

130005006

SOILS SCIENTIST'S STATEMENT

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 AUTHORIZED BY THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. (12 VAC 5-610-10 ET SEQ., THE REGULATIONS)

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 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: GREGORY MONNETT, AOSE, LICENSE NO. 007 PHONE NO. 804-796-3911 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 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 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 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.

G. Monnett
GREGORY MONNETT AOSE# 1193

SURVEYOR'S STATEMENT

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, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

01-30-2013 *Paul A. Jaubert*
DATE PAUL A. JAUBERT

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY THAT WAS CONVEYED BY HAVENS LANDS, LLC AND DONALD L. BENTON TO SHEPHERDS LANDING PARTNERSHIP BY DEED DATED THE 9th DAY OF JANUARY 2008 AND RECORDED ON THE 15th DAY OF JANUARY, 2008 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA. AT INSTRUMENT 080001819.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SHEPHERDS LANDING SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

2/11/2013 *G. Monnett*
DATE: GREG MONNETT - MANAGING PARTNER
Donald L. Benton
DONALD L. BENTON - LIENHOLDER

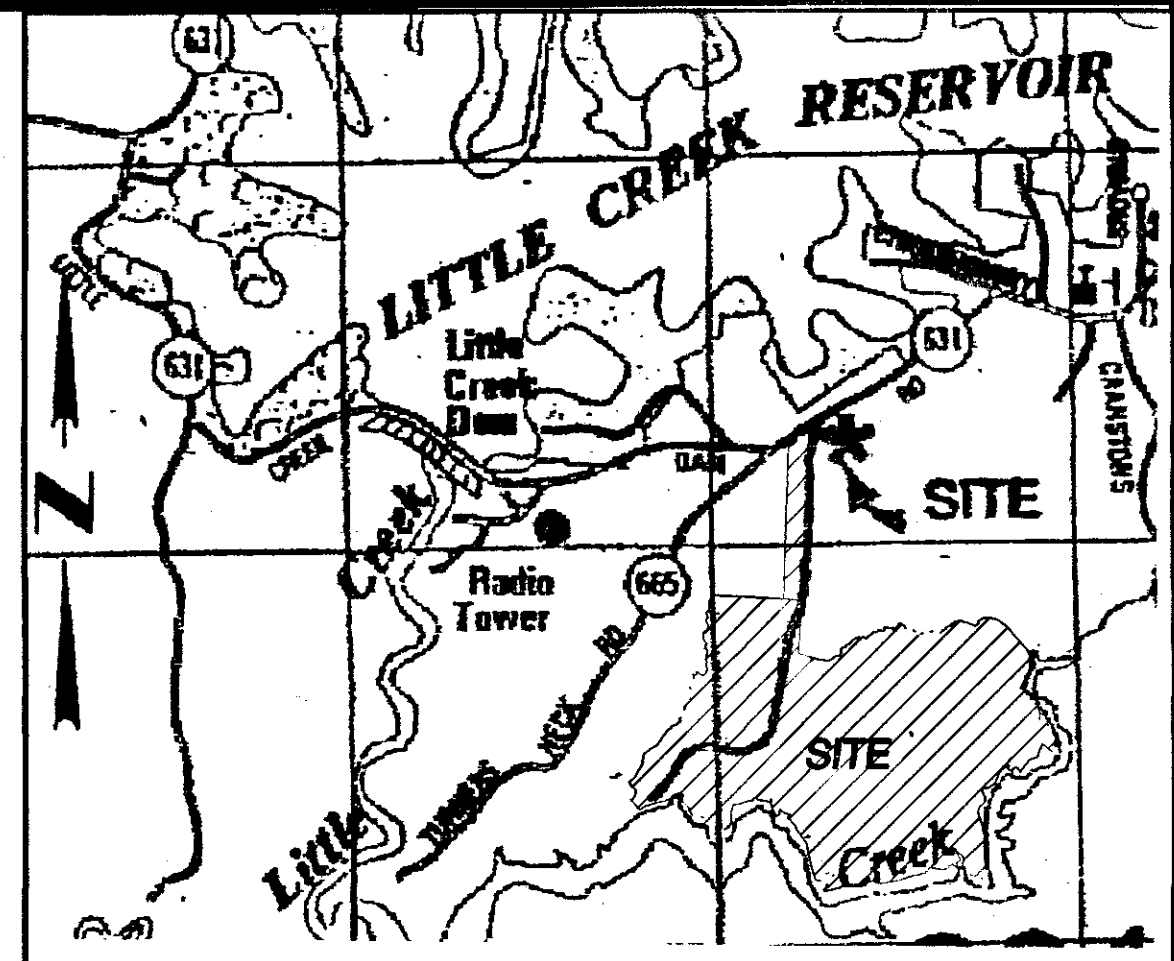
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/ COUNTY OF Hammer
I, Judith C. Shupe, 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 WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 11 DAY OF Feb, 2013
Judith C. Shupe
NOTARY PUBLIC
MY COMMISSION EXPIRES Jun 30 2014

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/ COUNTY OF Hammer
I, Judith C. Shupe, 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 WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 11 DAY OF Feb, 2013
Judith C. Shupe
NOTARY PUBLIC
MY COMMISSION EXPIRES Jun 30 2014

JUDITH C. SHUPE
Notary Public
Commonwealth of Virginia
343209
My Commission Expires Jun 30, 2016



VICINITY MAP SCALE: 1" = 2000'±
GENERAL NOTES:

- 1. NUMBER OF LOTS: THREE (3)
TOTAL AREA= 197.1 +/- ACRES
AREA IN LOTS = 197.1 +/- ACRES
LOT 1 = 101.58 +/- ACRES
LOT 2 = 13.98 +/- ACRES
LOT 3 = 82.07 +/- ACRES
- 2. LARGE PARCEL ZONED A-1 THE OF THE FLAG STEM PORTION OF THE LOTS IS ZONED R-8.
- 3. SHEPHERDS LANDING PARTNERSHIP INSTRUMENT # 080001819 TAX ID # 2140100046
- 4. PRESENT OWNERS: SHEPHERDS LANDING PARTNERSHIP C/O GREG MONNETT P.O. BOX 73133 RICHMOND, VA 23235
- 5. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE. WETLANDS AND RPA WERE MAPPED AND FIELD LOCATED BY ENVIRO SOLUTIONS.
- 6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 7. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION
- 8. A PORTION OF THIS PARCEL LIES IN A HUD FLOOD HAZARD ZONE "X" PER MAP #51095C0105C EFFECTIVE DATE OF 9-28-2007. THE REMAINDER OF THIS PARCEL IS LOCATED IN FLOOD ZONE "A".
- 9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 10. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 11. ALL LOTS SHOWN ARE TO BE SERVED BY PRIVATE WATER AND SEWER.
- 12. 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

CLERK'S CERTIFICATE STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 19th DAY OF February 2013. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:13 P.M.
TESTE: *Patricia B. Woodruff* CLERK
By *Wanda H. Hinkle* Deputy Clerk
PLAT BOOK: _____, PAGE: _____
Document # 130005006

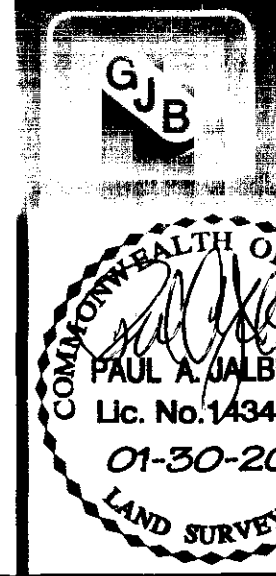
NOTE: SEE EASEMENT TO THE COMMONWEALTH OF VIRGINIA DEPARTMENT OF FORESTRY RECORDED AT INSTRUMENT #09027755

2 Large/Small Plat(s) Recorded herewith as # 130005006

PLAT IDENTIFICATION No. JCC-
PLAT DATE: _____

PLAT REVISED: SEPTEMBER 20, 2011
PLAT REVISED: DECEMBER 03, 2012
PLAT REVISED: JANUARY 30, 2013

CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
2/6/13 *Ann C. H. P.E.*
DATE: VIRGINIA DEPARTMENT OF TRANSPORTATION
2/13/13 *Valerie Jordan*
DATE: VIRGINIA DEPARTMENT OF HEALTH
2-14-13 *Paul A. Jaubert*
DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY



Goodfellow, Jaubert, Beard, and Associates Inc.
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Mechanicsville, Virginia 23111
(804) 746 - 7097 Fax (804) 730 - 7275
ENGINEERING - SURVEYING - PLANNING

SHEPHERDS LANDING SUBDIVISION
POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA
DESIGNED BY: _____ DATE: OCTOBER 26, 2010 SHEET No. 1
DRAWN BY: _____ SCALE: 1" = 300' 2
CHECKED BY: P.A.J. P.N. 5187-0041