

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY AND BETWEEN BERTRAND E. GEDDY, JR. TO THE BERTRAND E. GEDDY, JR., TRUSTEE, OR HIS SUCCESSOR IN TRUST, UNDER THE BERTRAND E. GEDDY, JR., LIVING TRUST BY DEED DATED NOVEMBER 30, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050030505.

**OWNER'S CERTIFICATE**

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

Bertrand E. Geddy, Jr. 9-13-06  
 BERTRAND E. GEDDY, JR. DATE  
 TRUSTEE OF THE BERTRAND E. GEDDY, JR. LIVING TRUST

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg, John F. Sluss  
 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 AFORESAID. GIVEN UNDER MY NAME THIS 13<sup>th</sup> DAY OF SEPTEMBER, 2006. MY COMMISSION EXPIRES 7/31/09.

John F. Sluss  
 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.

Ronald W. Eads 04-03-06  
 RONALD W. EADS, L.S. DATE

**CERTIFICATE OF APPROVAL**

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

Amy D. Pemberton 9-26-06  
 VIRGINIA DEPARTMENT OF HEALTH DATE

Ellen M. Cook 09-15-06  
 VIRGINIA DEPT. OF TRANSPORTATION DATE

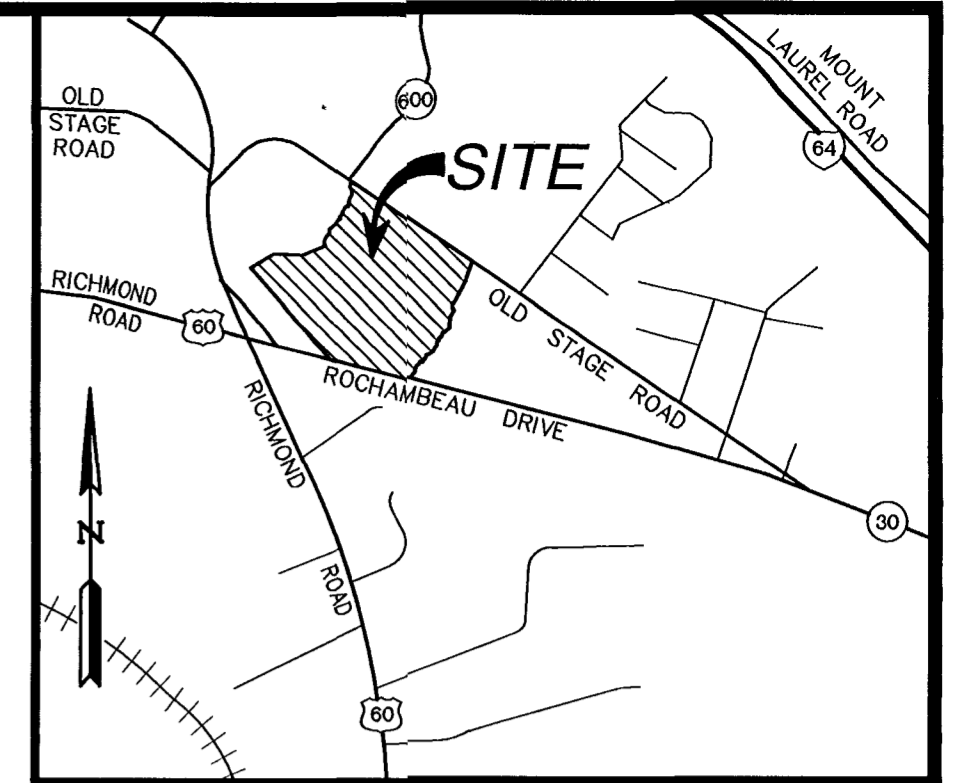
Ellen M. Cook 11/28/06  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**REFERENCES:**

INSTRUMENT #050030505 (PARCEL 1A)  
 INSTRUMENT #050011530  
 DEED BOOK 227, PAGE 251  
 DEED BOOK 27, PAGE 110

**ADDITIONAL REFERENCES:**

INSTRUMENT #980002028  
 DEED BOOK 62, PAGE 580 (STATE HWY. RT. #168, 168Y ST. HWY. PROJ. #4847-01)  
 DEED BOOK 60, PAGE 89 (STATE HWY. RT. #168, 168Y STATE HWY. PROJ. #4847-01)  
 DEED BOOK 57, PAGE 432 (V.E.P.CO. EASEMENT)  
 DEED BOOK 30, PAGE 196 (STATE HWY. PROJ. #1177-D)



**VICINITY MAP**  
 SCALE 1"=2,000'

**GENERAL NOTES:**

- THIS SURVEY IS BASED ON THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK - VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE 4502 - NAD 83 HORIZONTAL DATUM. THIS SURVEY WAS PREPARED USING BOTH CONVENTIONAL AND GPS SURVEYING METHODS - PROJECT SCALE FACTOR IS 0.999945568.
- PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL #(12-2)(1-8).
- PROPERTY ADDRESS IS: 3200 ROCHAMBEAU DRIVE.
- SETBACK REQUIREMENTS A1: FRONT: 75' SIDE: 15' REAR: 35'  
 SETBACK REQUIREMENTS B1: FRONT: 50' SIDE: 20' REAR: 20'  
 ONLY USES PERMITTED IN B-1 SHALL BE PERMITTED WITHIN THE PORTION OF THE PROPERTY WITH THAT ZONING DESIGNATION.
- TAX MAP PARCEL #(12-2)(1-8) IS ZONED "A-1", GENERAL AGRICULTURAL DISTRICT AND "B-1", GENERAL BUSINESS DISTRICT.
- PROPERTIES AS SHOWN LIE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER F.I.R.M. #510201-0010-B, DATED FEBRUARY 6, 1991.
- TOTAL AREA OF PARCEL = 41.42 ACRES±.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- PROPOSED LOTS TO BE SERVED BY CONVENTIONAL DRAINFIELDS, SEPTIC TANK AND SOILS INFORMATION SHOULD BE FIELD VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33.
- MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36.
- LOTS TO BE SERVED BY WELL AND SEPTIC.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.

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 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: ADAM C. HERMAN, AOSE #185. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 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 SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE OF THIS 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 THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

**AREA TABULATION**

PROPOSED LOT 1 = 131,223 S.F.±	OR 3.01 ACRES±
PROPOSED LOT 2 = 131,223 S.F.±	OR 3.01 ACRES±
PROPOSED LOT 3 = 163,997 S.F.±	OR 3.76 ACRES±
PROPOSED CONSERVATION EASEMENTS(REMAINING PARCEL) = 1,378,011 S.F.±	OR 31.64 ACRES±
<b>TOTAL AREA SUBDIVIDED = 1,804,444 S.F.± OR 41.42 ACRES±</b>	

NOTE: THE PROPOSED CONSERVATION EASEMENT AREA INCLUDES THE FOLLOWING:

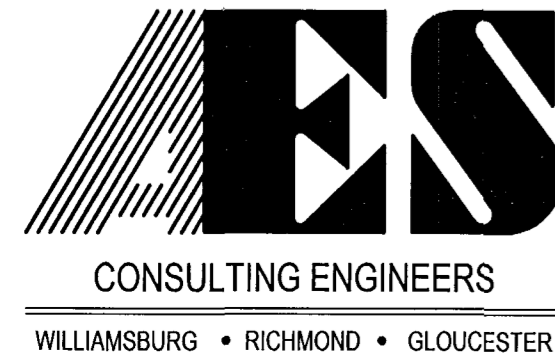
- PROPOSED FARMSTEAD AREA = 114,960 S.F. OR 2.639 AC.
- PROPOSED HISTORIC PRESERVATION AREA = 4.102 AC.
- PROPOSED FARM & RANCH LANDS PROTECTION PROGRAM (FRPP) EASEMENT = 900,501 S.F. OR 20.67 AC.
- PROPOSED JAMES CITY COUNTY CONSERVATION EASEMENT = 10.97 AC.

3 Large/Small here with as # 060028758 recorded

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 4 DAY OF December, 2006.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:08 PM  
 INSTRUMENT # 060028758  
 By Betsy B. Woolridge, Clerk  
 TESTE: Betsy B. Woolridge, Clerk

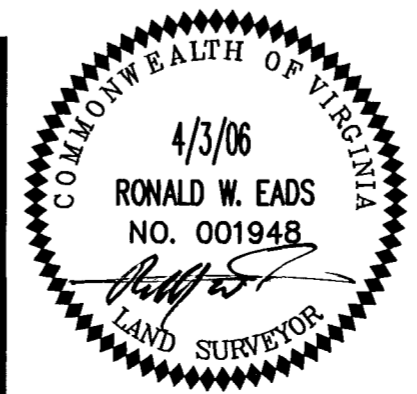
# 060028758

S:\Jobs\969900-Whitehall-B Geddy.dwg (Sur\Plats\969900Subd 3 Lots Sh1.dwg, 9/13/2006 3:21:03 PM)



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

PLAT OF SUBDIVISION  
 OF PROPERTY STANDING IN THE NAME OF  
 BERTRAND E. GEDDY, JR., TRUSTEE  
 OF THE BERTRAND E. GEDDY, JR. LIVING TRUST  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court:	This PLAT was recorded on <u>4 December 2006</u>
at <u>108</u> AM/PM, PG <u>1</u>	
DOCUMENT # <u>060028758</u>	
BETSY B. WOOLRIDGE, CLERK	
<u>Betsy B. Woolridge</u> Clerk	
1 9/13/06	REVISED PER J.C.C. COMMENT LETTER
No. DATE	REVISION / COMMENT / NOTE
	AWT RWE
	REVIEWED BY

Designed RWE	Drawn AWT
Scale N/A	Date 4/3/06
Project No. 9699	
Drawing No. 1 of 3	