

090008788

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DOROTHY M. HALL TO LYMAN R. HALL, JR. BY DEED DATED FEBRUARY 25, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 673, PAGE 571 ON MARCH 14, 1994.

OWNER'S CERTIFICATE

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

Lyman R. Hall, Jr. 5/19/08
 LYMAN R. HALL, JR. DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA James City County
 CITY/COUNTY

I, Elisabeth Bays Barr

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 later DAY OF May, 2008. MY COMMISSION EXPIRES 7/31/2008.

Elisabeth Bays Barr #7123871
 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.

Robert D. Mann 5/2/08
 ROBERT D. MANN, L.S. #002509 DATE

CERTIFICATE OF APPROVAL

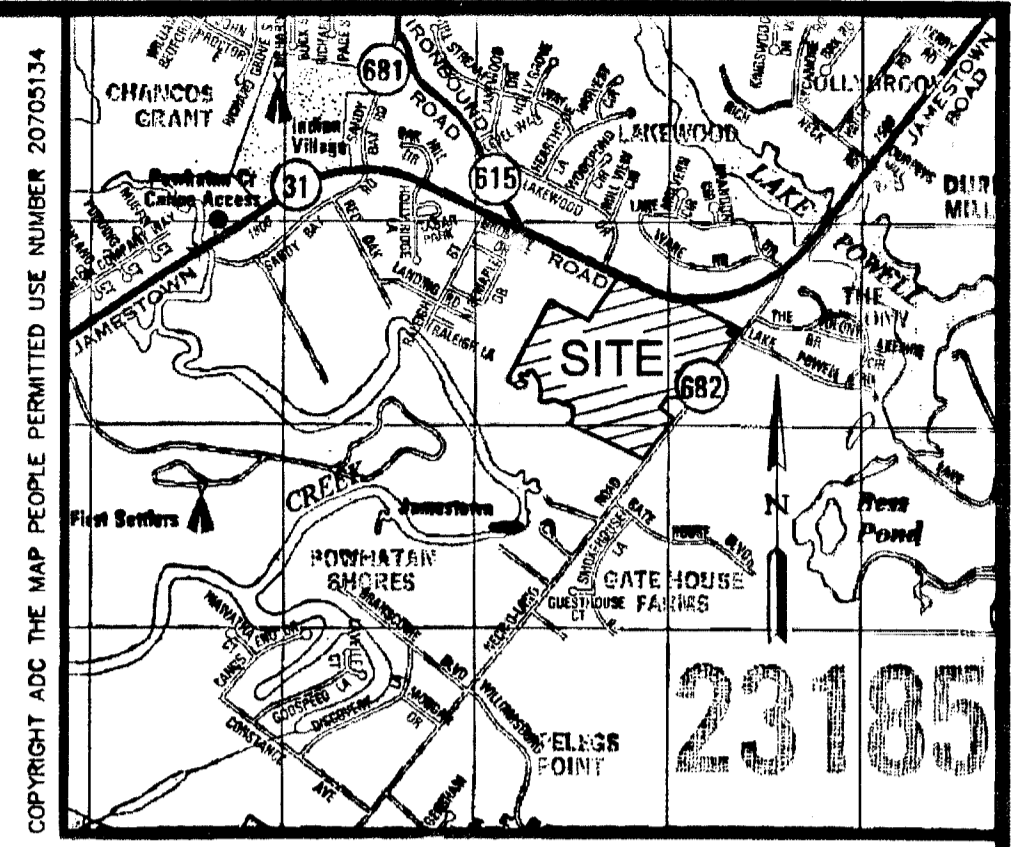
THIS SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Paulie L. Das 5/23/08
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

Paulie L. Das, P.E. 5/21/08
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

GENERAL NOTES

- PROPERTY IS ALL OF TAX MAP PARCEL NOS. (47-4)(1-11) & (47-4)(1-13).
- PROPERTY IS CURRENTLY ZONED "R2" (GENERAL RESIDENTIAL).
- SETBACKS (R2):
 FRONT: 25'
 SIDE: 10'
 REAR: 35'
- AREAS ARE COMPUTED TO THE PROPERTY LINE, AS NOTED ON PLAT. SURVEY TIE LINES ARE FOR CLOSURE PURPOSES ONLY.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERITUDES AND COVENANTS OF RECORD.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
- WETLANDS DELINEATED BY VANASSE HANGEN BRUSTLIN, INC., (VHB) CONFIRMED BY THE ARMY CORPS OF ENGINEERS, AND LOCATED BY FIELD SURVEY.
- SLOPE RESTRICTIONS SHALL BE IN ACCORDANCE WITH SECTION 23-5 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. ALL LAND DISTURBING ACTIVITIES SHALL BE PROHIBITED ON SLOPES OF 25% OR GREATER UNLESS PERMITTED IN OTHER SECTIONS OF THE ORDINANCE OR BY REQUEST FOR WAIVER IN ACCORDANCE WITH SECTION 23-12 APPROVED BY THE ENVIRONMENTAL DIVISION DIRECTOR.
- PROPERTY LIES IN FIRM ZONES "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN); "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND "AE" (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON COMMUNITY PANEL NO. 51095C 0045C, DATED SEPTEMBER 28, 2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- PARCEL 1 SHALL HAVE SANITARY SEWER SERVICE PROVIDED BY A GRINDER PUMP/FORCE MAIN SYSTEM. THE GRINDER PUMP SHALL BE A SEMI-POSITIVE DISPLACEMENT TYPE AS MANUFACTURED BY ENVIRONMENT ONE (MODEL 2010) OR EQUAL AS APPROVED BY JCSA. A MAINTENANCE CONTRACT MUST BE SECURED BY THE HOMEOWNER WITH AN APPROVED SERVICE ORGANIZATION. THIS PARCEL IS NOT ELIGIBLE FOR A JCSA MAINTENANCE AGREEMENT.
- PARCEL 1 SHALL BE REQUIRED TO INSTALL A PRESSURE REDUCING VALVE TO BE PRIVATELY OWNED AND OPERATED.



VICINITY MAP
 SCALE: 1"=2000'

AREA TABULATION

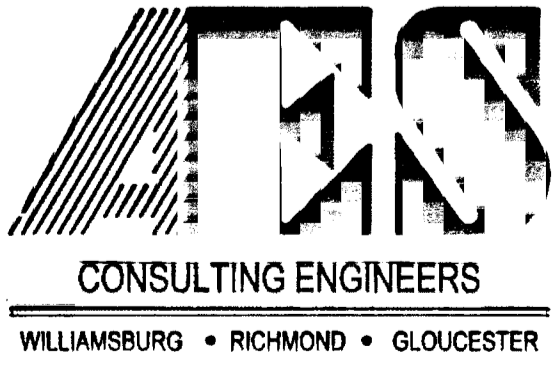
PARCEL 1 =	92,391± S.F. OR 2.121± AC.
PARCEL 2 =	2,051,390± S.F. OR 47.093± AC.
PARCEL 3 =	73,240± S.F. OR 1.681± AC.
TOTAL =	2,217,021± S.F. OR 50.895± AC.

LEGEND

- AXF = AXLE FOUND
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 30 DAY OF March, 2008.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 03:06 AM/PM
 INSTRUMENT # 090008788
 TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK

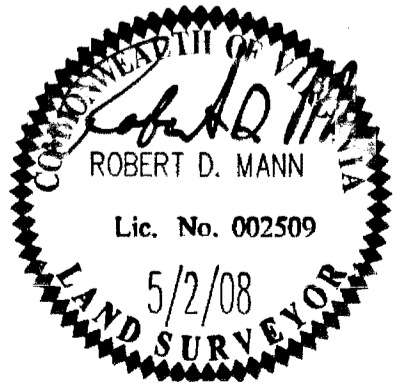
3 Large/Small Plat(s) Recorded
 herewith as # 090008788



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

PLAT OF SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT PROPERTY OF LYMAN R. HALL, JR.

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	AWT	TRS
2	1/14/08	REVISED PER COUNTY COMMENTS	AWT	TRS
1	11/8/07	REVISED PER COUNTY COMMENTS	AWT	TRS

Designed TRS	Drawn AWT
Scale N/A	Date 5/1/07
Project No. 0700-02	
Drawing No. 1 of 3	