

100013961

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS TAX MAP PARCEL #14-2(1-37), LOT 1, SECTION 4, WOODLAND FARMS WAS CONVEYED BY JAMES E. KITE TO NELSON L. ST. CLAIR, JR. & PATRICIA R. ST. CLAIR BY DEED DATED JULY 31, 1986 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 311, PAGE 442. ALSO AN ADDITION OF LAND TO LOT 1, SECTION 4, WOODLAND FARMS WAS CONVEYED BY CLYDE M. WEAVER, TRUSTEE OF WOODLAND LAND TRUST TO NELSON L. ST. CLAIR, JR. & PATRICIA R. ST. CLAIR BY DEED DATED JUNE 9, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 438, PAGE 362.

WHEREAS AN UNDIVIDED ONE-FOURTH INTEREST WAS CONVEYED BY NELSON L. ST. CLAIR, JR. & PATRICIA R. ST. CLAIR TO MICHAEL SCOTT ST. CLAIR & KELLI ST. CLAIR BY DEED OF GIFT DATED NOVEMBER 17, 1995 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 765, PAGE 720. WHEREAS AN ADDITIONAL UNDIVIDED ONE-FOURTH INTEREST WAS CONVEYED BY NELSON L. ST. CLAIR, JR. & PATRICIA R. ST. CLAIR TO MICHAEL SCOTT ST. CLAIR & KELLI ST. CLAIR BY DEED OF GIFT DATED DECEMBER 10, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 821, PAGE 502. WHEREAS AN ADDITIONAL UNDIVIDED ONE-HALF INTEREST WAS CONVEYED BY NELSON L. ST. CLAIR, JR. & PATRICIA R. ST. CLAIR TO MICHAEL SCOTT ST. CLAIR & KELLI ST. CLAIR BY DEED OF GIFT DATED AUGUST 30, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #020023119.

OWNER'S CERTIFICATE

THIS 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.

Michael S St Clair 11-9-09
MICHAEL SCOTT ST. CLAIR DATE
Kelli St Clair 11-9-09
KELLI ST. CLAIR DATE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS TAX MAP PARCEL #14-2(1-38) WAS CONVEYED BY CLYDE M. WEAVER, TRUSTEE OF WOODLAND LAND TRUST TO NELSON L. ST. CLAIR, JR. & PATRICIA R. ST. CLAIR BY DEED DATED AUGUST 25, 1983 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 237, PAGE 707.

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS CURRENTLY BEING A PORTION OF TAX MAP PARCEL #14-2(2-47), LOT 47, SECTION 2, WOODLAND FARMS WAS CONVEYED BY DONALD J. DURS, SR. & MARY ANN DURS TO NELSON L. ST. CLAIR, JR. & PATRICIA R. ST. CLAIR BY DEED DATED MARCH 1, 1974 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 151, PAGE 259. ALSO AN ADDITION OF LAND TO LOT 47, SECTION 2, WOODLAND FARMS WAS CONVEYED BY CLYDE M. WEAVER, TRUSTEE OF WOODLAND LAND TRUST, GRANGER WEST, SOLE ACTING TRUSTEE & FIRST CITY BANK OF NEWPORT NEWS, NOTEHOLDER TO NELSON L. ST. CLAIR, JR. & PATRICIA R. ST. CLAIR BY DEED DATED MAY 10, 1977 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 181, PAGE 447.

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS CURRENTLY BEING A PORTION OF TAX MAP PARCEL #14-2(2-47), LOT 67, SECTION 3, WOODLAND FARMS WAS CONVEYED BY GENEVIEVE S. ST. CLAIR TO NELSON L. ST. CLAIR, JR. & PATRICIA R. ST. CLAIR BY DEED DATED MAY 14, 1981 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 214, PAGE 402.

OWNER'S CERTIFICATE

THIS 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.

Nelson L St Clair 11/9/09
NELSON L. ST. CLAIR, JR. DATE
Patricia R St Clair 11/9/09
PATRICIA R. ST. CLAIR DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF York

I, Rachelle L. Martin, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 9th DAY OF November, 2009.

Rachelle L. Martin
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 03/31/2012

NOTARY REGISTRATION NUMBER: 177080

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.

Ronald W. Eads 06/01/2009
RONALD W. EADS, L.S. #1948 DATE

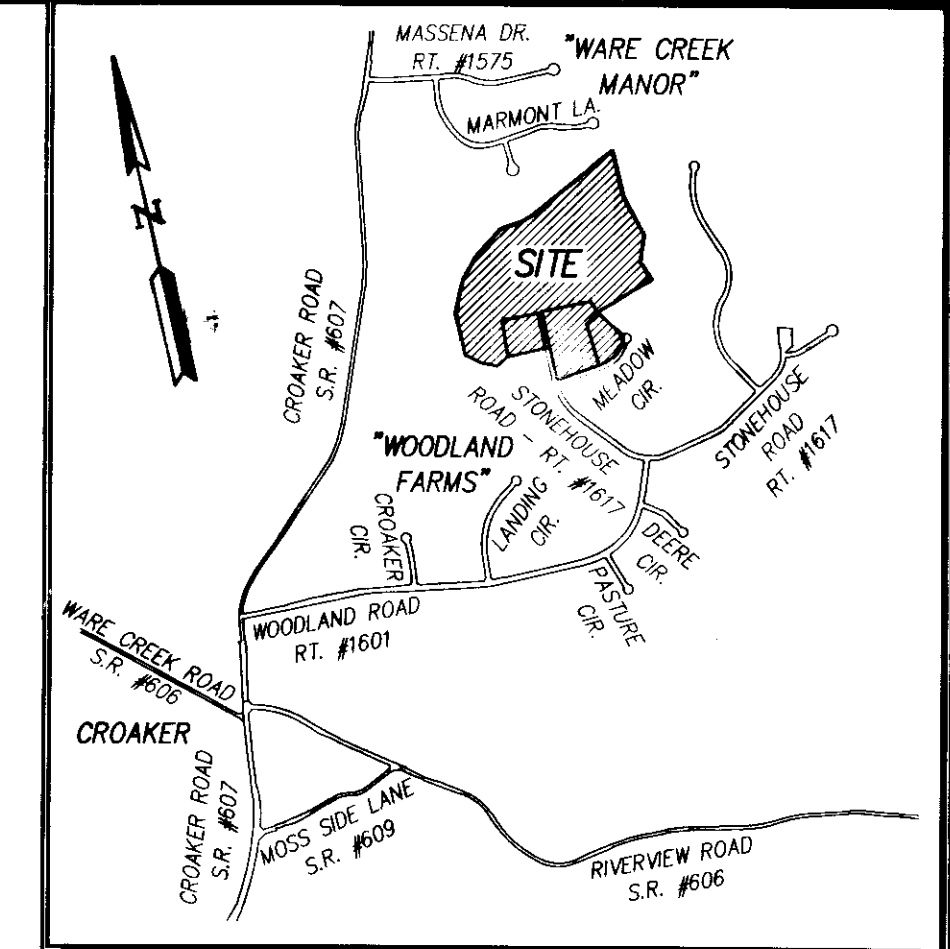
CERTIFICATE OF APPROVAL

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

Jelene Jordan 8/29/09
VIRGINIA DEPARTMENT OF HEALTH DATE

Bruce A. W... 8/20/09
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

1/25/10
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



VICINITY MAP
SCALE: 1" = 2000'

JAMES CITY COUNTY IDENTIFICATION NUMBER: JCC-S-0038-2009

GENERAL NOTES

- 1. PROPERTY LINES AS SHOWN ARE BASED ON FOUND MARKERS AS NOTED, RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE ALL THE PROPERTIES. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED OR VERIFIED BY THIS SURVEY. CONTRACTOR TO CONTACT "MISS UTILITY" PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. PROPERTIES AS SHOWN ARE CURRENTLY ALL OF TAX PARCEL #14-2(1-37), PROPERTY ADDRESS IS #215 STONEHOUSE ROAD; ALL OF TAX PARCEL #14-2(1-38), PROPERTY ADDRESS IS #215 STONEHOUSE ROAD; ALL OF TAX PARCEL #14-2(2-47), PROPERTY ADDRESS IS #208 STONEHOUSE ROAD (CURRENTLY INCLUDED WITHIN TAX MAP PARCEL #14-2(2-47) IS LOT 47, SECTION 2, WOODLAN FARMS AND ADDITIONAL LANDS AND LOT 67, SECTION 3, WOODLAND FARMS).
3. TOTAL AREA SUBDIVIDED AND ADJUSTED = 2,862,260 S.F.±, OR 65.708 ACRES±.
4. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL PRIVATE WELLS AND SEPTIC SYSTEMS.
5. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. PROPERTY IS CURRENTLY ZONED "R-8", (RURAL RESIDENTIAL DISTRICT).

SETBACK REQUIREMENTS (R-8):
FRONT: 35' FROM ANY STREET RIGHT-OF-WAY WHICH IS 50' OR GREATER IN WIDTH; MINIMUM OF 60' FROM THE CENTERLINE OF ANY STREET RIGHT-OF-WAY THAT IS LESS THAN 50'; LOTS OF 43,560 SQ. FT OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 150'.
SIDES: 15'
REAR: 35'

- 7. NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. PROPERTY AS SHOWN LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #10950065C, EFFECTIVE DATE SEPTEMBER 28, 2007.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. 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.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. WITH ANY FUTURE SUBDIVISION OR DEVELOPMENT OF THE PROPERTY AS SHOWN, THE OWNER(S) MUST COMPLY WITH THE CURRENT STATE AND LOCAL CHESAPEAKE BAY PRESERVATION ORDINANCES.

AREA TABULATION

Table with 2 columns: Description of parcels and their areas. Includes rows for T.M. (14-2)(2-47) LOT 47, SECTION 2, WOODLAND FARMS; T.M. (14-2)(2-67A) LOT 67, SECTION 3, WOODLAND FARMS; T.M. (14-2)(1-37) LOT 1, SECTION 4, WOODLAND FARMS; TAX MAP PARCEL #14-2(1-38); TAX MAP PARCEL #14-2(1-39); and TAX MAP PARCEL #14-2(1-39) with sub-parcels A and B.

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 C. HERMAN, AOSE #185. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 380 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.

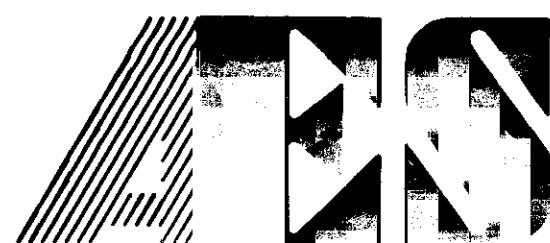
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) 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
New-Style # 100013961

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 8 DAY OF July, 2010.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 011:36 AM/PM
INSTRUMENT # 100013961

TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK

By: Claudia H. Binkley, Dip. Plat



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

PLAT FOR
BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES
OWNED BY MICHAEL SCOTT & KELLI ST. CLAIR AND
NELSON L. ST. CLAIR, JR. & PATRICIA R. ST. CLAIR
AND A
SUBDIVISION AND BOUNDARY LINE ADJUSTMENT OF PROPERTY
OWNED BY NELSON L. ST. CLAIR, JR. & PATRICIA R. ST. CLAIR
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

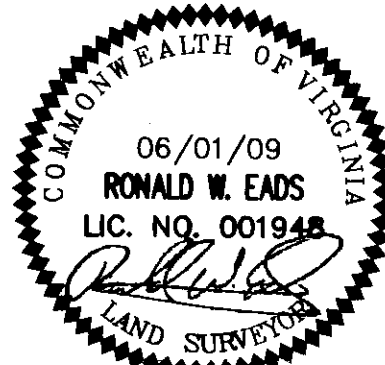


Table with columns: No., DATE, REVISION / COMMENT / NOTE, REVISED BY, REVIEWED BY. Includes entry for 7/21/09 PER JAMES CITY COUNTY COMMENTS.

Table with columns: Designed (AES), Drawn (RWE), Scale, Date (NOTED 06-01-09), Project No. (6954-01), Drawing No. (1 OF 2).