

170009598

CERTIFICATION OF SOURCE OF TITLE

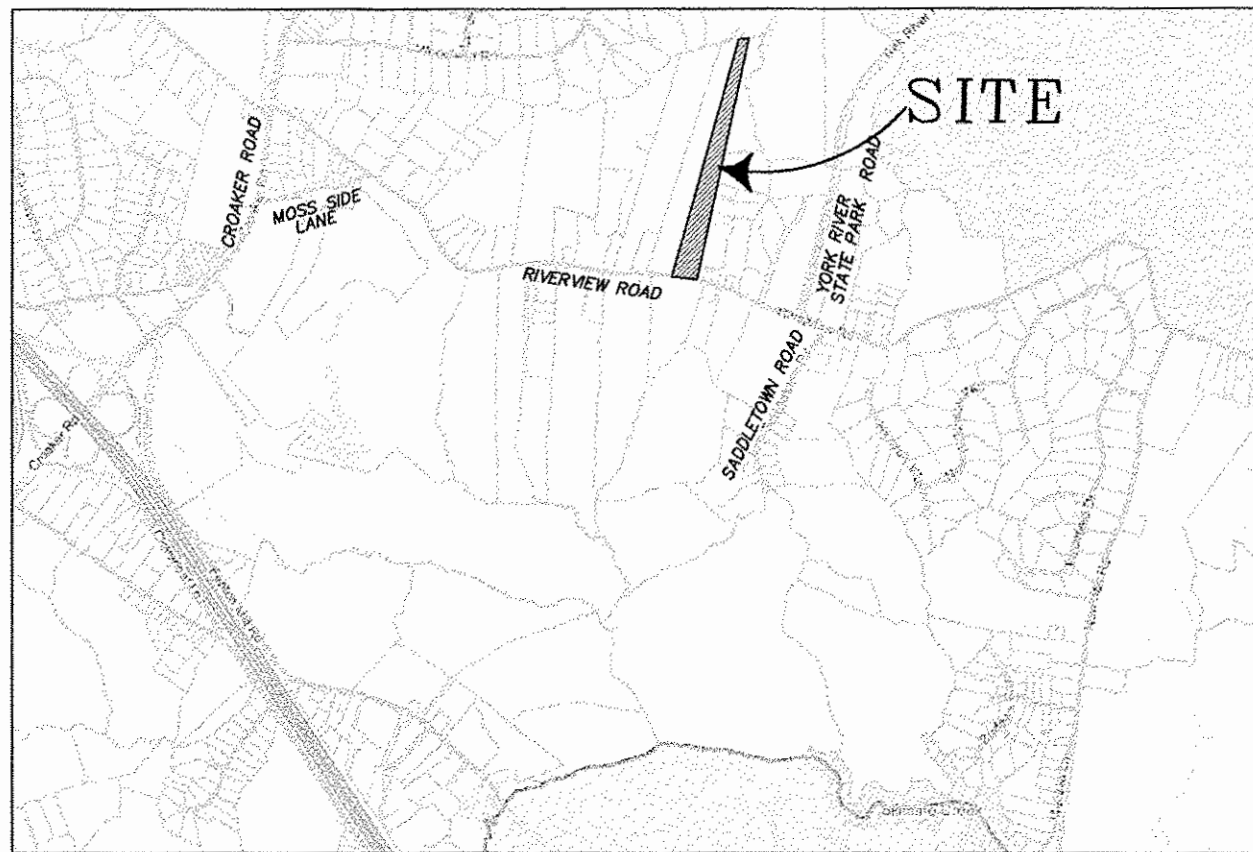
THE PROPERTY SHOWN ON THIS PLAT AND IDENTIFIED AS "THE EASTERLY 1/2 OF TRACT 2" WAS CONVEYED BY PATSY ANNE MOORE, MARRIED, TO DONALD R. MOORE, SR. AND PATSY ANNE MOORE, HUSBAND AND WIFE, BY DEED DATED 07/23/1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO: 970011999.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AND HIGHWAY DEDICATION SHOWN ON THIS PLAT AND KNOWN AS "THE EASTERLY 1/2 OF TRACT 2 - GEORGE A. RICHARDSON ESTATE" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Signature of Donald R. Moore, Sr. dated 2/23/2017

Signature of Patsy Anne Moore dated 2/23/2017



VICINITY MAP SCALE: 1" = 1/2 MILE

GENERAL NOTES:

- 1. THE PROPERTY SUBDIVIDED IS ALL OF ASSESSOR'S PARCEL 1530100003A AND THE CURRENT ADDRESS IS #5302 RIVERVIEW ROAD.
2. THE PROPERTY IS NOT SERVED BY PUBLIC WATER AND SEWER.
3. THE PROPERTY IS CURRENTLY ZONED A1
4. THE PROPERTY LIES IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER F.I.R.M. 51095C0065D. EFFECTIVE DATE 12/16/15.
5. THE TOTAL AREA SUBDIVIDED IS 21.12 ACRES ±.
6. MINIMUM BUILDING SETBACK LINES: FRONT = 100' FROM CENTERLINE OF S.R. 606 --LOT 1 ONLY FRONT = 50' LOTS 2-5 SIDE = 15' REAR = 35'
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. THERE ARE NO JAMES CITY COUNTY GEODETIC CONTROL MONUMENTS IN THE AREA OF THIS SURVEY.
12. PROPOSED DRAINFIELD LOCATIONS ARE BASED UPON MARKERS SET BY "ADAM'S SEPTIC EVALUATION AND DESIGN, LLC"

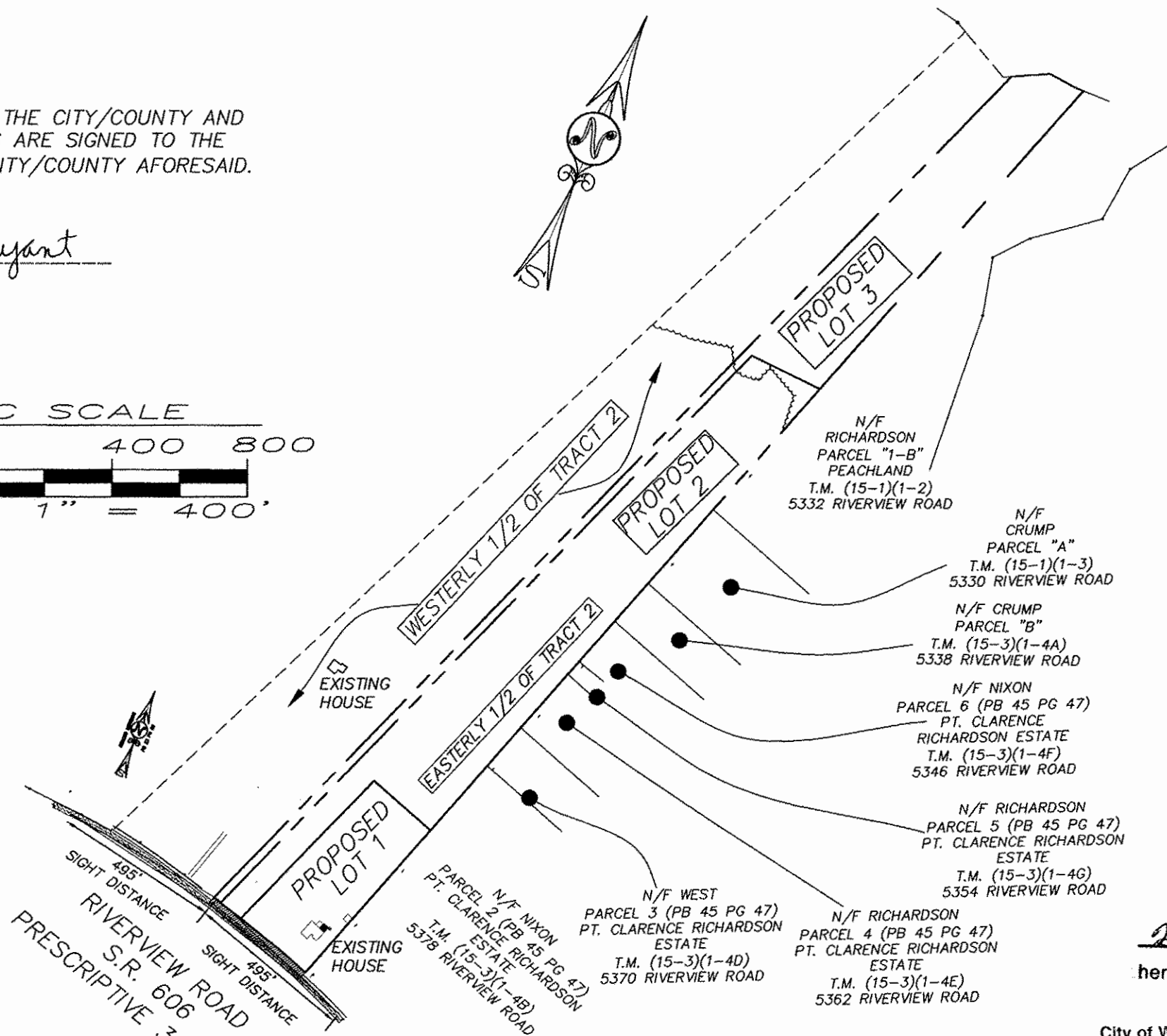
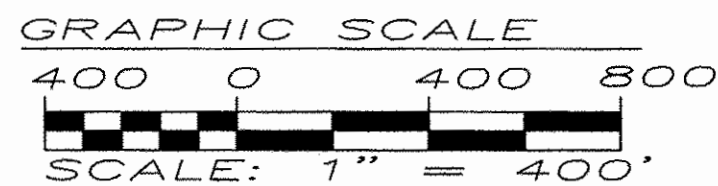
CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City

I, Jennifer J. Bryant, 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 HAND THIS 23 DAY OF February, 2017.

Signature of Jennifer J. Bryant

MY COMMISSION EXPIRES 4/30/2017



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 32.1-183.5 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 #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 SEWAGE SYSTEMS.

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. 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.

ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.

AREA CALCULATIONS

ORIGINAL AREA BY DEED 21.12 AC.± (AFTER HIGHWAY DEDICATION) 916,338 S.F.± (21.036 AC.±)

LOT AREAS:

LOT 1 132,142 S.F.± (3.034 AC.±)
LOT 2 479,917 S.F.± (11.017 AC.±)
LOT 3 304,279 S.F.± (6.985 AC.±)

TOTAL 916,338 S.F.± (21.036 AC.±)

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 COUTNY OF JAMES CITY, VIRGINIA. REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUTNY.

Signature of A.D. Seburt dated 01/04/2017

MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

2 Large/Small Plat(s) Recorded herewith as # 170009598

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on MAY 10, 2017 at 11:54 AM PM. PG. Document # 170009598 MONA A. FOLEY, CLERK

CERTIFICATE OF APPROVAL

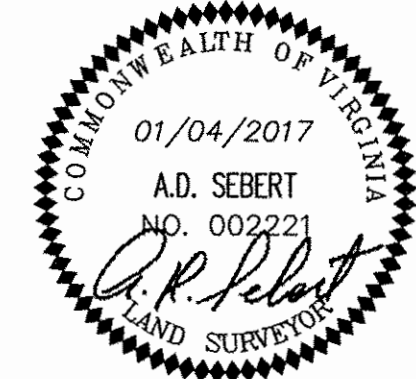
THIS PLAT OF SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signatures of Virginia Department of Transportation and Virginia Department of Health dated 2/28/2017

Vertical text on the left margin: C:\SEBERT SURVEYING\PROJECTS\4444-JAMESCITYCOUNTY\J153-2-V00101-SUBDIV.DWG - 1/23/2017 11:16:46 AM EST

SEBERT SURVEYING & LAYOUT, LLC 173 BARLOW ROAD WILLIAMSBURG, VA PHONE (757) 345-0931 CELL: (757) 784-2413

PLAT OF SUBDIVISION AND HIGHWAY DEDICATION BEING THE EASTERLY 1/2 OF TRACT 2 GEORGE A. RICHARDSON, ESTATE STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



LEGEND: PPF PINCH PIPE FOUND, IRF IRON ROD FOUND, IPF IRON PIPE FOUND, NL/S NAIL SET, BSL BUILDING SETBACK LINE, R/W RIGHT-OF-WAY, SMH SANITARY MANHOLE, CO SANITARY CLEANOUT, WM WATER METER, WV WATER VALVE

Table with columns: DATE, REVISION, /DATE/DESCRIPTION. Row 1: 1 2/17/17 PER COMMENTS

Table with columns: DESIGNED BY: ADS, SCALE: NOTED, PROJECT NO. J153-2, DRAWING NO. 1 OF 2