

**CERTIFICATE OF SOURCE OF TITLE:**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY TASKINAS, LLC TO DAVID G TRUSTEE & JOCELYN B SWANSON BY DEED DATED 02/13/2012 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 120003650

**OWNER'S CERTIFICATE:**

THE 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.

BY: Joelyn Swanson 6/7/13  
David Swanson 6.7.13  
 SIGNATURE DATE  
Joelyn Swanson Owner  
David Swanson Owner  
 NAME (PRINTED) TITLE

**CERTIFICATE OF NOTARIZATION:**

STATE OF VIRGINIA  
 CITY/COUNTY OF Williamsburg  
 I, ELLEN G CHRISTIAN 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 THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS  
 DAY OF JUNE, 2013 MY COMMISSION EXPIRES  
12/28/2016

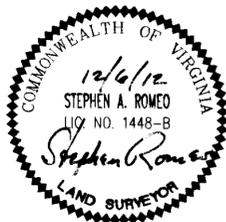
(SIGNATURE)

ELLEN G. CHRISTIAN  
 NOTARY PUBLIC # 198740  
 COMMONWEALTH OF VIRGINIA  
 MY COMMISSION EXPIRES 12-28-2016

**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.

Stephen Romeo 12/6/12  
 STEPHEN A. ROMEO, LS NO. 001448-B DATE



**CERTIFICATE OF APPROVAL:**

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

6-12-13 [Signature]  
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

6/11/13 [Signature]  
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

6/10/13 [Signature]  
 DATE VIRGINIA DEPARTMENT OF HEALTH

**STATE OF VIRGINIA, COUNTY OF JAMES CITY:**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 12 June 2013  
 DAY OF June 2013  
 AS THE LAW DIRECTS.

TESTE: [Signature] CLERK  
 By [Signature]  
 DOCUMENT NO. 130014386

**NOTES:**

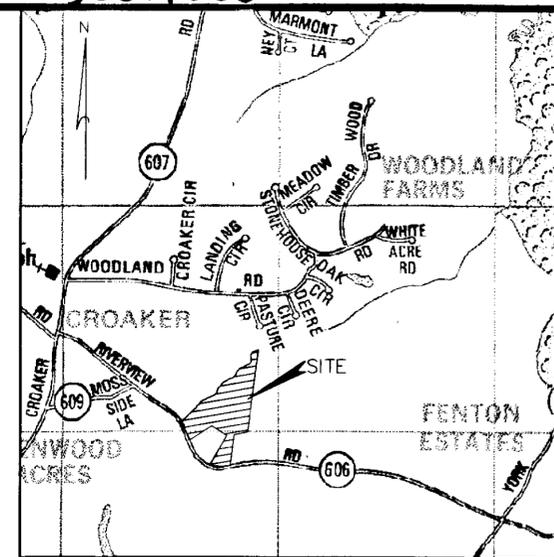
1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 144010003 AND IS ZONED A-1
  2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 51095C0065C, DATED SEPT. 20, 2007.
  3. ALL PARCELS SHALL BE SERVED BY PRIVATE WELLS.
  4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
  5. THE FOLLOWING REFERENCES WERE USED IN PREPARATION OF THIS PLAT:  
 D.B. 103, PG. 458 (PLAT)  
 P.B. 45, PG. 99  
 P.B. 62, PG. 46  
 P.B. 71, PG. 36  
 D.B. 99, PG. 473 (PLAT)  
 INST. NO. 060003316  
 INST. NO. 120003650
  6. THIS PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL AND THEREFORE IS NOT TIED TO COUNTY DATUM.
  7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
  8. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
  9. THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
  10. WETLANDS AND LANDS 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. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
  12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  13. RPA SIGNS AS SHOWN HEREON ARE TO BE INSTALLED BY SUBDIVIDER WITHIN 6 MONTHS OF RECORDATION OF THIS PLAT PER SECTION 23-7(c) OF THE JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE.
  14. 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 ON SITE 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 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 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 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.
15. 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.

2 Large/Small Plat(s) Recorded  
 herewith as # 130014386

**AREA TABULATION**

ORIGINAL PARCEL AREA	35.86± AC.
LAND DEDICATED FOR PUBLIC USE	0.1712 AC.
NEW PARCEL 2	3.0002 AC.
NEW PARCEL 1	32.69± AC.

130014386



VICINITY MAP 1" = 2000'

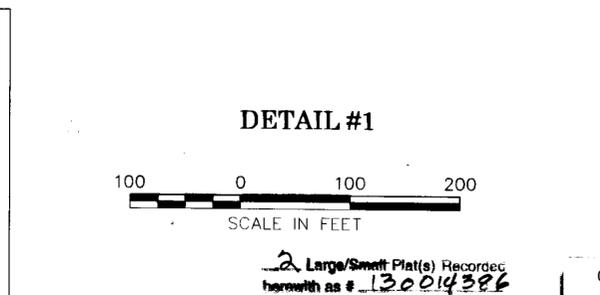
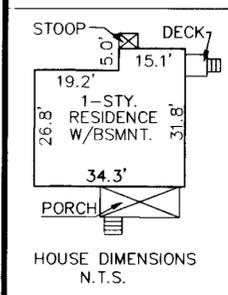
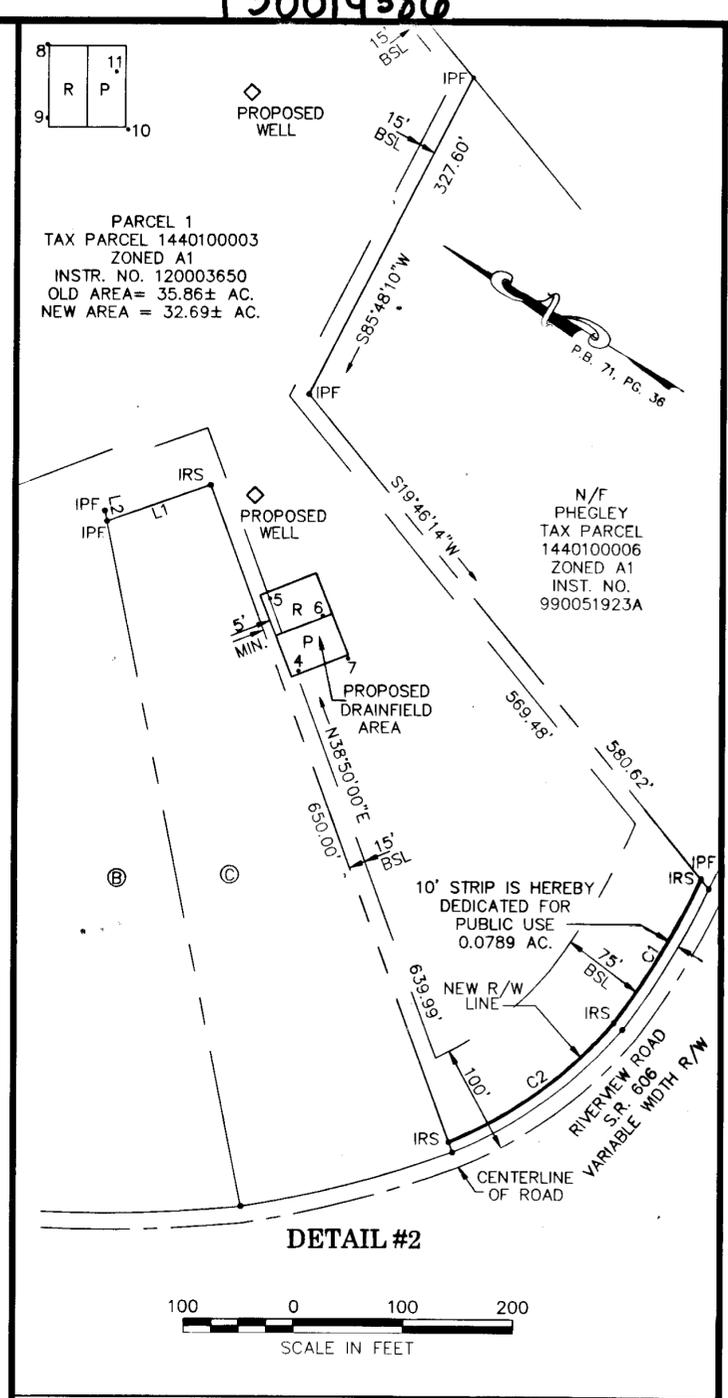
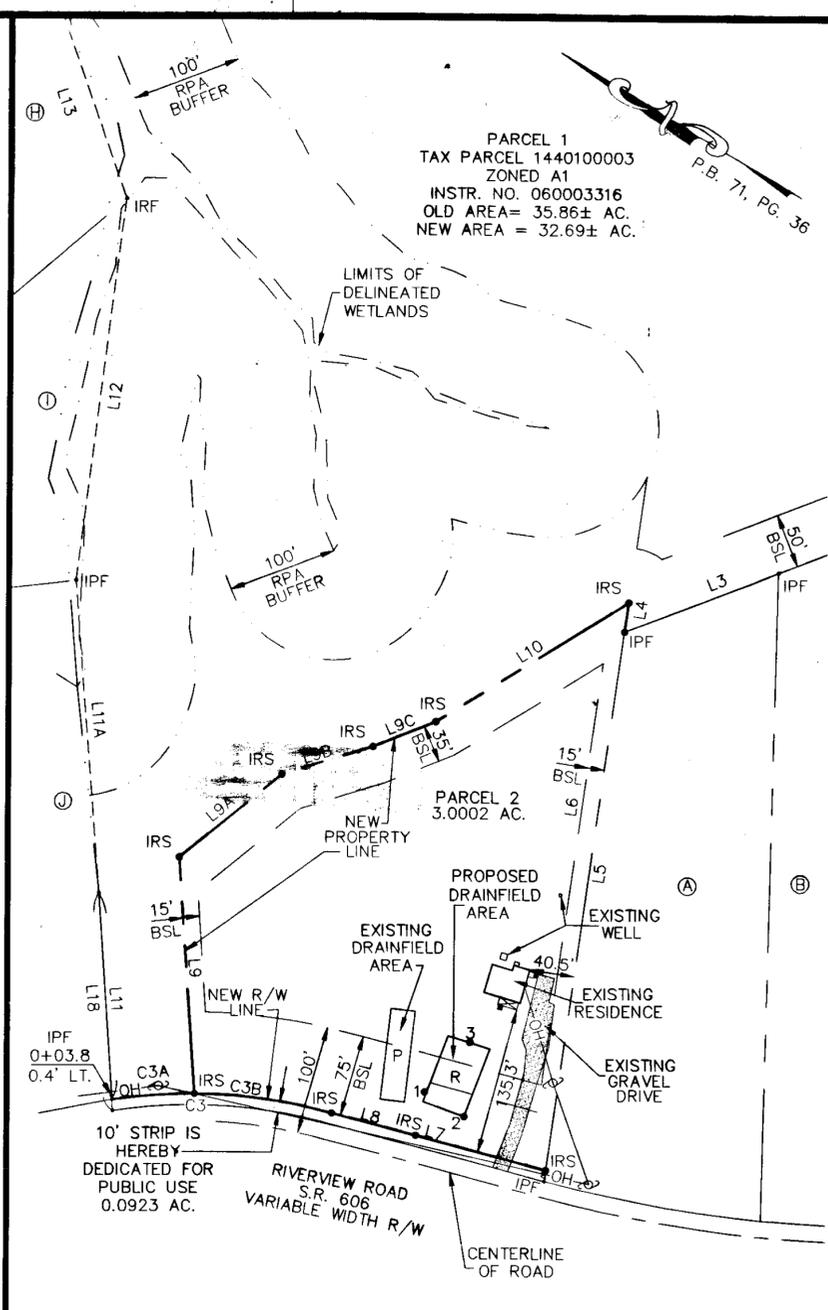
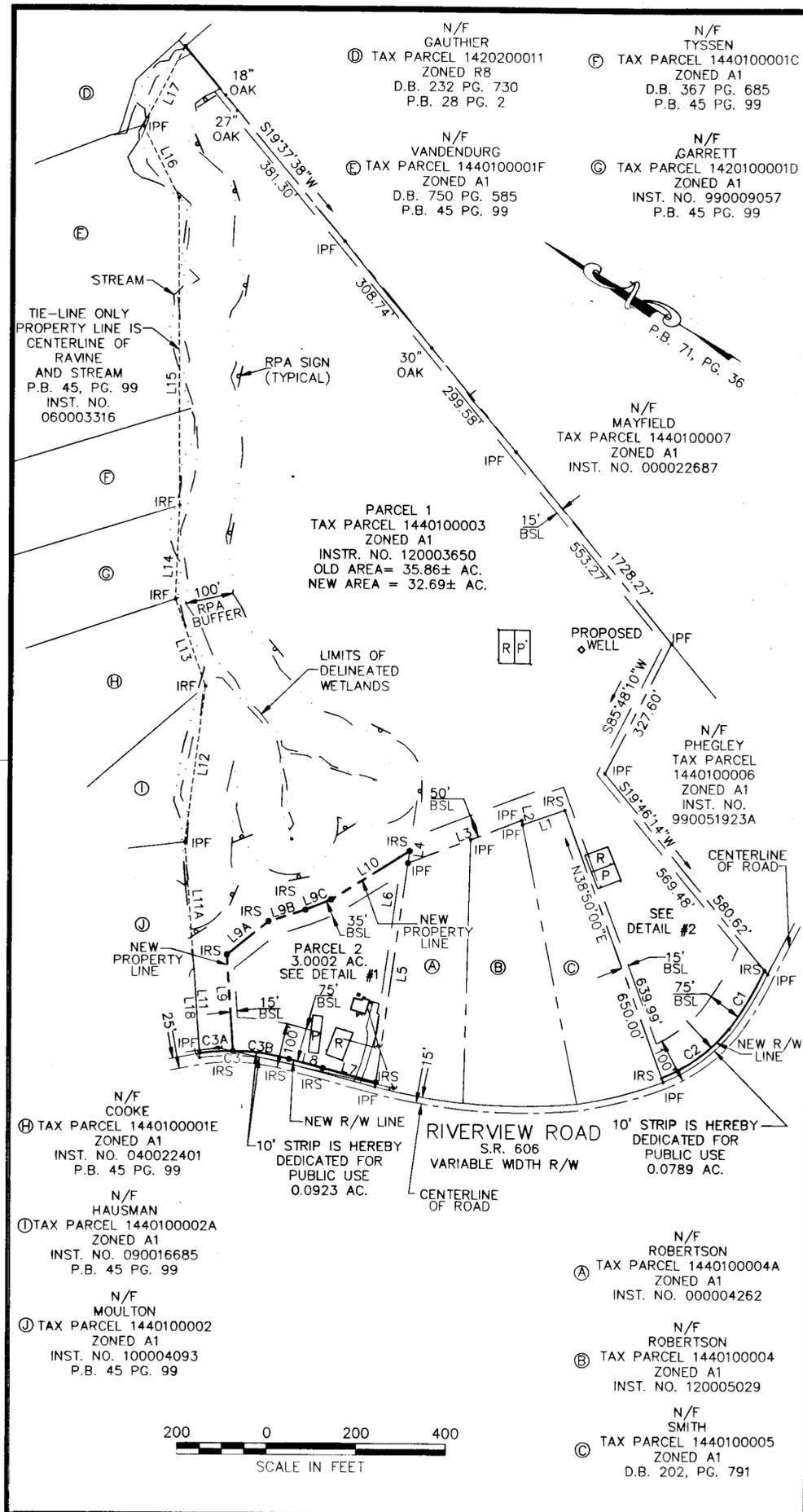
LINE	LENGTH	BEARING
L1	100.00'	N50°38'00"W
L2	9.73'	N47°18'06"E
L3	271.75'	N52°18'25"W
L4	27.19'	S66°52'48"W
L5	509.12'	S66°52'48"W
L6	526.24'	S66°52'48"W
L7	122.47'	N16°09'56"W
L8	78.96'	N16°29'13"W
L9	217.30'	N55°01'21"E
L9A	119.94'	S70°23'00"E
L9B	86.97'	S48°25'56"E
L9C	61.34'	S53°16'53"E
L10	206.92'	S63°24'57"E
L11	189.96'	N55°01'21"E
L11A	286.68'	N54°29'26"E
L12	353.34'	N66°03'19"E
L13	206.71'	N39°44'00"E
L14	211.08'	N61°06'56"E
L15	692.58'	N58°27'29"E
L16	181.31'	N32°21'59"E
L17	202.63'	N86°23'39"E
L18	200.00'	N55°01'21"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	154.49'	712.14'	77.55'	154.19'	N89°41'59"E	12°25'48"
C2	187.91'	386.84'	95.85'	186.07'	S67°27'24"E	27°49'55"
C3	201.66'	479.26'	102.35'	200.18'	N27°44'22"W	24°06'33"
C3A	75.08'	479.26'	37.62'	75.00'	N35°18'22"W	8°58'32"
C3B	126.58'	479.26'	63.66'	126.22'	N23°15'06"W	15°08'00"

**SUBDIVISION OF  
 TAX PARCEL 144010003  
 PROPERTY OF  
 DAVID G & JOCELYN B SWANSON  
 STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA**

DATE: 05/23/12  
 REVISED: 11/12/12  
 SHEET 1 OF 2

**VHB** Vanasse Hangen Brustlin, Inc.  
 Transportation Land Development Environmental Services  
 351 McLaws Circle, Suite 3  
 Williamsburg, Virginia 23185-6316  
 (757) 220 0500 FAX (757) 220 8544



**SUBDIVISION OF TAX PARCEL 1440100003**  
 PROPERTY OF **DAVID G & JOCELYN B SWANSON**  
 STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 12/21/13 at 12:21 AM/PM, PB PG Document # 130014386  
 DATE: 05/23/12  
 REVISED: 11/12/12  
 SHEET 2 OF 2

BETSY B. WOOLRIDGE, CLERK  
 Dep. Clerk

**VHB** *Vannasse Hangen Brustlin, Inc.*  
 Transportation Land Development Environmental Services  
 351 McLaws Circle, Suite 3  
 Williamsburg, Virginia 23185-6316  
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**LEGEND**

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD TO BE SET
- PRIMARY DRAIN FIELD
- RESERVE DRAIN FIELD
- UTILITY POLE
- OVERHEAD UTILITIES
- SOIL BORING
- RESOURCE PROTECTION AREA
- BUILDING SETBACK LINE

IPF ●  
 IRF ●  
 IRS ●  
 P ●  
 R ●  
 OH ●  
 2 ●  
 RPA ●  
 BSL ●