

Vicinity Map Scale: 1" = 2000'

Owner's Certificate:

The subdivision of land shown on this plat and known as "Minor Subdivision of the Property of: Thomas B. Wallace(d) and Evangeline Wallace (Trustees)" is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Signature of Evangeline Wallace, Date 12/20/18

Certificate of Notarization:

Notary Public Jo A. Woodard, My commission expires 02/28/2022, Notary registration number: 7046826



Curve Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE

Line Table with columns: LINE, BEARING, DISTANCE

Legend

- Utility Pole, Tree, Wetlands, Telephone Pedestal, Rod Set, Rod/Pipe Found, Bore Hole, Proposed Well, RPA Sign

William C. Kane, Jr. and Angela K. Kane, Parcel I.D. 3030100006, LRSN: 4043, Inst. 170017701, Zone: A1

Robert Canaday and Mavis Elaine Canaday, et. als., Parcel I.D. 3030100013, LRSN: 120011454, W.B. 044, Pg. 714, LRSN: 14358, Zone: A1

Thomas B. Wallace(d), Trustee and Evangeline Wallace, Trustee, Parcel I.D. 3030100021, LRSN 1116, Inst. 180010244, Inst. 090009180, Chancery File 14414, P.B. 9, Pg. 4, Zone: A1, 24.2± Acres (26.2± Acres Total) # 3150

Randy M. Brown and Gwendolyn Brown, Parcel I.D. 3030100020A, LRSN: 8191, D.B. 448, Pg. 028, P.B. 51, Pg. 30, Zone: A1

Audrey H. Brown, Parcel I.D. 3030100019, LRSN: 570, Inst. 150087133W, Zone: A1

Jo A. Woodard, Notary Public, REG. #7046826, MY COMMISSION EXPIRES 02/28/2022, MY COMMISSION LICENSE FEE \$2,500.00

Portion of Lot 3 82,545 Sq. Feet 1.895 Acres, C/L 10' Old Road Bed (Not Currently in Use -- Impassable), No Evidence of Easement Found or Provided.

Meridian Land Holdings, LLC, Parcel I.D. 3040100007, LRSN: 27282, Inst. 130011216, Zone: A1

10' R/W hereby dedicated to James City County (Half the required width necessary to result in a 50' R/W) Ordinance Section 19-42(b), Total Area 11,676 Sq. Ft. 0.268 Acre

Lot 3 138,480 Sq. Feet 3.179 Acres, Total Area for Lot 3 221,025 Sq. Ft. 5.074 Acres

25' Ingress/Egress and Utilities Easement for Shared Drive to Benefit Lots 1, 2, 3, 4 and 5 Hereby Created.

Lot 4 5.645± Acres

Lot 1 130,680 Sq. Feet 3.000 Acres

Lot 2 130,680 Sq. Feet 3.000 Acres

Health Department Note:

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".

Pursuant to Sec. 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 approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems", however actual designs may be different at the time construction permits are issued.

Source of Title:

The subject property (PID 3030100021) is as described in Instrument # 090009180 dated April 1, 2009, between Thomas B. Wallace(d), Grantor, and Thomas B. Wallace(d), Trustee of the Thomas B. Wallace Revocable Trust under an agreement dated May 2, 2009, and Evangeline Wallace, Trustee of the Evangeline Wallace Revocable Trust under an agreement dated March 2, 2009, Grantees.

The subject property excludes a 3.00 acre parcel situated to the east of the subject parcel. The 3.0 acre exclusion is indicated on a plat entitled "Sketch Showing Proposed 3.00 Acre Purchase Area" Pursuant to Order of the Circuit Court of the City of Williamsburg and James City County (Chancery File No. 15239).

Cumulatively, the current subject property (referenced as 23.99 acres less the 2.00 acre parcel south of Jolly Pond Road) is pursuant to Deed of Confirmation dated June 11, 2012, and recorded as Instrument # 120015179, among the land records of James City County, Va. Additionally, the subject property is pursuant to Final Order, Civil Action #07-202 in the aforesaid County Circuit Court records.

The above subject property is as described on a plat entitled "Boundary Survey, Property of Thomas B. and Evangeline Wallace (Trustees)" dated June 8, 2018 by Gardy & Associates, P.C., and recorded as Instrument # 180010244 and recorded in the Office of the Clerk of the Circuit Court of the County of James City, Virginia.

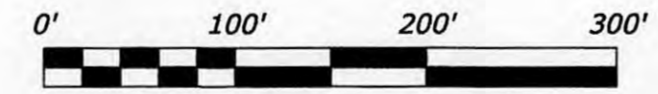
Surveyor's Certificate:

I hereby certify, to the best of my knowledge or belief, that 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. The plat is based on field-run surveys conducted during the months of May and June 2018.

Signature of David R. Gardy, L.S., November 21, 2018, Va. Registration No. 1751

Zone - A1 Minimum Yard Requirements:

Table with columns: Front Yard, Principal Buildings, Side Yard, Rear Yard, Accessory Structures, Side Yard, Rear Yard



2 Large/Small Plat(s) Recorded herewith as # 190000629

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 1-15-2019, at 11:30 AM, PG 1, Document # 190000629, MONA A. FOLEY, CLERK

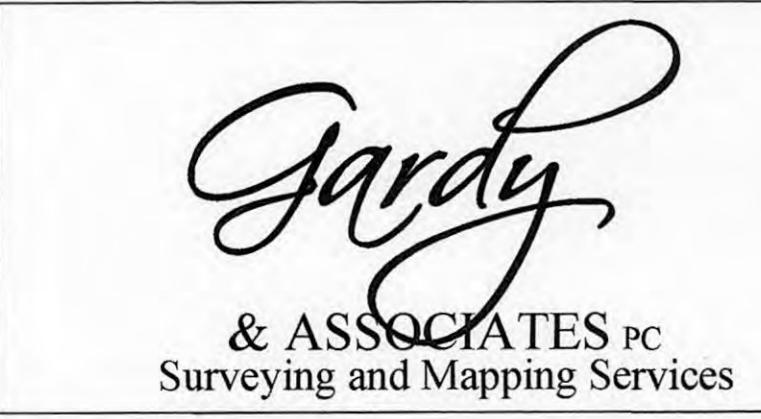
Area Table and RPA Table with columns: Parcel I.D., Original Area (Total), Inside RPA, Outside RPA, 10' R/W Area Dedicated to James City County, Lot Area, Inside RPA, Outside RPA

Flood Certification:

The subject property is located in Zone "X" as indicated on Flood Insurance Rate Map (FIRM), Map No. 51095C0116D with a Map Revised date of December 16, 2015.

Certificate of Approval:

Approval signatures and dates from Virginia Department of Transportation and Virginia Department of Health, dated 08 Dec 2018, 12/20/18, and 1/15/19.



(804) 370-2551 FAX(804) 966-2820 www.gardysurveying.com P.O. Box 15 New Kent, VA 23124



Minor Subdivision: #3150 Jolly Pond Road

Property of: Thomas B. Wallace(d) and Evangeline Wallace (Trustees) Parcel I.D.: 3030100021; LRSN: 1116 Inst. 090009180 Powhatan District, James City County, Virginia

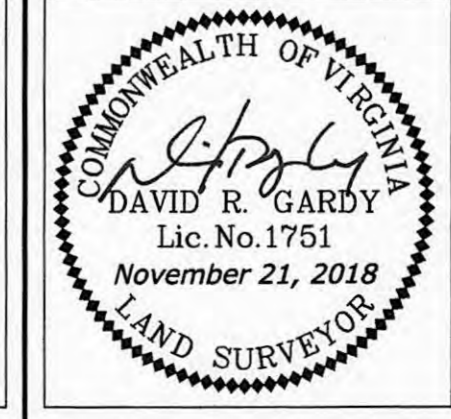


Table with columns: MAG. DISTRICT, COUNTY, DATE, SCALE, SHEET, J.N., DRAWN BY, CHECKED BY, JCC Case #, REV., DATE, Per County Comments