

#070018973

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BROUGHTON, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO DAVID P. DeBORD BY DEED DATED DECEMBER 5, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #030038440.

**OWNER'S CERTIFICATE**

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

David P. DeBord 4-26-07  
 DAVID P. DeBORD DATE

**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 26<sup>th</sup> DAY OF APRIL, 2007. 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.

G.T. Wilson, Jr. 1/29/07  
 G.T. WILSON, JR., L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

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

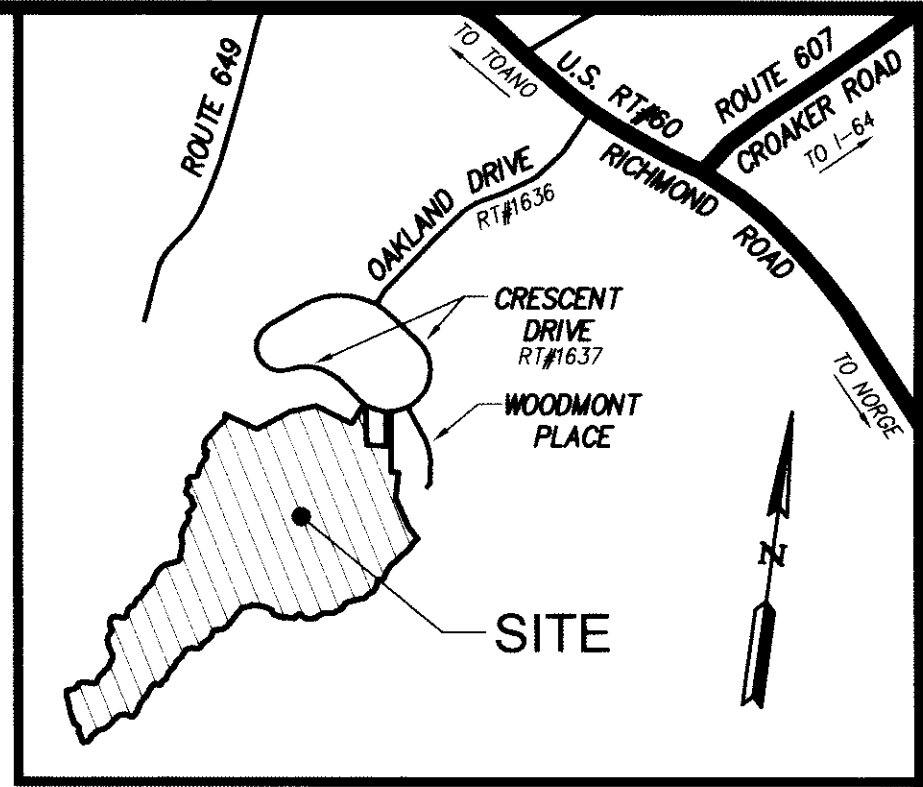
Thelma D. Jordan 4/27/07  
 VIRGINIA DEPARTMENT OF HEALTH DATE

Walter Meyer 4/27/07  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 4/24/07  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**GENERAL NOTES**

- PROPERTY SHOWN IS ALL OF TAX PARCEL #(23-1)(1-1A).
- PROPERTY ADDRESS: #130 CRESCENT DRIVE.
- TOTAL AREA SUBDIVIDED = 5,386,927 S.F.±, OR 123.667 ACRES±
- ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PROPERTY IS CURRENTLY ZONED A-1 (GENERAL AGRICULTURAL DISTRICT).  
 SETBACKS (A-1):  
 FRONT: 75'; MINIMUM LOT WIDTH AT SETBACK IS 250' (SEE PLAT)  
 SIDE: 15'  
 REAR: 35' (SEE PLAT)
- NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY SHOWN LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AND "SHADED" ZONE X (AREAS OF 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0020 B, DATED FEBRUARY 6, 1991. ALL OF PARCEL "A" APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN).
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS SHOWN ON PARCEL "A" HAVE BEEN FIELD DELINEATED BY KERR ENVIRONMENTAL SERVICES CORP. AND LOCATED BY AES CONSULTING ENGINEERS. THE REMAINING WETLANDS ON PARCEL "B" HAVE NOT BEEN DELINEATED BY THIS SURVEY.
- 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.
- 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.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- THIS PLAT IS BASED UPON A CURRENT FIELD BOUNDARY SURVEY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



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: ADAM 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 TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

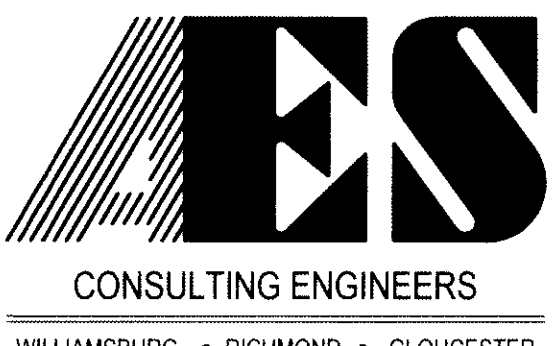
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) 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**

PARCEL A = 987,367 S.F.± OR 22.667 ACRES±  
 PARCEL B = 4,399,560 S.F.± OR 101.000 ACRES±  
 TOTAL AREA = 5,386,927 S.F.± OR 123.667 ACRES± (TO & STREAM)

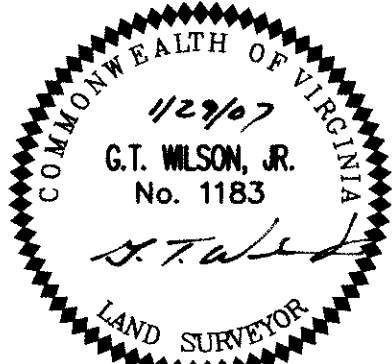
REFERENCES:  
 INSTRUMENT #030038440  
 PLAT BOOK 52, PAGE 85  
 PLAT BOOK 37, PAGES 10&11  
 PLAT BOOK 32, PAGE 2

2 - [Signature] 070018973  
 STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 29 DAY OF June, 2007.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:43 PM  
 INSTRUMENT # 070018973  
 TESTE: [Signature]  
 BETSY B. WOOLRIDGE, CLERK  
 By: [Signature] Deputy



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

PLAT OF SUBDIVISION  
 SHOWING PARCELS "A" AND "B"  
 CONTAINING 123.667 ACRES±  
**OAKLAND FARM**  
 OWNED BY DAVID P. DeBORD  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
2	4/26/07	REVISED RPA BUFFER PER PERENNIALITY DETERMINATION	CMA	GTW
1	4/24/07	REVISED PER JCC COMMENT LETTER DATED 3/2/07	CMA	GTW

Designed GTW/CMA	Drawn JDB/CMA
Scale NOTED	Date 1/29/07
Project No. 9547-02	
Drawing No. 1 OF 2	

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