

130025989

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EDWIN W. RAPPOLO AND RUBY L. RAPPOLO TO THOMAS E. MURPHY AND ELEANOR S. MURPHY BY DEED DATED JANUARY 13, 1971 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 129, PAGE 590.

OWNER'S CONSENT AND DEDICATION:

THE FAMILY SUBDIVISION OF LAND SHOWN ON THIS PLAT KNOWN AS TAX PARCEL ID 0720300001 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Thomas E. Murphy 17 Oct 2013
THOMAS E. MURPHY DATE
Eleanor S. Murphy Oct 17, 2013
ELEANOR S. MURPHY DATE

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY TO-WIT:

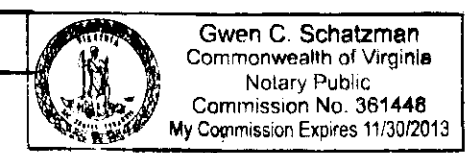
I, GWEN C. SCHATZMAN, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF OCTOBER, 2013.

MY COMMISSION EXPIRES 11/30/2013

Gwen C. Schatzman NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 11/30/2013

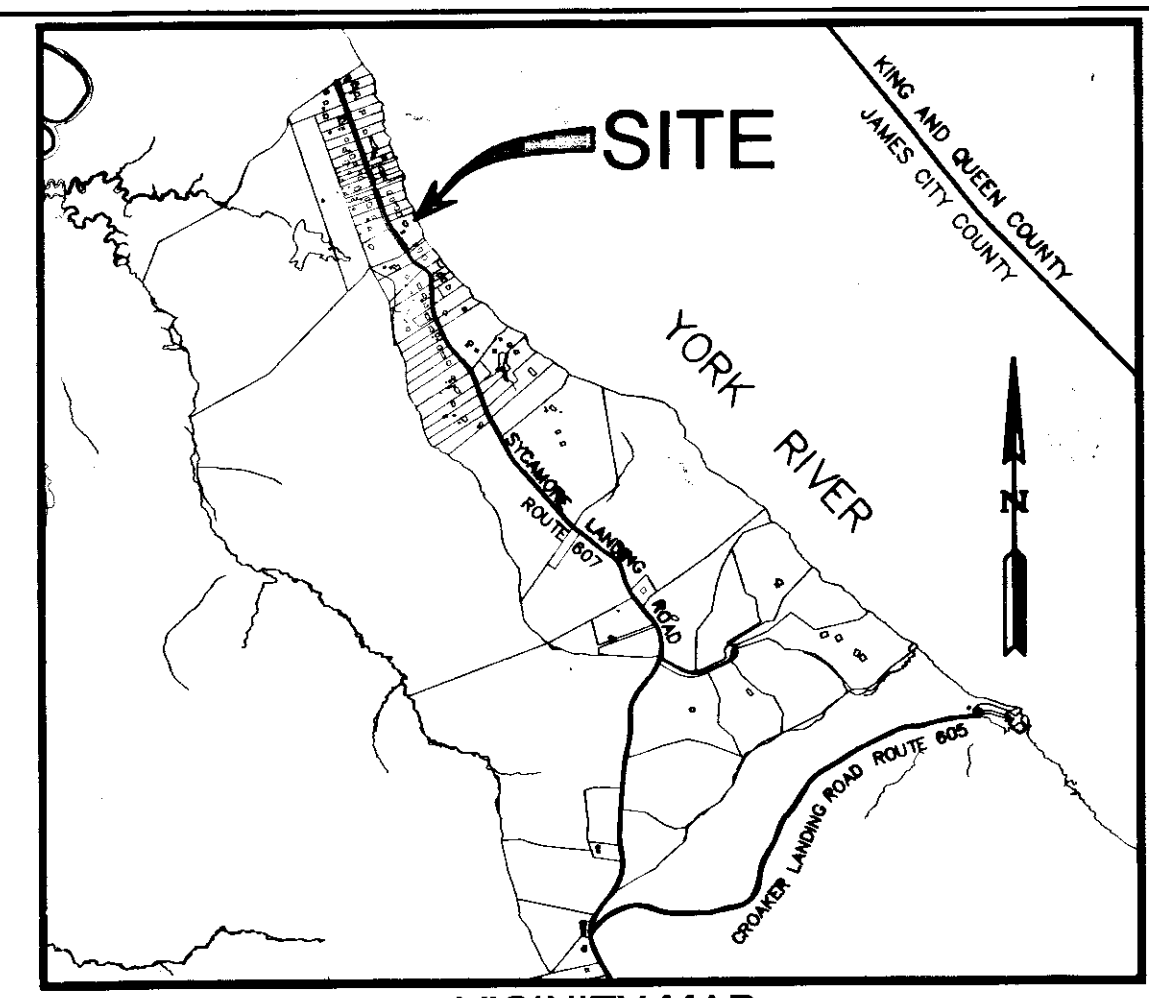


THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT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

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 #1940001109 (10100 SYCAMORE LANDING ROAD) AND ANN L. RUFF, AOSE #1376 (10060 SYCAMORE LANDING ROAD). 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 OF THIS APPROVAL.

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.



VICINITY MAP SCALE: 1"=2000'

AREA TABULATION

Table with 3 columns: Parcel, Square Feet, Acres. Rows for Parcel A, Parcel B, and Total Area.

GENERAL NOTES

- 1. SETBACKS PER CURRENT ZONING ARE: FRONT 50', REAR 35' AND SIDE 15'. ON JUNE 7, 2012 A WAIVER WAS GRANTED TO REDUCE THE 50' FRONT SETBACK TO 35' (PARCEL "B") AND ALSO REDUCED THE MINIMUM LOT WIDTH REQUIRED AT THE SETBACK LINE FROM 150' TO 130' (PARCEL "A"). (CASE NO. ZA-0001-2012-10100 SYCAMORE LANDING ROAD)
2. PROPERTY IS ZONED A1, GENERAL AGRICULTURAL.
3. ALL LOTS SHALL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
4. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
5. THIS PLAT IS BASED UPON RECORD INFORMATION AND A FIELD SURVEY PREVIOUSLY PERFORMED BY MITCHELL-WILSON ASSOCIATES, P.C. DATED FEBRUARY 3, 2009 AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
6. PROPERTY SHOWN HEREON IS ALL OF TAX PARCEL ID 0720300001.
7. THIS IS A FAMILY SUBDIVISION IN ACCORDANCE WITH SECTION 19-17 OF THE SUBDIVISION ORDINANCE, A SPECIAL USE PERMIT (SUP-0009-2012) HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS FOR LOT SIZES OF LESS THAN 3 ACRES. PARCELS "A" AND "B" ARE TO BE CONVEYED TO AN IMMEDIATE FAMILY MEMBER OF THE OWNER.
8. A PORTION OF THE PROPERTY ALONG THE YORK RIVER LIES IN FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. THE BASE FLOOD ELEVATION IS DETERMINED TO BE 6.0') THE REMAINING PROPERTY INCLUDING THE EXISTING DWELLING AND THE PROPOSED NEW DWELLING LIE IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0055C, DATED SEPTEMBER 28, 2007.
9. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THEREFORE, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORDED PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. 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.
12. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
14. THE HYDROLOGIC UNIT CODE (HUC) DESIGNATION FOR THE SITE: HUC 12 020601070102 VA HUC Y063 NAME YORK RIVER-PHILBATES CREEK

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.

Thomas C. Sublett 8/16/13 DATE
THOMAS C. SUBLETT, L.S. #1886

CERTIFICATE OF APPROVAL

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

Ann D. Crumpton 10/22/13 DATE
VIRGINIA DEPARTMENT OF HEALTH
Christy Deane 11-13-13 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 14TH DAY OF November, 2013. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:02 PM/PM

2 Large @ mail Plat(s) Recorded herewith as # 130025989

INSTRUMENT # 130025989
TESTE: Betsy B. Woolridge, Deputy Clerk
BETSY B. WOOLRIDGE, CLERK

Table with columns for recording information, including Date, Time, and Description.



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PLAT SHOWING MURPHY FAMILY SUBDIVISION 10100 SYCAMORE LANDING ROAD JAMES CITY COUNTY VIRGINIA

Project Information Table: Project Contacts: RAC/TCS, Project Number: W10151, Scale: NOTED, Date: 08-16-13, Sheet Number: 1 OF 2