#070015863

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTIES AS SHOWN ON THIS PLAT WERE CONVEYED BY JAMES C. COSTANZO, TRUSTEE, OF THE COSTANZO TREE FARM TRUST TO KENNETH I. HEATH AND WENDY A. HEATH, BEVERLY LEE HEATH AND SHERRY D. HEATH BY DEED DATED JUNE 22, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #050016789.

OWNER'S CERTIFICATE

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

	12/6/06
KENNETH I. HEATH	DATE
	12/6/01-
WENDY A. HEATH	DATE
De No	1216/06
BEVERLY LEE HEATH	DATE
Likely & Noceth	12/6/06
SHERRY D. HEATH	DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF New Kent 1. Norma tarnsworth 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 ______DAY OF <u>December</u>, 2006. MY COMMISSION EXPIRES 3/31/10

lorna Gamsworth 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.

JTus 9/25/06 G.T. WILSON, JR., L.S. DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS

VIRGINIA DEPARTMENT OF HEALTH DATE 1-04-07 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES

- 1. PROPERTIES SHOWN ARE ALL OF TAX PARCELS #(22-3)(1-33) & #(21-4)(1-39).
- 2. PROPERTY ADDRESS: 2837 CHICKAHOMINY ROAD.
- 3. TOTAL AREA SUBDIMDED = 1,121,197 S.F. \pm , OR 25.74 ACRES \pm
- 4. ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- 5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PROPERTIES SHOWN ARE ZONED R-8 (RURAL RESIDENTIAL DISTRICT) & A-1 (GENERAL AGRICULTURAL DISTRICT).

SETBACKS (R-8): SETBACKS (A-1): FRONT: 35' FRONT: 75' SIDE: 15' SIDE: 15' **REAR: 35' REAR: 35'**

- 7. NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 8. PROPERTIES SHOWN LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0015 B, DATED FEBRUARY 6, 1991.
- 9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- 11. 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.
- 12. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 13. THE SHARED COMMON DRIVEWAY MUST BE USED BY ALL RESIDENTS OF THIS SUBDIVISION.
- 14. A SHARED COMMON DRIVEWAY AND PERMANENT MAINTENANCE AGREEMENT SHALL BE MADE IN ACCORDANCE WITH SECTION 19-71 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 15. THIS PLAT WAS TAKEN FROM A PLAT PREPARED BY HIS LAND SURVEYING, INC. DATED 2/1/96 RECORDED IN DEED BOOK 778, PAGE 776 AND HAS NOT BEEN RESURVEYED BY THIS SURVEYOR. AREA BY PLAT IS 25.91 ACRES (COMPUTED TO TRAVERSE LINES.) THE AREA SHOWN HEREON IS COMPUTED TO @ OF STREAM, AND TO THE CORRECT BOUNDARY FOR CHICKAHOMINY ROAD, A DIFFERENCE OF 0.17 ACRES±.
- 16. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 17. 25% SLOPES ARE BASED ON COUNTY TOPO.

AREA TABULATION

LOT 1 = 134,826 S.F. OR 3.09 ACRES LOT 2 = 130,806 S.F. OR 3.00 ACRES LOT 3 = 131,340 S.F. OR 3.02 ACRESLOT 4 = 131.990 S.F. OR 3.03 ACRESREMAINDER = 591.125 S.F. OR 13.57 ACRES RIGHT-OF-WAY TAKE = 1,110 S.F. OR 0.03 ACRES

TOTAL AREA = 1,121,197 S.F. OR 25.74 ACRES (TO € STREAM)

SROVE RILL RESERVOIR **VICINITY MAP** SCALE: 1" = 2000'

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: CLYDE C. DAVIS, JR., AOSE #161. 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 INDÍVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

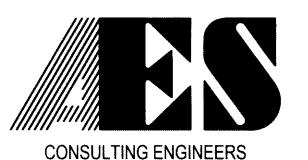
> STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5th DAY OF 2007.
> THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:52 AM/PM
> INSTRUMENT # 070015863
> TESTE: By Clark Holis Add Joy Clark
> TESTE: By WOOLRINGE CLERK

> > GTW

REVIEWED



REFERENCES: INSTRUMENT #020018583



WILLIAMSBURG • RICHMOND • GLOUCESTER

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

DATE

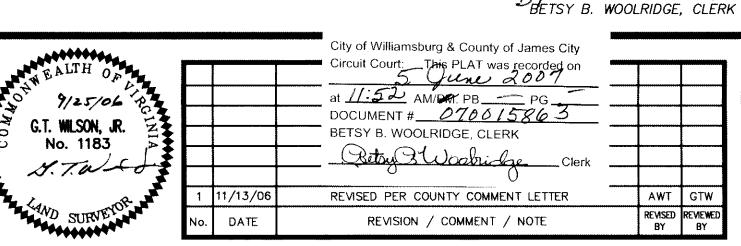
PLAT OF SUBDIVISION

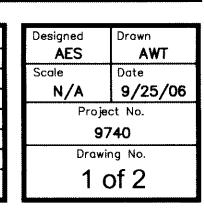
PINEY WOODS ESTATES

LOTS 1-4

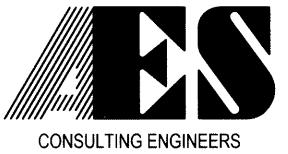
OWNER/DEVELOPER: KENNETH I. HEATH, ET ALS

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA





#070015863 LEGEND IRON PIPE FOUND IRON ROD SET IRS IRON ROD FOUND O IRF BUILDING SETBACK LINE PRIMARY DRAINFIELD AREA RESERVE DRAINFIELD AREA N/F CHIEFTAINS INVESTMENT CO. PROPOSED WELL T.M. #(21-4)(1-37) D.B. 170, PG. 94 P.B. 30, PG. 25 RPA PROPOSED RPA SIGN CHICKAHOMINY
CHICKAHOMINY
(AO' TO 50') P IS ALONG & OF STREAM -AREA OF LOTS COMPUTED TO € OF STREAM -N54°41'11"E 32.80' N38*09'29"E 96.49'-N2814'22"E 93.38' – N55°23'30"E 61.56' N39'39'20"E 172.30' IDA B. BENSON ROAD MOTH R/W PORTION OF N36 54'33"E N47 15'50"E T.M. #(22-3)(1-34) W.B. 5, PG. 537 RIGHT-OF-WAY HEREBY APPROXIMATE LOCATION OF EXISTING WETLANDS DEDICATED TO V.D.O.T. D.B. 8, PG. 484 @ OF STREAM (FIELD LOCATED BY (1,110 S.F. OR 0.03 AC.)-AES ON 9/6/06) APPROXIMATE LOCATION OF EXISTING N35'53'16"E 269.56 WETLANDS DELINEATED BY W.E.G. AND-65.40' FIELD LOCATED BY AES ON 9/6/06 NAIL FOUND N29.40'39"E 161.44' S16*51'01"W 66.83' N45°59'14"F AREA OF _S16*51'01"W 65.45' 25% SLOPE \$35*53'16"W 276.66' 35' BSL S35*53'16"W 279.74' 26.04'-RPA SIGN **REMAINDER** S35'53'16"W 282.82' 26.04'-591,125 S.F. S45.59'14"W 234.88' 13.57 AC. LOT 4 S35'53'16"W 285.89' 26.04'-S45'59'14"W 243.71' EXISTING PROPERTY LINE 131,990 S.F. (FUTURE LOTS 5-8) S29'40'39"W 199.80' HEREBY EXTINGUISHED 3.03 AC. 35' BSL-(S65*43'38"E 624.86') 15' BSL **IPROPOSED** S64'36'59"E 50.25' S45'59'14"W N45*59'14"F S16*51'01"W 64.07 65.50 -S16*****51**'**01"W 62.69' AREA OF \$7019'38"E LOT 1 25% SLOPE 134,826 S.F. LOT 3 EXISTING 50' R/W FOR 3.09 AC. 131,340 S.F. 3.02 AC. -INGRESS & EGRESS 15' UTILITY ESM'T INSTR. #020018583 LOT 2 PROPOSED 130,806 S.F. N/F DEBORAH LYNN SMITH 3.00 AC. T.M. #(21-4)(1-38) INSTR. #020018583 N/F CHICKAHOMINY BAPTIST CHURCH T.M. #(22-3)(1-30) D.B. 126, PG. 164 PROPOSED PROPOSED WELL 15' UTILITY ESM'T____ 85' BSL ADDITIONAL ALONG CENTERLINE OF OLD ROAD-S5740'50"W 505.21' INGRESS/EGRESS EASEMENT (S14'37'07"E 67.61') N/F ROBERT CURTIS GREENHOW IRF S41'05'24"W 159.74' S40°46'59"W 351.51 T.M. #(22-3)(1-38) D.B. 36, PG. 144 S51*40'25"W-LEXISTING 50' R/W FOR DEBORAH L. SMITH T.M. #(22-3)(1-39) INSTR. #040031116 INGRESS & EGRESS 27.53' INSTR. #020018583 (TO BE USED BY ALL LOTS) 10' MIN. WIDTH 2" SM-9.5A BIT. SINGLE DRIVE TO BE CONCRETE N/F ROBERT LEE GREENHOW ESTATES USED IN COMMON FOR __6" #21B CRUSHED ACCESS TO ALL LOTS. T.M. #(22-3)(1-32) D.B. 11, PG. 424 & 428 STONE AGGREGATE ENTRANCE ROAD SHOULD BE CONSTRUCTED TO SUPPORT A 75,000 LB. FIRE TRUCK AND BE OF NOTE: EXISTING 50' INGRESS & EGRESS EASEMENT IS FOR THE ALL WEATHER MATERIAL BENEFIT OF TAX PARCEL (21-4)(1-38) ONLY (INSTRUMENT NO. **GRAPHIC SCALE** COMPACTED 020018583). THERE IS NO DEEDED ACCESS FOR THE OTHER 100' SUBGRADE ADJOINING PARCELS THROUGH THIS PARCEL. PROPOSED DRIVE TO BE USED IN COMMON FOR ACCESS TO ALL LOTS (ONLY ONE ENTRANCE 4 Large/Smath Plat(s) Recorded 3 TYPICAL COMMON DRIVE SECTION IS ALLOWED OFF CHICKAHOMINY ROAD). ENTRANCE ROAD SHOULD BE SCALE: 1" = 100' CONSTRUCTED TO SUPPORT A 75,000 LB. FIRE TRUCK AND BE OF ALL N.T.S. WEATHER MATERIAL. REFERENCE: INSTRUMENT #020018583 PLAT OF SUBDIVISION **AES** AWT PINEY WOODS ESTATES 1/25706 5248 Olde Towne Road, Suite 1 1"=100' Williamsburg, Virginia 23188 G.T. WILSON, JR. LOTS 1-4 Project No. No. 1183 (757) 253-0040 OWNER/DEVELOPER: KENNETH I. HEATH, ET ALS 9740 Fax (757) 220-8994 AWT



WILLIAMSBURG • RICHMOND • GLOUCESTER

STONEHOUSE DISTRICT

JAMES CITY COUNTY

VIRGINIA

		City of Williamsburg & County of James City	
		Circuit Court: This PLAT was recorded on 5 Here 2007	
		at 11:52 AM/PM PB PG	
		DOCUMENT # 0700/5863	
		BETSY B. WOOLRIDGE, CLERK	
		- Retry Woodridge Clerk -	
1	11/13/06	CIEIK	
o.	DATE	REVISION / COMMENT / NOTE	

9/25/06 Drawing No. 2 of 2

070015863

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTIES AS SHOWN ON THIS PLAT WERE CONVEYED BY JAMES C. COSTANZO, TRUSTEE, OF THE COSTANZO TREE FARM TRUST TO KENNETH I. HEATH AND WENDY A. HEATH, BEVERLY LEE HEATH AND SHERRY D. HEATH BY DEED DATED JUNE 22, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #050016789.

OWNER'S CERTIFICATE

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

	12/6/88
KENNETH I. HEATH	DATE
The Shaket	12/6/36
WENDY A. HEATH	DATE
Schloc.	12/6/06
BEVERLY LEE HEATH	DATE
Shim Delgasion	12/6/86
SHERRY D. HEATH	DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF <u>New Kent</u> I Norma tarnsworth 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 ______DAY OF December, 2006. MY COMMISSION EXPIRES 3/31/10

Ilouna Gamsworth

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.

S. T.W.	 -	9/26/06
G.T. WILSON, JR., L.S.	#1183	DATE

CERTIFICATE OF APPROVAL

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

740m A Hodini	1/16/07
VIRGINIA DEPARTMENT OF HEALTH	DATE
Moi Mon	1-04-07
VIRGINIA DEPARTMENT OF TRANSPORTATION	DATE
1.5/1/20/	-/7/2
SUBDIVISION AGENT OF JAMES CITY COUNTY	DATE

GENERAL NOTES

- PROPERTIES SHOWN ARE ALL OF TAX PARCELS #(22-3)(1-33) & #(21-4)(1-39).
- 2. PROPERTY ADDRESS: 2837 CHICKAHOMINY ROAD.
- 3. TOTAL AREA SUBDIVIDED = 591,125 S.F.±, OR 13.57 ACRES±
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- 5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PROPERTIES SHOWN ARE ZONED R-8 (RURAL RESIDENTIAL DISTRICT) & A-1 (GENERAL AGRICULTURAL DISTRICT).

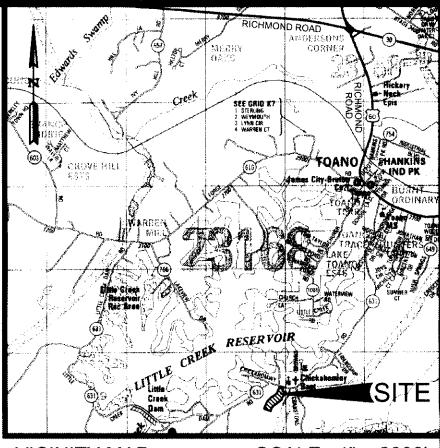
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- 14. A SHARED COMMON DRIVEWAY AND PERMANENT MAINTENANCE AGREEMENT SHALL BE MADE IN ACCORDANCE WITH SECTION 19-71 OF THE JAMES CITY COUNTY SUBDIVISION
- 15. THIS PLAT WAS TAKEN FROM A PLAT PREPARED BY HIS LAND SURVEYING, INC. DATED 2/1/96 RECORDED IN DEED BOOK 778, PAGE 776 AND HAS NOT BEEN RESURVEYED BY THIS SURVEYOR. AREA BY PLAT IS 25.91 ACRES (COMPUTED TO TRAVERSE LINES.) THE AREA SHOWN HEREON IS COMPUTED TO & OF STREAM, AND TO THE CORRECT BOUNDARY FOR CHICKAHOMINY ROAD, A DIFFERENCE OF 0.17 ACRES±.
- 16. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 17. 25% SLOPES ARE BASED ON COUNTY TOPO.

AREA TABULATION

LOT 5 = 133,605 S.F. OR 3.07 ACRESLOT 6 = 145,428 S.F. OR 3.34 ACRES LOT 7 = 152,093 S.F. OR 3.49 ACRES LOT 8 = 159,997 S.F. OR 3.67 ACRES

TOTAL AREA = 591,125 S.F. OR 13.57 ACRES (TO € STREAM)



VICINITY MAP

SCALE: 1" = 2000

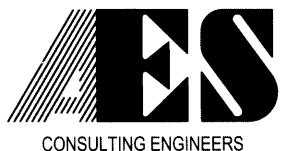
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> STATE OF VIRGINIA TO THE RECORD AS THE LAW DIRECTS. © 11:52 AM/2M
> INSTRUMENT # 070015863
> TESTE: By Clark HOW AND AND COLOR
> BETSY B. WOOLRIDGE, CLERK



WILLIAMSBURG • RICHMOND • GLOUCESTER

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

PLAT OF SUBDIVISION

REFERENCES:

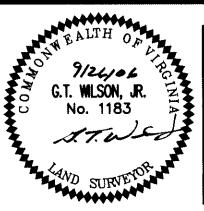
INSTRUMENT #020018583

PINEY WOODS ESTATES

LOTS 5-8 OWNER/DEVELOPER: KENNETH I. HEATH, ET ALS JAMES CITY COUNTY VIRGINIA STONEHOUSE DISTRICT

T Large/Small Plat(s) Records

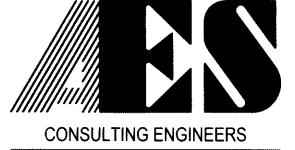
perguith as 8 070015863



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
1	11/13/06	REVISED PER COUNTY COMMENT LETTER	AWT	GTW
		Retay Woodring Clerk		
		BETSY B. WOOLRIDGE, CLERK		
		DOCUMENT #		
		at _//: 52_ AM/PM PB PG		
		Circuit Court: This PLAT was recorded on 5 July 2007 at 1:52 AM/PM: PB PG		
		City of Williamsburg & County of James City		

AES AWT Scale 9/26/06 Project No. 9740 Drawing No. 1 of 2

070015863 **LEGEND** N/F CHIEFTAINS INVESTMENT CO. O IPF IRON PIPE FOUND IRON ROD SET • IRS T.M. #(21-4)(1-37) D.B. 170, PG. 94 IRON ROD FOUND O IRF BUILDING SETBACK LINE BSL P.B. 30, PG. 25 PRIMARY DRAINFIELD AREA RESERVE DRAINFIELD AREA CHICKAHOMINY
CHICKAHOMINY
ROUTE #631 (40' TO 50') P IS ALONG & OF STREAM PROPOSED WELL AREA OF LOTS COMPUTED TO € OF STREAM PROPOSED RPA SIGN BORE HOLE LOCATION _[-N51*44'04"E 34.86' N38*09'29"E 96.49'-N2814'22"E 93.38' € OF STREAM N/F IDA B. BENSON -N55°23'30"E 61.56' N39°39'20"E 172.30' L34 T.M. #(22-3)(1-34) W.B. 5, PG. 537 D.B. 8, PG. 484 N36 54 33 E L31 ROAD MOTH R/W L40 122.49 **APPROXIMATE** L25 LOCATION OF APPROXIMATE LOCATION OF EXISTING WETLANDS - N16**°**51'01"E EXISTING WETLANDS -L11 72.36 N35'53'16"E 264.35' (FIELD LOCATED BY (FIELD LOCATED BY L8 AREA OF AES ON 9/6/06) 26.04'-AES ON 9/6/06) L46 RPA SIGN 25% SLOPE 26.04'-L19 N45'59'14"F 26.04'-RPA SIGN 1 AREA OF RPA SIGN L43 L18_ 199.60 26.04 25% SLOPE N.N. N.39'58'00"E 212.17'/ LOT 8 LOT 7 159,997 S.F. LOT 6 152,093 S.F. 3.67 AC. 145,428 S.F. 100' RPA-LOT 5 3.49 AC. 3.34 AC. BH#26 BUFFER 133,605 S.F. RESERVE LOT 4 S64'36'59"E 50.25'-3.07 AC. PRIMARY / PROPOSED WELL / ₩ •/_{BH#24} -\$70°19'38"E BH#15 & RESERVE ♠ BH#23 22.22 EXISTING LOTS 1-4 - PLAT BY AES -85' BSL' 15' UTILITY ESM'T 📉 💍 PRIMARY BH#14 DATED 9/25/06 PROPOSED LOT 1 WELL PROPOSED LOT 3 WELL LOT 2 N/F DEBORAH LYNN SMITH T.M. #(21-4)(1-38) INSTR. #020018583 N/F Z CHICKAHOMINY BAPTIST CHURCH **ADDITIONAL** EXISTING 50' INGRESS/EGRESS R/W FOR T.M. #(22-3)(1-30) D.B. 126, PG. 164 EASEMENT **INGRESS** (S14'37'07"E & EGRESS 67.61') INSTR. #020018583 ALONG CENTERLINE OF OLD ROAD--15' UTILITY ESM'T N/F ROBERT CURTIS GREENHOW T.M. #(22-3)(1-38) D.B. 36, PG. 144 N/F DEBORAH L. SMITH IRF S41°05'24"W 159.74' T.M. #(22-3)(1-39) INSTR. #040031116 S40'46'59"W 351.51 EXISTING 50' R/W FOR S51*40'25"W-LINE TABLE LINE TABLE INGRESS & EGRESS 27.53' INSTR. #020018583 BEARING LENGTH BEARING LENGTH (TO BE USED BY ALL LOTS) N35*53'16"E 281.87' N75*56'17"E 89.39' L2 N16'51'01"E 66.83 N4715'50"E 105.18 N29'40'39"E 187.01 N36°54'33"E 78.02 234.88 N45 59'14"E S55'23'30"W 75.48 L5 N69'39'25"E 159.22 S68*34'26"W 110.98 17.68 L6 N75*56'17"E 79.36' S51'44'04"W L7 N47"15'50"E 87.87' L30 N29*36'15"E 131.49' ROBERT LEE GRÉENHOW ESTATES L8 N36'54'33"E 65.40' L31 N38'09'29"E 95.89' T.M. #(22-3)(1-32) D.B. 11, PG. 424 & 428 10' MIN. WIDTH L9 S68*34'26"W 110.17' L32 N39'39'20"E 171.86 NOTE: L10 S55*23'30"W 82.43' N2814'22"E 2" SM-9.5A BIT. 93.71 SINGLE DRIVE TO BE L34 N38'09'29"E CONCRETE L11 N36'54'33"E 79.82' 96.19 USED IN COMMON FOR L12 N47"15'50"E 96.52 L35 N29*36'15"E 134.51 -6" #21B CRUSHED ACCESS TO ALL LOTS. L13 N75'56'17"E L36 S51*44'04"W 84.38' 26.27 STONE AGGREGATE ENTRANCE ROAD SHOULD Large/Small Plat(s) Recorded Resources 8 0 700/5863 L14 N69*39'25"E 152.61' L37 S68'34'26"W 111.79 BE CONSTRUCTED TO L15 N45'59'14"E 226.06' L38 S55'23'30"W 68.52' SUPPORT A 75,000 LB. L16 N29'40'39"E 180.62' L39 N36*54'33"E 76.22 FIRE TRUCK AND BE OF NOTE: EXISTING 50' INGRESS & EGRESS EASEMENT IS FOR THE GRAPHIC SCALE L17 N16*51'01"E 68.21' L40 N47"15'50"E 113.83 ALL WEATHER MATERIAL. BENEFIT OF TAX PARCEL (21-4)(1-38) ONLY (INSTRUMENT NO. L18 N35*53'16"E 278.79' L41 N75*56'17"E 94.41 020018583). THERE IS NO DEEDED ACCESS FOR THE OTHER 100' 100' 200' COMPACTED L19 N35*53'16"E 275.71' L42 N69'39'25"E 139.39' ADJOINING PARCELS THROUGH THIS PARCEL. PROPOSED DRIVE TO BE SUBGRADE L20 N16*51'01"E 69.60' L43 N45*59'14"E 208.42 USED IN COMMON FOR ACCESS TO ALL LOTS (ONLY ONE ENTRANCE L21 N29'40'39"E 174.23' L44 N29*40'39"E SCALE: 1" = 100' 167.83 IS ALLOWED OFF CHICKAHOMINY ROAD). ENTRANCE ROAD SHOULD BE TYPICAL COMMON DRIVE SECTION N45*59'14"E 217.24' L45 N16°51'01"E 70.98 CONSTRUCTED TO SUPPORT A 75,000 LB. FIRE TRUCK AND BE OF ALL L23 N69*39'25"E 146.00' L46 N35*53'16"E N.T.S. 272.63 WEATHER MATERIAL. REFERENCE: INSTRUMENT #020018583 A4444444 Designed PLAT OF SUBDIVISION **AES** AWT **PINEY WOODS ESTATES** Scale 5248 Olde Towne Road, Suite 1 1"=100' | 9/26/06 Williamsburg, Virginia 23188 LOTS 5-8 Project No. (757) 253-0040 OWNER/DEVELOPER: KENNETH I. HEATH, ET ALS 9740 Fax (757) 220-8994



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STONEHOUSE DISTRICT JAMES CITY COUNTY

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		City of Williamsburg & County of James City	
		Circuit Court: This PLAT was recorded on	
		at 11:52 AM/BB PB PG	
		DOCUMENT # <u>0700 15863</u>	
		BETSY B. WOOLRIDGE, CLERK	
1	11/13/06	REVISED PER COUNTY COMMENT LETTER	ΑV
No.	DATE	REVISION / COMMENT / NOTE	В

Drawing No. 2 of 2