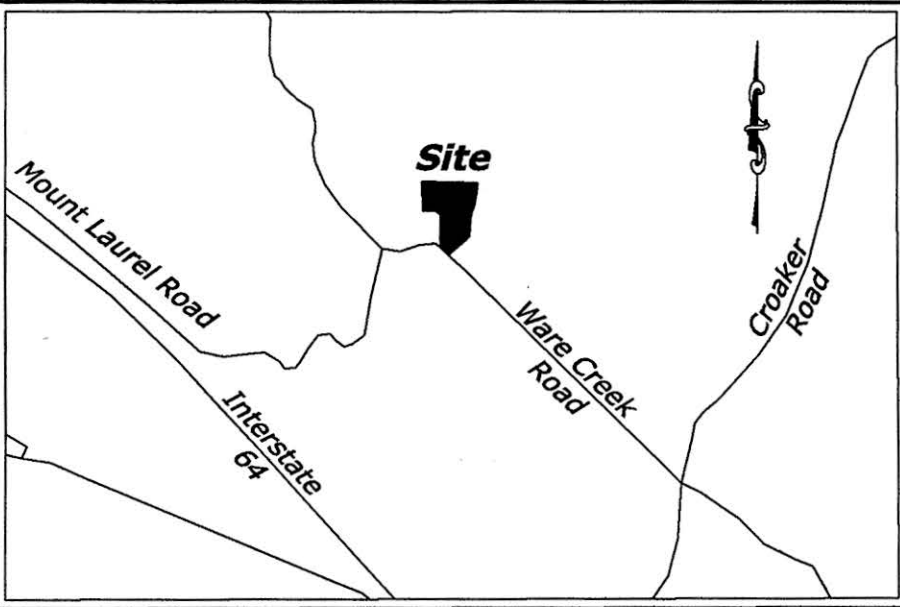


190004762



Vicinity Map
Scale: 1" = 2000'±

Owner's Certificate

The subdivision of land shown on this plat and known as "Family Subdivision, Property of Malinda Lee James Cooke" is with free consent and in accordance with the desire of the undersigned owner.

Malinda L. J. Cooke 3/14/19
Signature Date
MALINDA L. J. COOKE
Name Printed

Certificate of Notarization

Commonwealth of Virginia
City/County of James City (Name)

I, Desiree Cummings, 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 7 day of March, 2018.

My commission expires: 1/31/22 Desiree Cummings
(Signature)

Notary registration Number: 7769630



Certificate of Approval

This subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

7 Mar 2019 Glenn Boehm
Date Virginia Department of Transportation
March 7, 2019 Danna Briedi
Date Virginia Department of Health
March 13, 2019 Ellen Cook
Date Subdivision Agent of James City County

Legend

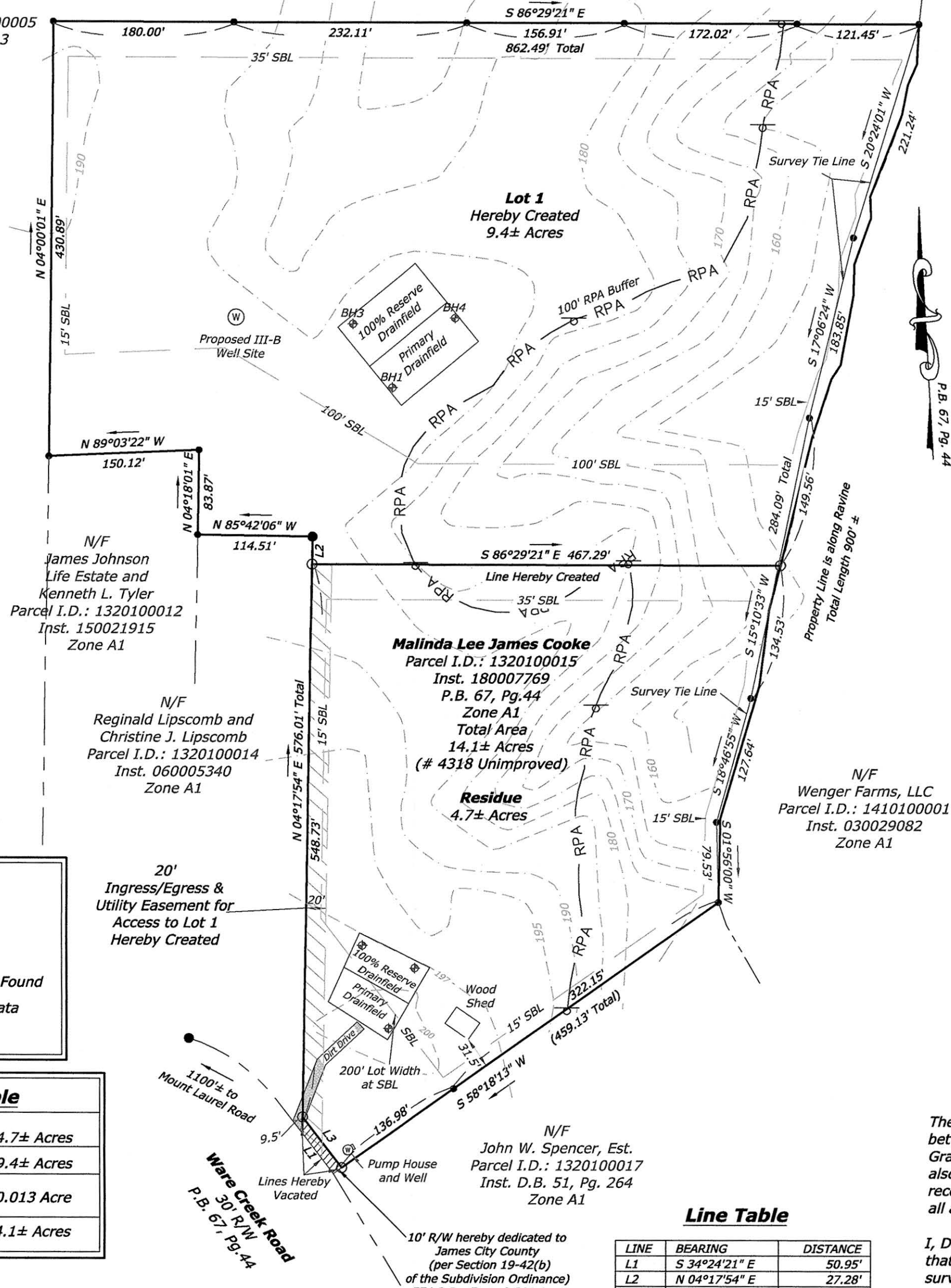
- Well
- Borehole
- Rod Set
- Rod/Pipe Found
- Record Data
- RPA Sign

Area Table

Residue	4.7± Acres
Lot 1	9.4± Acres
R/W Dedication	0.013 Acre
Total	14.1± Acres

RPA Note:

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.



20' Ingress/Egress & Utility Easement for Access to Lot 1 Hereby Created

10' R/W hereby dedicated to James City County (per Section 19-42(b) of the Subdivision Ordinance) 574.3 Sq. Feet; 0.013 Acre

Flood Certification:

The subject property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as indicated on Federal Insurance Administration Flood Hazard Maps, Map No. 51095C0042D, with an effective date of December 16, 2015.



Line Table

LINE	BEARING	DISTANCE
L1	S 34°24'21" E	50.95'
L2	N 04°17'54" E	27.28'
L3	S 34°24'21" E	63.90'

General Notes:

- 1) This plat was produced without the benefit of a title commitment. All easements may not be shown.
- 2) All new utilities are to be placed underground.
- 3) Unless otherwise noted, all drainage easements (if any) designated on this plat shall remain private.
- 4) Any unused well(s) shall be abandoned in accordance with State Private Well Regulations and provisions of ordinances of James City County. No existing wells/drainfields will be affected by this Subdivision.
- 5) This firm made no attempt to locate underground utilities.
- 6) RPA signs to be placed in accordance with James City County standards. Existing 100' RPA Buffer is approximate and based on James City County GIS. The RPA must be fully delineated for vesting purposes.
- 7) The subject property is zoned A1.
- 8) Owner: Malinda Lee James Cooke, Inst. 180007769, P.B. 67, Pg. 44. Parcel I.D. 1320100015.
- 9) 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. On-site sewage disposal system information and soil information should be verified and reevaluated by the Health Department prior to any new construction.
- 10) Lots to be served with private water and sewer.
- 11) Information contained hereon is based on field-run surveys (also including record data), conducted during the month of June, 2018.
- 12) All new signs shall be set in accordance with Article II, Division 3 of the James City County Zoning Ordinance.
- 13) All new monuments shall be set in accordance with sections 19-34 through 19-36 of the County Code.
- 14) Existing site topography based on James City County GIS and field-run data.
- 15) All roads shall be private right of ways and shall not be maintained by James City County or the Virginia Department of Transportation (VDOT).
- 16) No exemptions of the subdivision ordinance have been granted.

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".

This subdivision was submitted to the Health Department for review pursuant to Sec. 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: AOSE NAME: Ann L. Ruff, Cert. No. 1940001376, Tel. No. (757) 810-5293. This subdivision approval is issued in reliance upon that certification.

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 may contain lots that do not have approved sites for onsite sewage systems.

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.

Surveyor's Certificate and Source of Title:

The subject property (Parcel I.D. 1320100015) is as described in Deed dated April 12, 2018, between Bryant M. Barlow and Tyrus Wilson, Grantors, and Malinda Lee James Cooke, Grantee, as recorded in Instrument Number 180007769. A portion of the subject property is also indicated on a plat entitled "Boundary Survey & Boundary Line Agreement Plat" recorded at Plat Book 67, Page 44, and also portions as indicated in Instrument 060005340, all among the Land Records of James City County, Va.

I, David R. Gardy, do hereby certify to the best of my professional knowledge and belief, that this Family Subdivision is true and correct, and represents the findings of field-run surveys (also including record data), conducted during the month of June, 2018.

On portions of the subject boundaries, un-related to the property subdivision, record data has been incorporated for computational purposes.

David R. Gardy August 15, 2018
Date
David R. Gardy, LS
VA License No. 1751

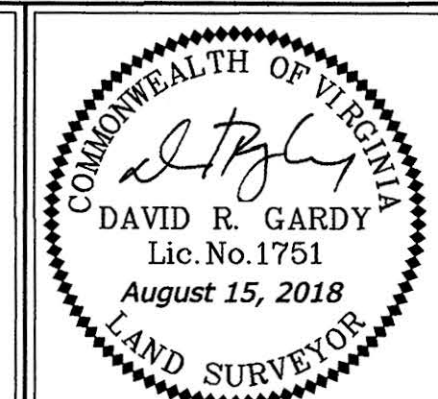


Large/Small Plat(s) Recorded herewith as # 190004762

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on March 29, 2019
at 9:21 AM/PM, PB _____ PG _____
Document # 190004762
MONA A. FOLEY, CLERK
Monica A. Foley, Clerk
(804) 370-2551 ■ Fax: (804) 966-2820
www.gardysurveying.com
P.O. Box 15 ■ New Kent, VA 23124



Family Subdivision
Property of Malinda Lee James Cooke
Parcel I.D. 1320100015
Inst. 180007769, P.B. 67, Pg. 44
Stonehouse District, James City County, Virginia



MAG. DISTRICT: Stonehouse	COUNTY: James City
DATE: June 21, 2018	SCALE: 1"=100'
SHEET: 1 OF 1	J.N.: 18-0016
DRAWN BY: RJL	CHECKED BY: DRG
REV.	DATE
Per County Comments	August 15, 2018