

120013831

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL 2-A WAS CONVEYED BY LAURA JEAN COLCORD AND KEVIN SCOTT COLCORD, DEVISEES OF THE ESTATE OF JOYCE M. FERGUSON, DECEASED, TO EQUITY TRUST COMPANY CUSTODIAN FBO CARL R. BORST, IRA BY DEED DATED JUNE 7, 2010 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #100013066.

OWNER'S CONSENT AND DEDICATION:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT PARCEL 2-A, BENJAMIN J. FENTON SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Signature: Carl R. Borst, Date: 01/05/2012

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia, CITY/COUNTY OF James City County

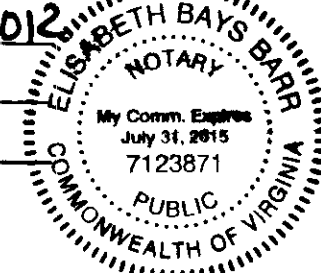
I, Elizabeth Bays Barr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 5th DAY OF January, 2012

MY COMMISSION EXPIRES 7/31/2015

Signature: Elizabeth Bays Barr, Notary Public

NOTARY REGISTRATION NUMBER: 7123871



BY EQUITY TRUST COMPANY CUSTODIAN FBO CARL R. BORST, IRA

Signature: [Signature], Date: [Blank], Corporate Alternate Signer

PRINTED NAME: [Blank], TITLE: [Blank]

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia, CITY/COUNTY OF Loudoun

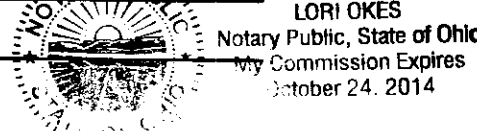
I, Lori Okes, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 10th DAY OF December, 2011

MY COMMISSION EXPIRES 10-24-14

Signature: Lori Okes, Notary Public

NOTARY REGISTRATION NUMBER: 2009 08 306929



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.

Signature: Thomas C. Sublett, Date: 5-31-2011

CERTIFICATE OF APPROVAL:

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

Signature: Virginia Jordan, Date: 1/8/12, Virginia Department of Health

Signature: [Signature], Date: 1/19/12, Subdivision Agent of James City County

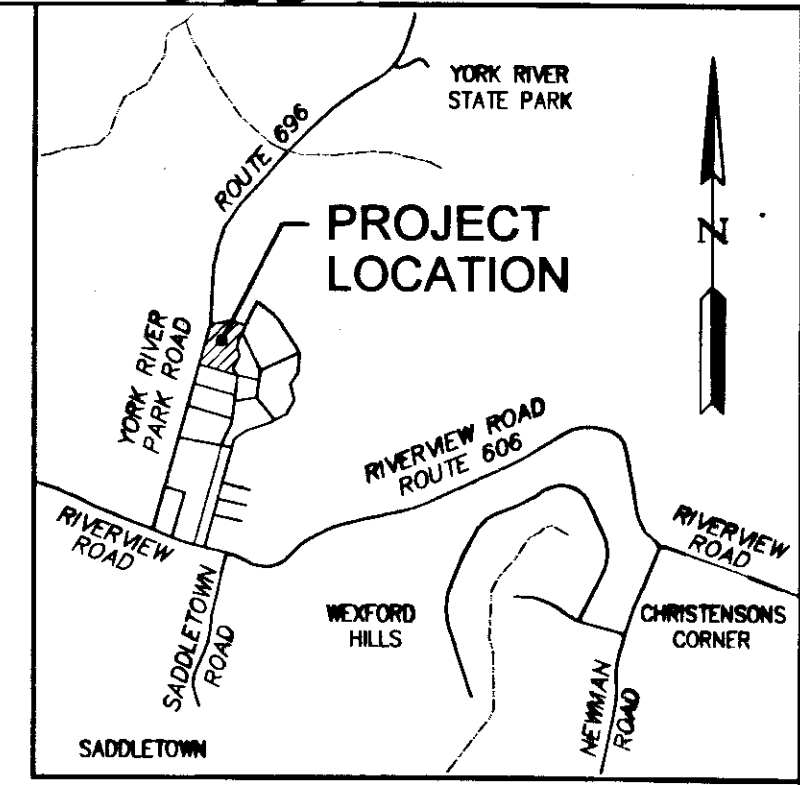
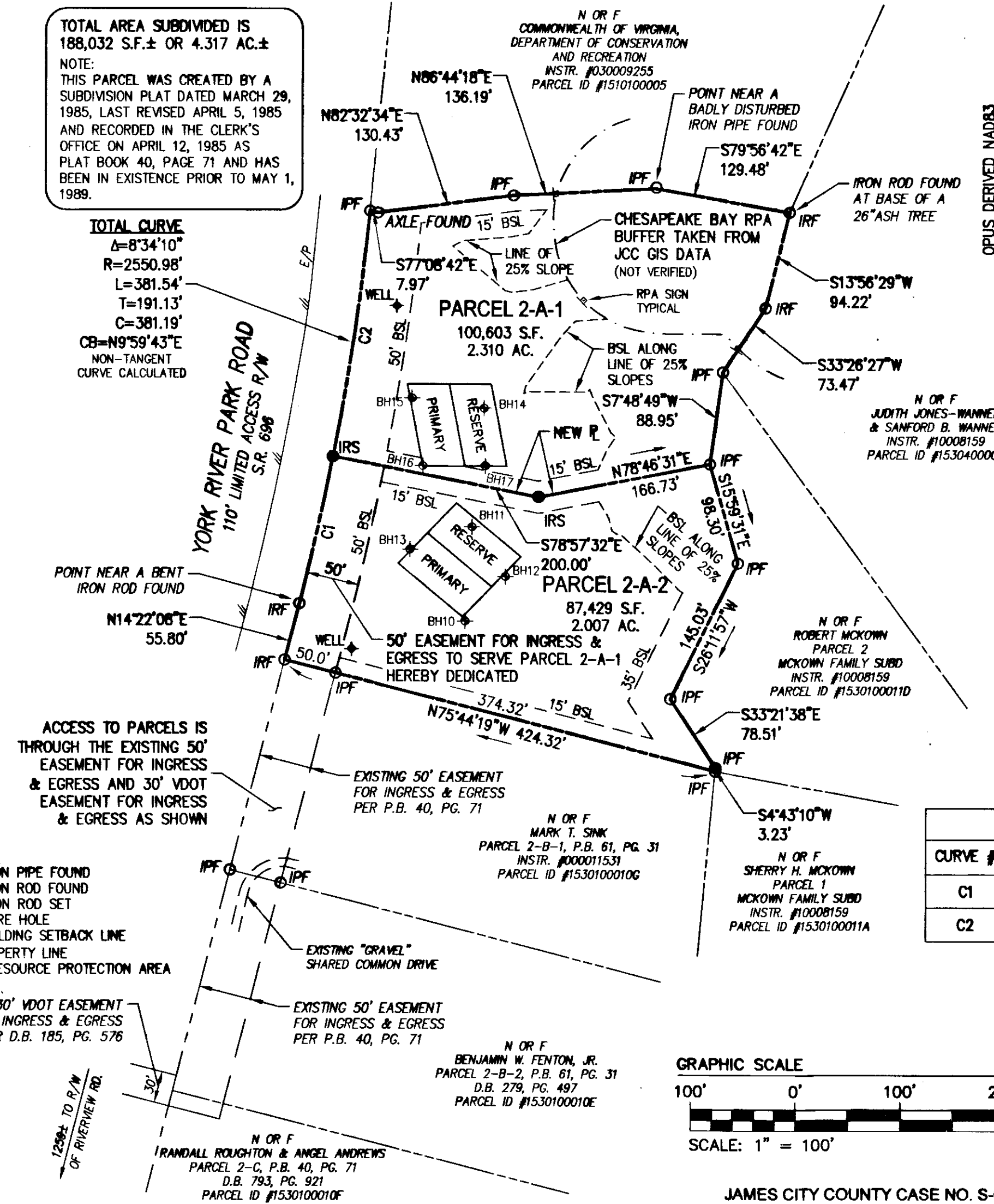
GENERAL NOTES:

- 1. PROPERTY SUBDIVIDED IS ALL OF JAMES CITY COUNTY TAX PARCEL ID #15301000100 - STREET ADDRESS: #8390 YORK RIVER PARK ROAD.
2. PROPERTY IS CURRENTLY ZONED A-1, GENERAL AGRICULTURAL DISTRICT.
3. THIS IS A SUBDIVISION IN ACCORDANCE WITH SECTION 24-214 (b) OF THE ZONING ORDINANCE - MINIMUM LOT SIZE IS TWO (2) ACRES.
4. MINIMUM BUILDING SETBACK REQUIREMENTS PER ORDINANCE ARE: FRONT SETBACK=50 FEET, SIDE YARD=15 FEET, REAR YARD=35 FEET AND AS SHOWN.
5. ALL LOTS SHALL BE SERVED BY INDIVIDUAL PRIVATE WELLS AND SEPTIC SYSTEMS.
6. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
7. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
8. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
9. THIS PLAT IS BASED UPON RECORD INFORMATION AND A FIELD SURVEY PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS ON JUNE 8, 2010 AND A FIELD REINSPECTION ON MAY 31, 2011 AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT IS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
10. THIS PROPERTY LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0065C, EFFECTIVE DATE 9/28/07.
11. NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. 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.
14. 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.
15. THE 50' EASEMENT FOR INGRESS & EGRESS HEREBY DEDICATED IS FOR USE IN COMMON BY PARCEL 2-A-1 AND PARCEL 2-A-2. ACCESS TO THE LAND WITHIN THIS SUBDIVISION IS BY AN EXISTING 50' EASEMENT FOR INGRESS & EGRESS AS SHOWN ON A SUBDIVISION PLAT RECORDED IN PLAT BOOK 40, PAGE 71.
16. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

TOTAL AREA SUBDIVIDED IS 188,032 S.F. ± OR 4.317 AC. ±

NOTE: THIS PARCEL WAS CREATED BY A SUBDIVISION PLAT DATED MARCH 29, 1985, LAST REVISED APRIL 5, 1985 AND RECORDED IN THE CLERK'S OFFICE ON APRIL 12, 1985 AS PLAT BOOK 40, PAGE 71 AND HAS BEEN IN EXISTENCE PRIOR TO MAY 1, 1989.

TOTAL CURVE: A=8°34'10", R=2550.98', L=381.54', T=191.13', C=381.19', CB=N9°59'43"E, NON-TANGENT CURVE CALCULATED



OPUS DERIVED NAD83 SPC (+502 VA S)



SCALE 1"=2000'

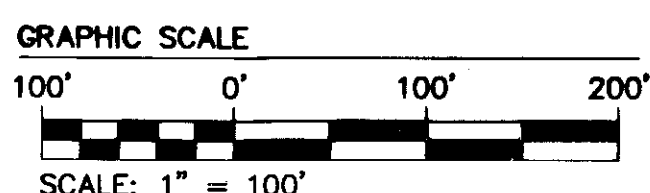
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

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 HEALTH'S REGULATIONS BY: ADAM HERMAN, AOSE #104, PHONE #757-344-6270. 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 AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT 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 "TRADITIONAL 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.

Table with 7 columns: CURVE #, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Contains data for curves C1 and C2.



SCALE: 1" = 100'

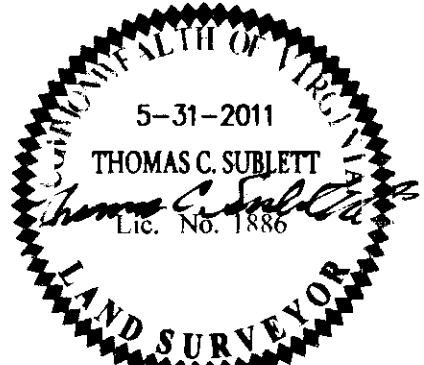
STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3rd DAY OF July, 2012 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:20 AM/PM

INSTRUMENT # 120013831

TESTE: [Signature] BETSY B. WOOLRIDGE, CLERK

JAMES CITY COUNTY CASE NO. S-0038-2011

Table with 4 columns: Rev, Date, Description, Revised By. Shows revision history for the plat.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188.

SUBDIVISION PLAT PARCEL 2-A, BENJAMIN J. FENTON SUBDIVISION. PREPARED FOR: CARL ROGER BORST. STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA.

Project Contacts: CMA / TCS, Project Number: W10143, Scale: 1"=100', Date: 5-31-2011, Sheet Number: 10 OF 1.

S:\Jobs\W10143\00-Parcel 2A Fenton Sub Survey\Plans\Plate\W1014300-subplat.dwg, 12/16/2011 8:23:05 AM, mike appleton