GIVENS AND Z. ERNESTINE GIVENS BY DEED DATED SEPTEMBER 11, 1981 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN D.B.217, PG.202.

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 OWNERS.

David A. Nice 5/16/06
DAVID A. NICE DATE

Deborah L. Nice 5/16/06
DEBORAH L. NICE DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA,
CITY/COUNTY OF James City, Gayle B. Graves
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 THE CITY/COUNTY AND STATE AFORESAID, GIVEN UNDER MY NAME THIS 17th DAY OF May, 2006 MY COMMISSION EXPIRES Sept 30, 2008

Gayle B. Graves
SIGNATURE

AREA TABULATION

AREA OF LOT 1 =	568,109 SF±	13.042 AC±
AREA OF LOT 2 =	246,844 SF±	5.667 AC±
AREA OF LOT 3 =	267,775 SF±	6.147 AC±
TOTAL AREA SUBDIVIDED =	1,082,728 SF±	24.856 AC±
AVERAGE LOT SIZE =	360,909 SF±	8.285 AC±
MINIMUM LOT SIZE =	246,844 SF±	5.667 AC±

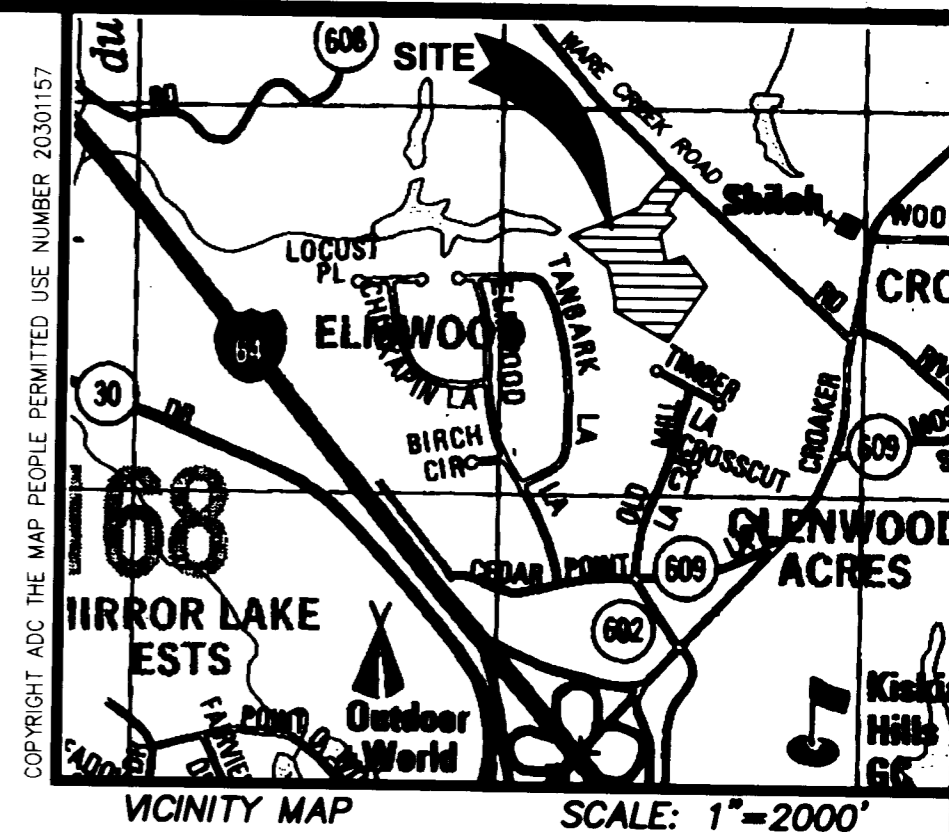
SURVEYOR'S CERTIFICATE

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.

Robert D. Mann 5/11/06
ROBERT D. MANN, L.S. #2509 DATE

GENERAL NOTES:

1. THE PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL (14-1)(1-15)
 2. PROPERTY ADDRESS: 4571 WARE CREEK ROAD
 3. PROPERTY IS CURRENTLY ZONED A-1 (GENERAL AGRICULTURAL)
- BUILDING SETBACK REQUIREMENTS**
FRONT: 75'
SIDE: 15'
REAR: 35'
4. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREA) AND/OR RMA (RESOURCE MANAGEMENT AREA) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
 5. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
 6. THIS PROPERTY LIE IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), PER F.I.R.M. 510201-00108, DATED FEBRUARY 6, 1991.
 7. PROPERTY LINES AS SHOWN ARE BASED UPON FOUND MARKERS AS NOTED, RECORD AND OTHER AVAILABLE INFORMATION AND DO NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 8. ALL LOTS TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
 9. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 10. EXISTING DRAINFIELD LOCATIONS ARE BASED ON PAROL EVIDENCE PROVIDED BY OWNER AND HAVE NOT BEEN FIELD LOCATED.
 11. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 12. PER SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 13. MONUMENTS SHALL BE PLACED PER SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 14. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
 15. ACCESS TO WARE CREEK ROAD, STATE ROUTE 608, A PUBLIC ROAD, SHALL BE PROVIDED TO EACH LOT IN THIS FAMILY SUBDIVISION BY MEANS OF A PRIVATE DRIVEWAY CONSTRUCTED IN ACCORDANCE WITH SEC. 19-17 OF THE JAMES CITY COUNTY CODE. THE PRIVATE DRIVEWAY WILL BE CONSTRUCTED WITHIN THE PRIVATE INGRESS & EGRESS EASEMENT AS SHOWN HERE ON.
 16. THE PRIVATE DRIVEWAY SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY BUT SHALL BE PRIVATELY MAINTAINED BY THE ADJACENT LAND OWNERS.
 17. PROPERTY LINES AS SHOWN ARE BASED ON A CURRENT FIELD SURVEY, AND DEEDS AND PLATS OF RECORD.
 18. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
 19. 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 (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).
 20. 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 ONSITE 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: E. BROOKE PHILIPY, AOSE #001, (804) 746-8568. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.
 21. 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 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 THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.
 22. 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.



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
11 July 2006
at 12:21 AM/PM/PB = PG =
DOCUMENT # 060016521
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

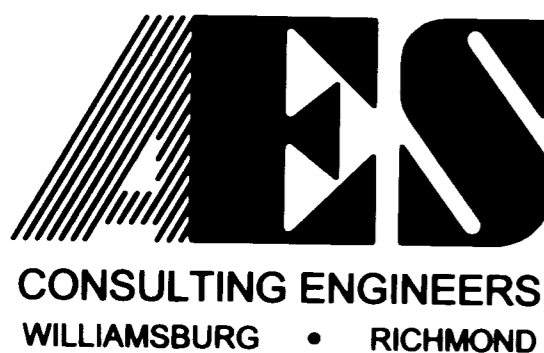
CERTIFICATE OF APPROVAL

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

Therese Jordan 5/16/06
VIRGINIA DEPARTMENT OF HEALTH DATE

Bruce A. Win 5/16/06
VOT DATE

[Signature] 6/21/06
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE



5248 Olde Towne Road, Suite 1
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(757) 253-0040
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FAMILY SUBDIVISION
OF THE PROPERTY OF
DAVID A. NICE & DEBORAH L. NICE

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	5/11/06	REVISED PER COUNTY COMMENTS DATED 12/21/04	RDM
1	10/13/04	REVISED PER COUNTY COMMENTS DATED 9/9/04	RDM

Designed RDM	Drawn RDM
Scale 1"=100'	Date 8/11/04
Project No. 6978-01	
Drawing No. 1 OF 2	