

CERTIFICATION OF SOURCE OF TITLE

The property shown on this plat was conveyed by J.C. Pillow, A.C. Carrol, & E. Manson to Steven M. & Michelle T. Johnson by deed, dated Oct 30, 1997 and recorded in the Office of the Clerk of the Circuit Court of the County of James City as Instrument 970017501.

SURVEYOR'S CERTIFICATE

I hereby certify that, to the best of my knowledge or belief, this plat complies with all the requirements of the Board of Supervisors and Ordinances of the County of James City, regarding the platting of subdivisions within the County.

James Brenneman 7-1-08
James Brenneman, LS Date

OWNERS CERTIFICATION

The subdivision of land shown on this plat is with the free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Steven M. Johnson Michelle T. Johnson 7-28-08
Steven M. Johnson Michelle T. Johnson Date

CERTIFICATE OF NOTARIZATION

Commonwealth of Virginia; City/County of James City

I, Katherine C. Holden, 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 writings have acknowledged the same before me in the City/County aforesaid.

Given under my name this 28th day of July, 2008.
My commission expires 7/31/09

Katherine C. Holden
Signature

CERTIFICATE OF APPROVAL

This subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

[Signature] 7/9/08
Virginia Department of Transportation Date

[Signature] 7/9/08
Virginia Department of Health Date

[Signature] 8/4/08
Subdivision Agent of James City County Date

This subdivision is approved for individual on-site 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 On-site 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: David Schlotterer, AOSE #209. 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 on-site sewage disposal system, and unless all site conditions and circumstances are present at the time of application for a permit as were present at the time of this approval. This subdivision may contain lots that do not have approved sites for on-site 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 on-site sewage disposal system permits, and the Department's permit may differ from the consultant's abbreviated design proposals.

NOTES

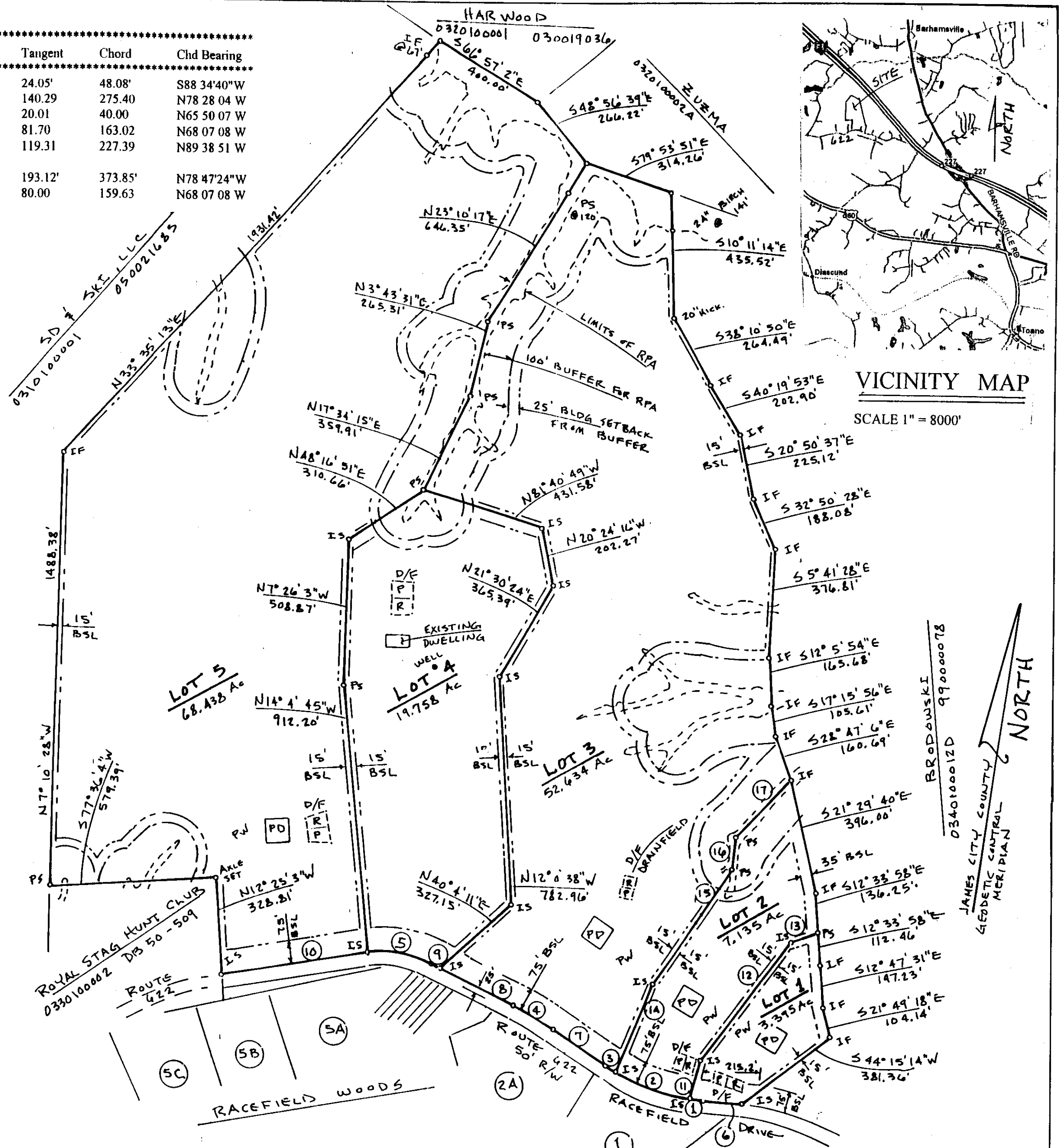
- The property shown is Tax Map Parcel 0340100001.
- Property address: 246 Racefield Dr, Toana, Va 23168
- Zoning: A-1
- Area: 153.140 acres
- Setback requirements: Front - 75' from R/W
Side - 15'
Rear - 35'
- Additionally, there is a 25' building setback requirement from the RPA buffer.
- Lot width requirements: Lots of 3 to 4.99 acres shall have a minimum of 200' at the setback line. Lots of 5 acres, or more, shall have 250'.
- All lots are to be served by private wells and septic systems. Lot 4 has an existing dwelling with a well and septic system in place.
- All utilities shall be installed underground.
- New monuments shall be set in accordance with Sections 19-34 thru 19-36 of the Subdivision Ordinance.
- Wetlands and land within the 100' RPA (Resource Protection Areas) buffer 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 re-evaluated by the Health Department prior to any new construction.
- 1.780 acres, as shown on Sheet 2, is hereby dedicated for Route 622 (Racefield Drive).

CURVE DATA

No.	Delta	Radius	Length	Tangent	Chord	Chd Bearing
1	03 49'55"	719.05'	48.09'	24.05'	48.08'	S88 34'40"W
2	22 04 50	719.05	277.11	140.29	275.40	N78 28 04 W
3	03 11 16	719.05	40.01	20.01	40.00	N65 50 07 W
4	07 45 29	1204.85	163.14	81.70	163.02	N68 07 08 W
5	35 17 56	375.00	231.03	119.31	227.39	N89 38 51 W
25	29 06'00"	744.05'	377.90'	193.12'	373.85'	N78 47'24"W
26	07 45 29	1179.85	159.76	80.00	159.63	N68 07 08 W

SHORT LINE DATA

No.	Bearing	Distance
6	S86 39'36"W	136.13'
7	N64 14 24 W	221.90
8	N71 59 53 W	285.46
9	N71 59 53 W	34.37
10	S72 42 11 W	513.69
11	N07 07'30"E	141.37'
12	N28 57 08 E	511.06
13	N63 21 45 E	100.00
14	N14 06 33 E	329.24
15	N26 22 01 E	476.54
16	N00 52 32 W	110.96
17	N35 42 39 E	272.75
18	S44 15'14"W	37.07'
19	S86 39 36 W	108.76
20	N64 14 24 W	221.90
21	N71 59 53 W	365.31
22	S71 50 58 W	465.61
23	S67 18 45 W	222.00
24	N12 25 03 W	91.19



VICINITY MAP
SCALE 1" = 8000'

LEGEND

- IF Iron Found
- PF Pipe Found
- IS Iron Set
- PS Pipe Set
- BSL Building Setback Line
- D/F Drainfield Area
- P Primary Area
- R Reserve Area
- PW Proposed Well
- PD Proposed Dwelling



MINOR SUBDIVISION PLAT FOR
Steven M. & Michelle T. Johnson

STONEHOUSE DIST JAMES CITY COUNTY
VIRGINIA

SCALE 1" = 300' APR 22, 2008
REV 6-6-08
BRENNEMAN ENGINEERING
STUARTS DRAFT, VA
1941 DWG C4202
S11 OF 2

080023526

2 Large/Small Plat(s) Recorded
herewith as # 080023526

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
9-19-2008
at 8:52 AM/PB/PG
DOCUMENT # 080023526
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk