

#070035396

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RUBY GARRETT JONES TO JUDITH JONES-WANNER BY DEED DATED FEBRUARY 13, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #020004362.

**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.

Judith Jones-Wanner 12-21-2007  
 JUDITH JONES-WANNER DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY, JENNIFER C. LITTLE  
 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 NAME THIS 21<sup>ST</sup> DAY OF DECEMBER, 2007. MY COMMISSION EXPIRES JULY 31, 2008

NOTARY NO: 236338 Jennifer C. Little  
 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. 8/13/07  
 G. T. WILSON, JR., L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

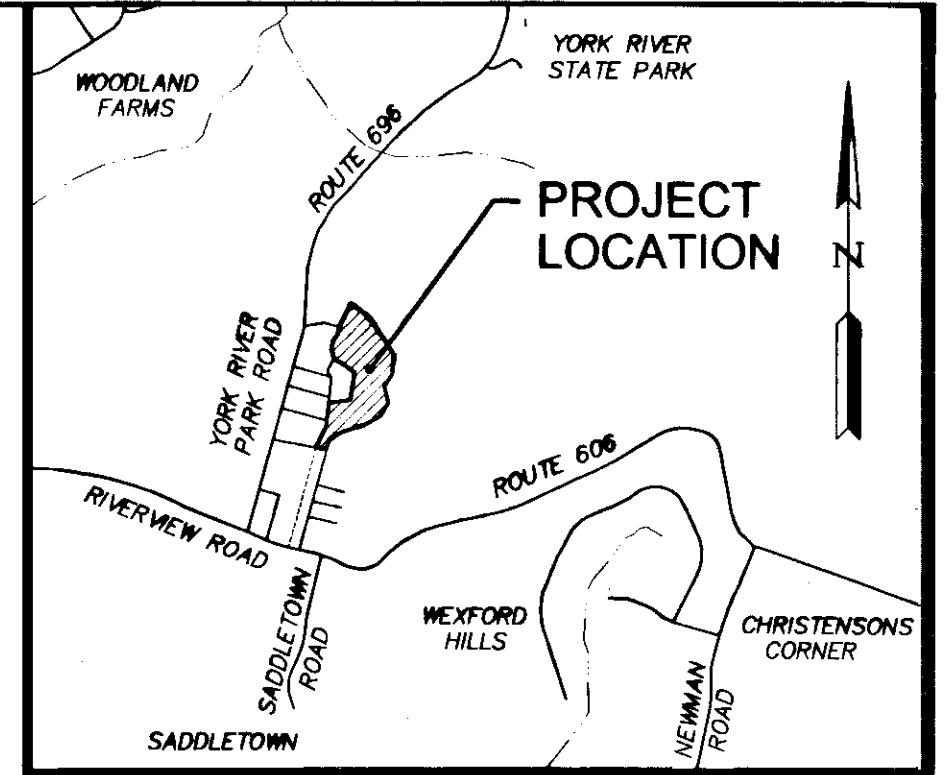
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 12/21/07  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

[Signature] 12/21/07  
 VIRGINIA DEPARTMENT OF HEALTH DATE

**AREA TABULATION**

	SQUARE FEET	ACRES
EXISTING PARCEL "B"	591,202 S.F.	13.57 AC.±
PARCEL "B1"	130,680 S.F.	3.00 AC.±
PARCEL "B2"	264,094 S.F.	6.06 AC.±
REMAINING PARCEL "B"	196,428 S.F.	4.51 AC.±
TOTAL AREA SUBDIVDED	591,202 S.F.	13.57 AC.±



LOCATION MAP SCALE: 1"=2000'

**NOTES:**

- PROPERTY IS ZONED A1, GENERAL AGRICULTURAL.
- PROPERTY IS ALL OF TAX MAP PARCEL (15-3)(1-11C).
- PROPERTY ADDRESS: 5542 RIVERVIEW ROAD.
- TOTAL AREA SUBDIVDED = 591,202 S.F.±, OR 13.57 ACRES±.
- ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SETBACK REQUIREMENTS:  
 FRONT: 75' MINIMUM FROM ANY STREET RIGHT-OF-WAY WHICH IS 50' OR GREATER IN WIDTH AND 100' FROM THE CENTERLINE OF ANY STREET RIGHT-OF-WAY LESS THAN 50' IN WIDTH.  
 SIDE: 15' MINIMUM FOR EACH SIDE YARD  
 REAR: 35' MINIMUM
- THIS IS A COMPOSITE PLAT BASED ON RECORDED DEEDS AND PLATS AND HAS NOT BEEN FIELD VERIFIED BY THIS SURVEYOR.
- THIS IS A FAMILY SUBDIVISION IN ACCORDANCE WITH SECTION 19-17 OF THE SUBDIVISION ORDINANCE. PARCELS "B1" AND "B" ARE TO BE CONVEYED TO AN IMMEDIATE FAMILY MEMBER OF THE OWNER.
- THIS PROPERTY LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M. #510201-0020B, DATED 2/6/91.
- NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN 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.
- THE SHARED COMMON DRIVEWAY MUST BE USED BY ALL RESIDENTS OF THIS SUBDIVISION.
- A SHARED COMMON DRIVEWAY AND PERMANENT MAINTENANCE AGREEMENT SHALL BE MADE IN ACCORDANCE WITH SECTION 19-71 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

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 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.

2 Large/Small Plat(s) Recorded  
 herewith as # 070035396

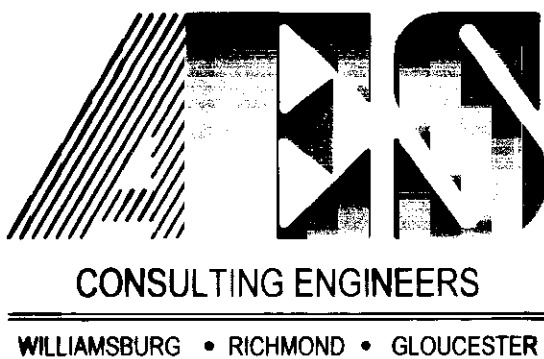
STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 21 DAY OF Dec, 2007.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:25 PM

INSTRUMENT # 070035396

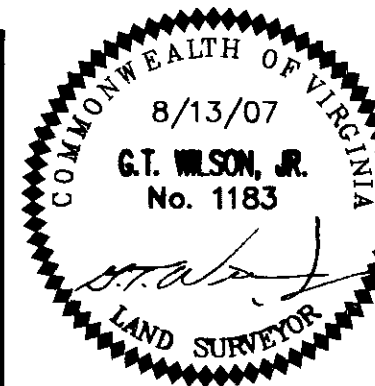
TESTE: Betsy B. Woolridge, Clerk  
 BETSY B. WOOLRIDGE, CLERK  
[Signature]



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

PLAT OF SUBDIVISION  
 BEING A PART OF RICHNECK FARM  
 PARCEL "B"  
 OWNED BY:  
 JUDITH JONES-WANNER

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

Designed AES	Drawn AWT
Scale N/A	Date 8/13/07
Project No. 9143-1	
Drawing No. 1 of 2	