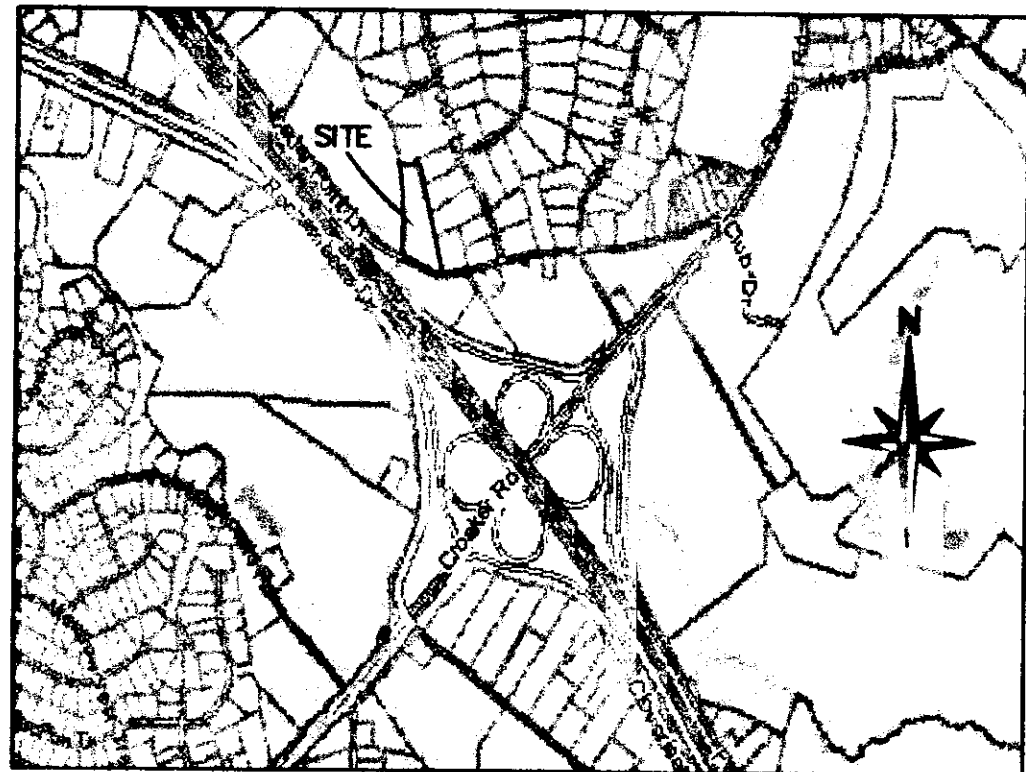


100013672



VICINITY MAP SCALE: 1"=2000'

OWNER'S CERTIFICATE:
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SCRUGGS LT #2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

12/18/09 *Mike Scruggs*
DATE SIGNATURE MIKE SCRUGGS

CERTIFICATE OF NOTORIZATION:
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY
I, *Kimberly W. Sparrow*
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 18th DAY OF December 2009

Kimberly W. Sparrow
SIGNATURE

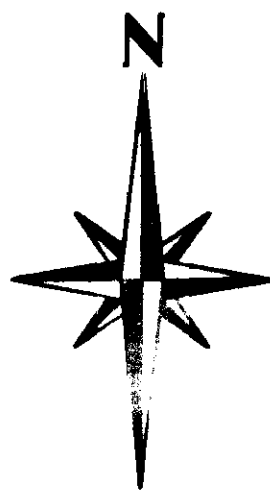
MY COMMISSION EXPIRES 4/30/13

CERTIFICATE OF SOURCE OF TITLE:
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY A.R. FARTHING TO WALTER J. & RUTH W. SCRUGGS BY DEED DATED 04/22/1961 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DB. 80, PG. 13.

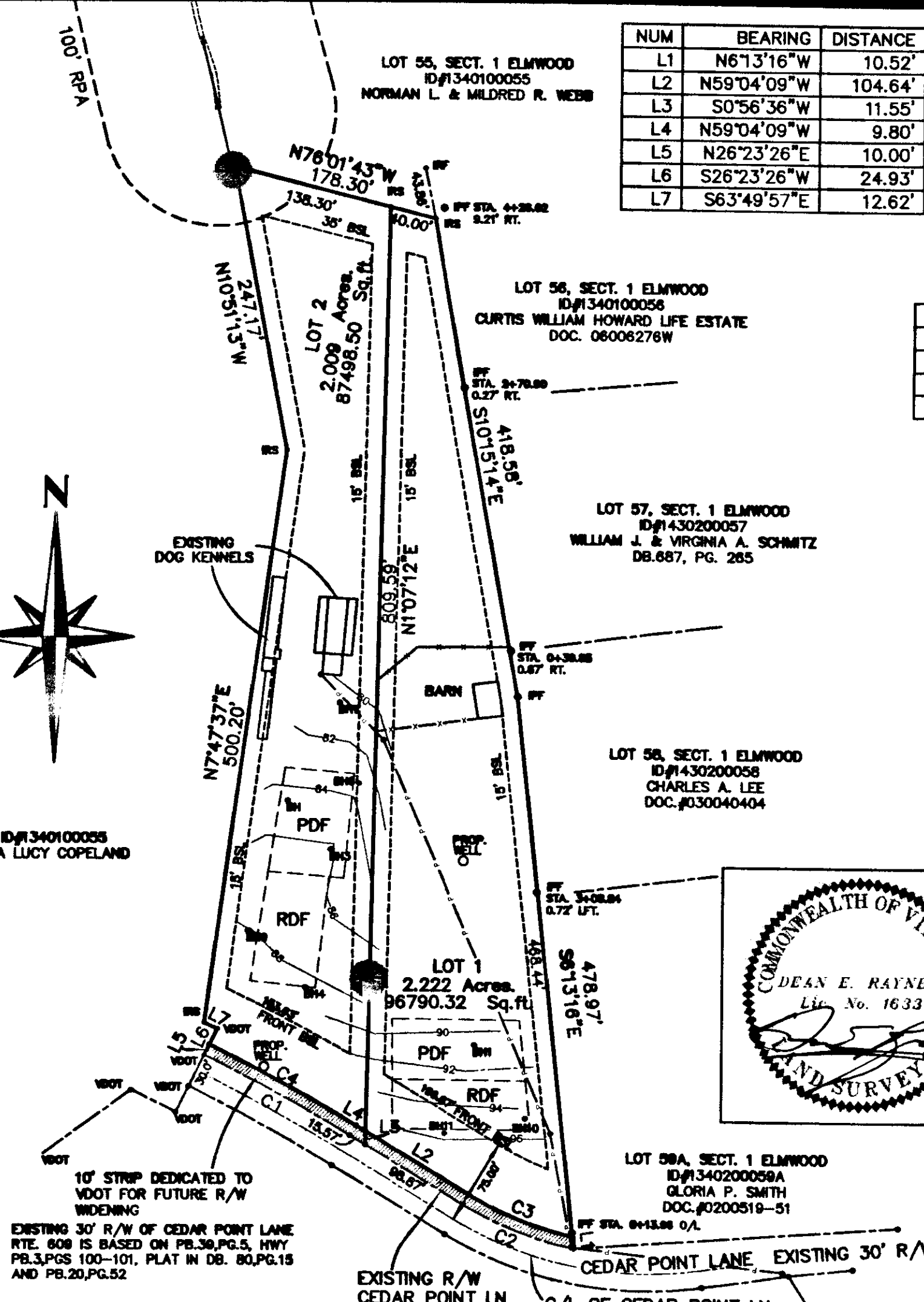
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Dean E. Raynes
DEAN E. RAYNES C.L.S. #1633

HIS LAND SURVEYING, INC.
P.O. BOX 166
PROVIDENCE FORGE VIRGINIA 23148
(884) 966-7817

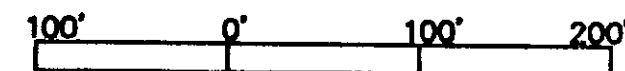


ID#1340100055
EVA LUCY COPELAND



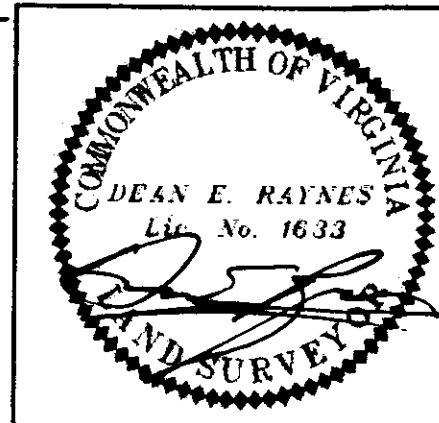
NUM	BEARING	DISTANCE
L1	N6°13'16"W	10.52'
L2	N59°04'09"W	104.64'
L3	S0°56'36"W	11.55'
L4	N59°04'09"W	9.80'
L5	N26°23'26"E	10.00'
L6	S26°23'26"W	24.93'
L7	S63°49'57"E	12.62'

PLAT OF SUBDIVISION
OF PROPERTY BEING KNOWN AS
SCRUGGS L.T. #2
LOCATED IN STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=100' DATE: 06/29/2009
J.N. 333.3-5A



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°45'43"	143.57'	1727.44'	N61°27'01"W	143.53'
C2	19°20'52"	103.77'	307.29'	S68°44'36"E	103.27'
C3	18°43'40"	97.17'	297.29'	S68°26'00"E	96.74'
C4	4°45'38"	144.36'	1737.44'	N61°26'59"W	144.32'

- NOTES:
1. THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
 2. LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
 3. THE BOUNDARY LINES SHOWN HEREON REPRESENT AN IN THE FIELD BOUNDARY SURVEY.
 4. THIS PROPERTY IS ZONED A-1.
 5. TAX PARCEL ID# 143010005A.
 6. PROPERTY ADDRESS IS 4388 CEDAR POINT LN.
 7. SEPTIC AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 8. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
 9. ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED BY SECTION 19-35.
 10. TOTAL AREA = 4.313 AC.
AREA IN LOTS = 4.231 AC.
AREA TO VDOT = 0.082 AC., (3,571.92 s.f.)
NUMBER OF LOTS = 2
 11. BOUNDARY LINES ARE BASED ON AND IN THE FIELD BOUNDARY SURVEY AND PLAT BY STEPHEN STEPHENS DATED APRIL 1963 AND RECORDED IN DB.80, PG.601.
 12. THE OWNER WILL NEED TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.
 13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
 14. THE BUILDINGS SHOWN HEREON ARE ACCESSORY BUILDINGS.
 15. JAMES CITY COUNTY PROJECT IDENTIFICATION # JCC.
 16. WETLANDS WERE FIELD LOCATED AND RPA IS AS SHOWN HEREON.
 17. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 18. NO ADDITIONAL SUBDIVISIONS OF THIS PROPERTY ARE PERMISSIBLE PURSUANT TO SEC. 24-214 OF THE ZONING ORDINANCE.
 19. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.



Large/Small Plat(s) Recorded
Document# 100013672

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
CIRCUIT COURT: THIS PLAT WAS RECORDED ON
30 June 2010
AT 3:34 AM/PM, PG. 1
DOCUMENT# 100013672

Betsy B. Woodruff, Clerk
CLERK OF CIRCUIT COURT
By *Claudia H. Binkholz, Dep. Clerk*

AOSE CERTIFICATION:
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC 5-610-10 et seq., THE REGULATIONS)

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 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 HEALTHS REGULATIONS BY: _____ THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SEC. 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 ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF 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 APPROVED LOTS ARE SUITABLE FOR TRADITIONAL SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

SIGN: AOSE/PE

DATE

CERTIFICATE OF APPROVAL:

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

12/18/09 *Kimberly W. Sparrow*
DATE VDOT
12/18/09 *Dean E. Raynes*
DATE VDH
11/10 *Paul J. ...*
DATE VDH
CO. SUBDIVISION AGENT JAMES CITY