

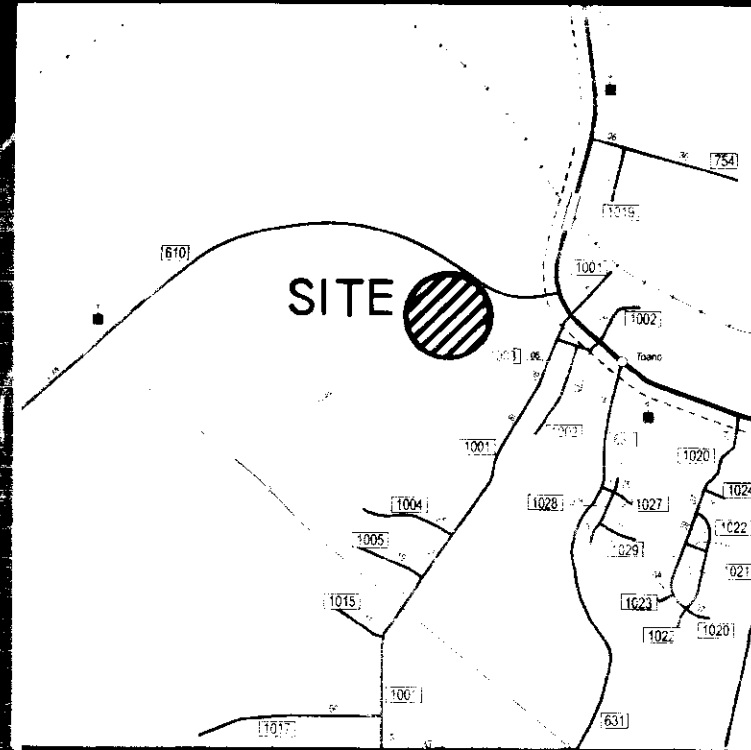
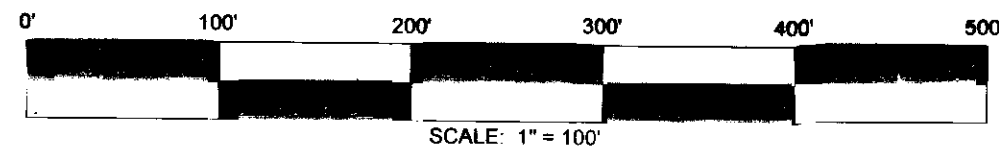
140018305

FAMILY SUBDIVISION AND BOUNDARY LINE ADJUSTMENT

OF PROPERTY STANDING IN THE NAME OF CARL E. MEADOWS, TRUSTEE UNDER THE CARL E. MEADOWS TRUST BEING PARCEL ID 1230100026B & 1230100028 LOCATED: STONEHOUSE MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA DATE: SEPTEMBER 10, 2014 SCALE: 1" = 100'

MITCHELL LAND SURVEYING, LLC LAND SURVEYING AND LAND PLANNING P.O. BOX 565 SHACKLEFORDS, VIRGINIA 23156 (804) 241-5385

GENERAL NOTES: 1. PROPERTY IS ZONED A1, AGRICULTURAL 2. PARCEL ID#1230100026B & 1230100028 3. ADDRESS: #3103 & 3123 FORGE ROAD 4. A PORTION OF THE PROPERTY ON THE WESTERN SIDE ADJACENT TO THE POND IS IN FLOOD ZONE 'A' AND THE REMAINING PORTION OF THE PROPERTY IS IN FLOOD ZONE 'X' PER COMMUNITY PANEL NO. 51095C0045C PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 28, 2007. 5. BUILDING SETBACKS FRONT = 75'- LOT AREA 3 ACRES OR MORE 50' FROM ANY STREET R/W WHICH IS 50' OR GREATER 75' FROM C/L IF R/W IS LESS THAN 50' SIDE = 15' ACCESSORY STRUCTURE 5' 15' FOR BUILDING EXCEEDING 1 STORY REAR = 35' ACCESSORY STRUCTURE 5' 15' FOR BUILDING EXCEEDING 1 STORY 6. EXISTING WELLS OR DRAINFIELDS WILL NOT BE EFFECTED BY THIS SUBDIVISION & BOUNDARY LINE ADJUSTMENT 7. BOUNDARY, PHYSICAL SURVEY, WETLAND LIMITS AND RESOURCE PROTECTION AREAS ARE BASED UPON A SURVEY PREPARED BY HIS LAND SURVEYING, INC., DATED FEBRUARY 18, 2014 AND WAS PROVIDED TO MITCHELL LAND SURVEYING, LLC BY THE OWNER.



VICINITY MAP SCALE: 1" = 2640'

OWNERS CERTIFICATE THE SUBDIVISION AND BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS "CARL E. MEADOWS TRUST FAMILY SUBDIVISION" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF James City, I, Patsy Wilkerson Farmer, a NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 17 DAY OF OCTOBER 2014.

Signature of Patsy Wilkerson Farmer, Notary Public, My Commission Expires 3/31/18, Notary Registration Number: 182372

CERTIFICATE OF SOURCE OF TITLE THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CARL E. MEADOWS TO CARL E. MEADOWS, TRUSTEE UNDER THE CARL E. MEADOWS TRUST BY DEED DATED NOVEMBER 8, 2006 AND RECORDED IN CLERK'S OFFICE OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 060027675.

SURVEYOR'S CERTIFICATE 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.

Signature of James E. Mitchell, Land Surveyor, Date: 9-10-14

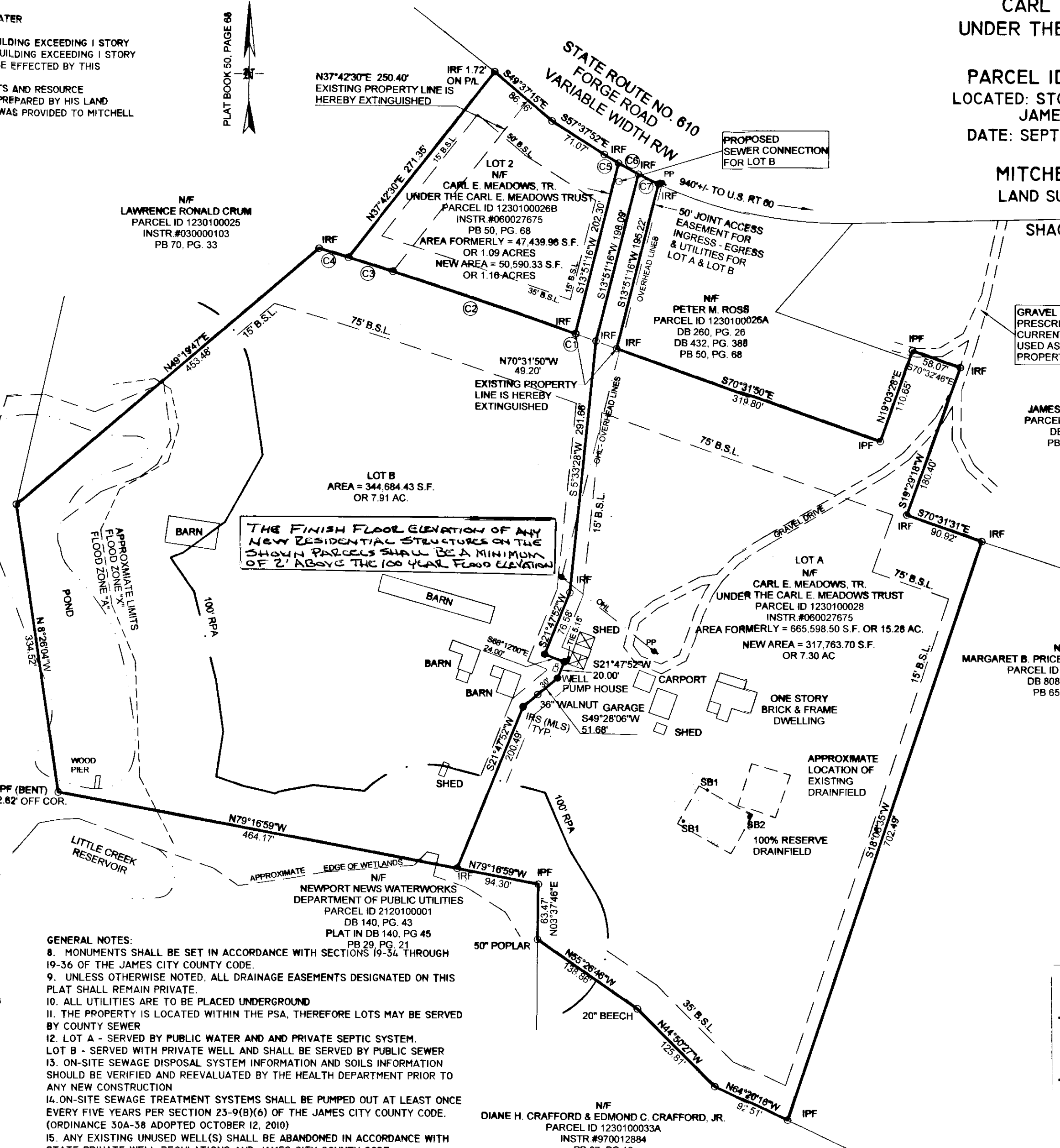
PRIVATE SEWAGE DISPOSAL CERTIFICATE THIS SUBDIVISION IS CERTIFIED AS BEING IN COMPLIANCE WITH THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ. THE "REGULATIONS") BY ADAM C. HERMAN, AOSE #1940001109, (757) 344-6270 AND SUBDIVISION APPROVAL IS BASED UPON THAT CERTIFICATION. FURTHER, THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS" HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

PURSUANT TO § 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 SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE AND RESERVE FOR A "TRADITIONAL" ON-SITE 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 APPROVAL

Signature of Adam C. Herman, AOSE #1940001109, Date: 10-17-2014

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

Signatures of Virginia Department of Transportation, Virginia Department of Health, and Subdivision Agent of James City County, with dates.



GENERAL NOTES: 8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE. 9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. 10. ALL UTILITIES ARE TO BE PLACED UNDERGROUND 11. THE PROPERTY IS LOCATED WITHIN THE PSA, THEREFORE LOTS MAY BE SERVED BY COUNTY SEWER 12. LOT A - SERVED BY PUBLIC WATER AND AND PRIVATE SEPTIC SYSTEM. LOT B - SERVED WITH PRIVATE WELL AND SHALL BE SERVED BY PUBLIC SEWER 13. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION 14. 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. (ORDINANCE 30A-38 ADOPTED OCTOBER 12, 2010) 15. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. 16. 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. 17. ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR VEGETATION WEAKENED BY AGE, STORM, FIRE OR OTHER NATURAL CAUSES. 18. DEVELOPER/OWNER SHALL INSTALL SIGNS IDENTIFYING THE LANDWARD LIMIT OF THE RPA. SIGNS SHALL BE OBTAINED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY THE MANAGER (JAMES CITY CO.) 19. THE SUBDIVIDER SHALL RECORD THE APPROVED PLAT IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY WITHIN 180 DAYS AFTER APPROVAL THEREOF. OTHERWISE, SUCH APPROVAL SHALL BECOME NULL AND VOID. (ORD. NO. 30A-15, 1-9-89)

CURVE TABLE with columns for DELTA, R=, LEN=, TAN=, CH=, CB and rows C1 through C7.

Large Small Plat(s) Recorded herewith as # 140018305

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on November 7, 2014 at 1:08 AM/PM, PB PG Document # 140018305 BETSY B. WOOLRIDGE CLERK Amy Stray, Dep. Clerk

