

# # 060017079

### OWNERS CERTIFICATE

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

06-27-06 [Signature]  
DATE SIGNATURE

06-27-06 PETER V. HENDERSON, JR. - OWNER  
DATE PRINT & TITLE

### CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY/COUNTY OF York, I, Matthew H. Connolly, A  
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY  
CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING  
HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
GIVEN UNDER MY HAND THIS 27 DAY OF June, 2006.  
MY COMMISSION EXPIRES JULY 31st, 2007.  
Matthew H. Connolly  
NOTARY PUBLIC

### CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE ESTATE OF RICHARD  
E. MOUNTCASTLE, JR. TO HENDERSON & SCHULTZ, L.L.C. BY INSTRUMENT RECORDED  
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY,  
VIRGINIA AS INSTRUMENT #050023522.

### ENGINEERS OR SURVEYORS 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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

6-19-06 [Signature]  
DATE CHARLES A. CALHOUN, L.S. #002554

### CERTIFICATE OF APPROVAL

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

6-27-2006 [Signature]  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

6-29-2006 [Signature]  
DATE VIRGINIA DEPARTMENT OF HEALTH

7/12/06 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

### GENERAL NOTES

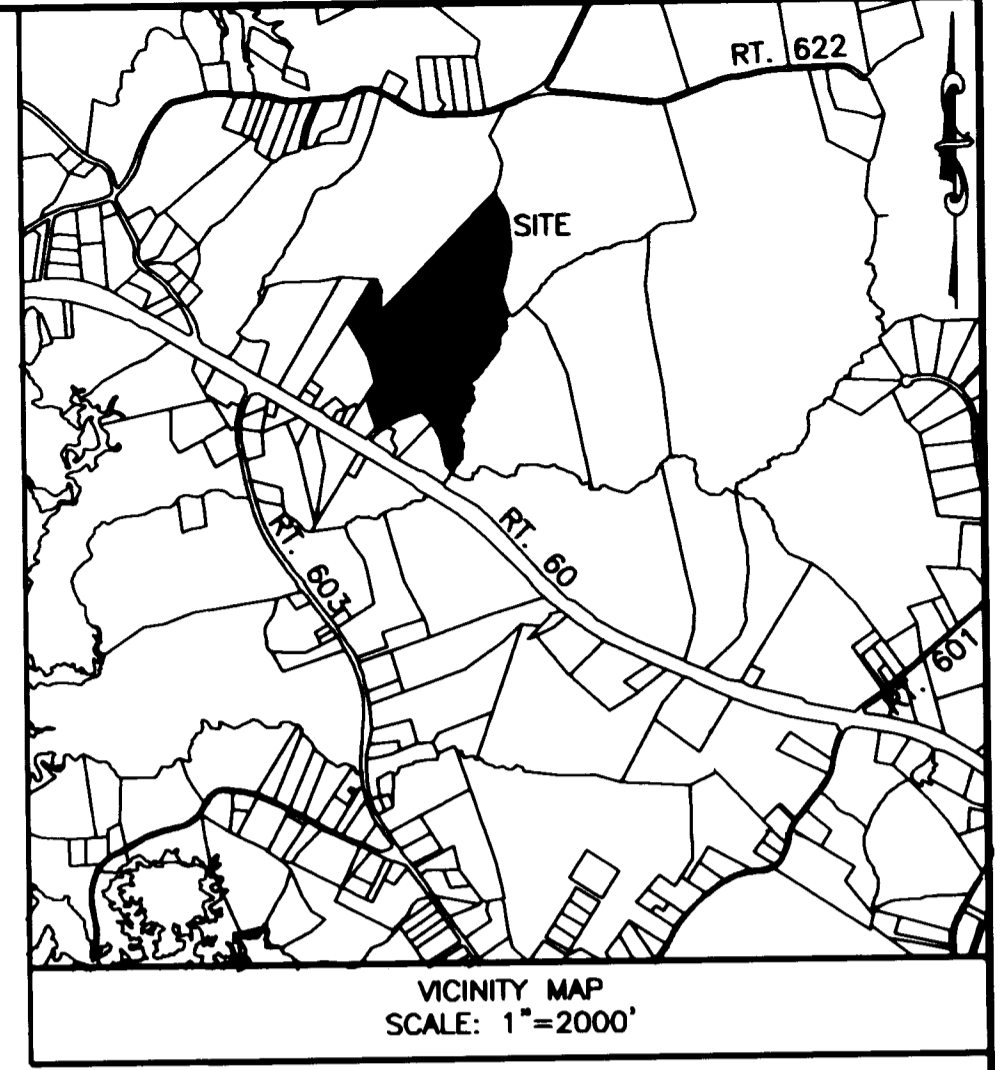
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
3. WETLANDS/RPA SHOWN PER CONFIRMATION BY U.S. ARMY CORPS OF ENGINEERS AND JCC ENVIRONMENTAL DEPARTMENT.
4. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c) OF THE JAMES CITY COUNTY CODE.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
7. LOTS SHOWN ARE TO BE SERVED BY PRIVATE SEWER AND WATER.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
9. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0005B, DATED FEBRUARY 6, 1991
10. DRAIN FIELD LOCATIONS AND DESIGN BY OTHERS.
11. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
12. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. AREA OF 25% SLOPE OR GREATER WAS ESTABLISH FROM JCC GIS CONTOURS AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION OR DISTURBANCE.

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").

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 SOIL 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 MIKE NEWHOUSE, AOSE #129, P.O. BOX 427 DUTTON VA, 23050 (804) 693-4359. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO #380 OF THE REGULATIONS THE 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 APPROVED SITES FOR ONSITE 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.



### PROPERTY INFORMATION

ZONING DISTRICT: A-1  
PARCEL ID: 0240100061  
ADDRESS: 1121 STEWARTS ROAD  
TOTAL AREA: ±57.48 ACRES

### BUILDING SETBACKS

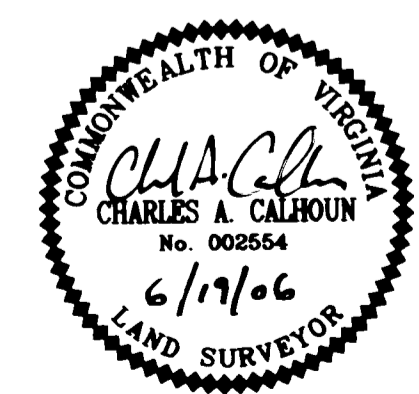
FRONT: 75'  
SIDE: 15'  
REAR: 35'

### STATE OF VIRGINIA - JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF  
JAMES CITY THE 17 DAY OF July, 2006.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW  
DIRECTS IN INSTRUMENT # 060017079  
TESTE [Signature]  
BY [Signature] CLERK

2 Large/Small Plat(s) Recorded  
herewith as # 060017079

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
17 July 2006  
at 11:46 AM PM PG ---  
DOCUMENT # 060017079  
BETSY B. WOOLRIDGE, CLERK  
[Signature] Clerk



RE-SUBDIVISION OF  
5 PARCELS OF LAND  
TO BE KNOWN AS  
**COUNTRYSIDE**  
LOCATED IN THE STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: 4/20/06 SCALE: 1" = 150' JOB# 05-516  
Rev: 6/19/06

**LandTech Resources, Inc.**  
Surveying • Mapping • Land Design  
5810-F Mooretown Road, Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com