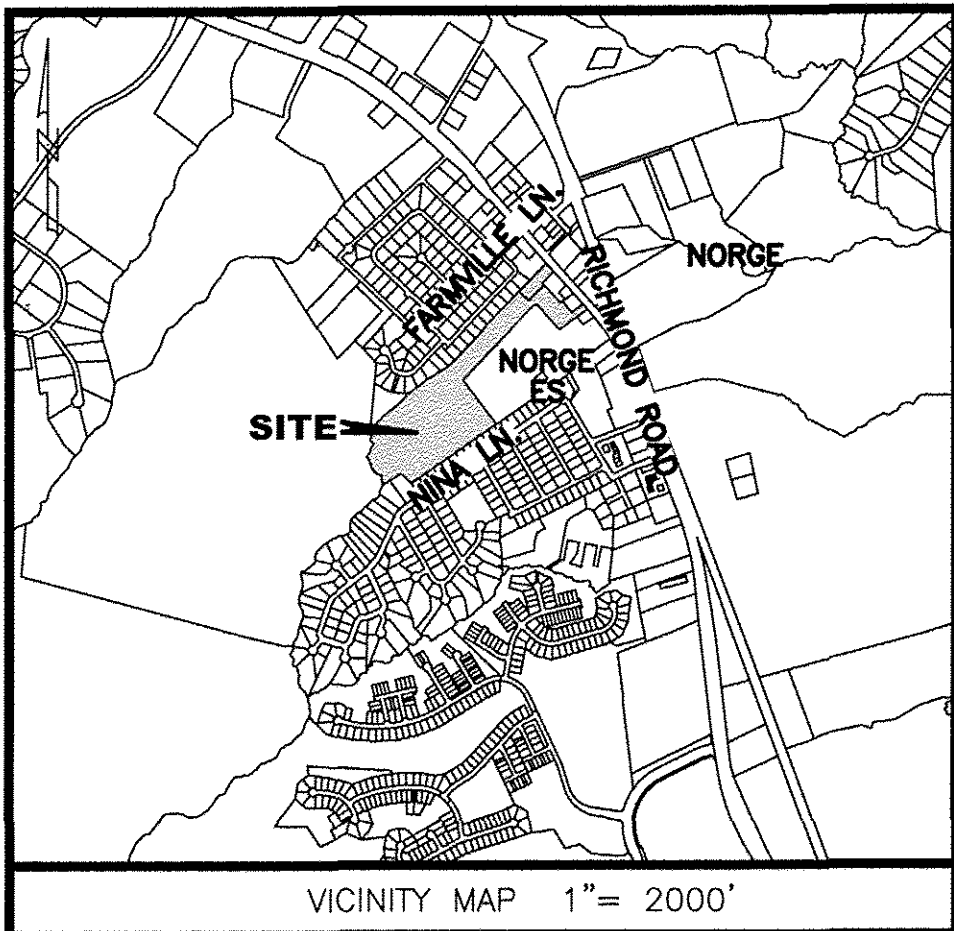


190010405



GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE LAND WITHIN THIS SUBDIVISION IS DESIGNATED AS PARCEL ID: 2320100030A & 2320100030.
3. THE RIGHT-OF-WAY LABELED "HITCHEN'S LANE" IS HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
4. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE BMP OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE.
5. ALL PARCELS SHALL BE SERVED BY PUBLIC WATER & PUBLIC SEWER.
6. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD 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.
7. THE PROPERTY AS SHOWN DOES NOT LIE WITHIN A FEMA DEFINED FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP #51095C0107D, DATED 12/16/15. (PANEL NOT PRINTED)
8. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. ALL NEW UTILITIES SHALL BE UNDERGROUND.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) (1) OF THE JAMES CITY COUNTY CODE.
13. COMMON AREA/CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
14. PER THE PROFFERS ASSOCIATED WITH THIS PROJECT NO IRRIGATION WELLS SHALL BE ESTABLISHED OR UTILIZED FOR ANY RESIDENTIAL UNIT.
15. JCC CASE NUMBERS FOR THIS PROJECT ARE: Z-19-05, SUP-32-05, SP-104-06, S-078-06, MP-16-05, S-037-2012 & SP-071-2012.
16. EXISTING PARCEL BOUNDARIES ARE SHOWN PER ALTA/ACSM LAND TITLE SURVEY OF PARCEL 2320100030A & 2320100030.

SUBDIVISION STATISTICS

EXISTING AREA	
PIN: 2320100030	1.1430 AC.
PIN: 2320100030A	±28.3138 AC.
TOTAL	±29.4568 AC.
PROPOSED AREAS	
AREA OF 75 LOTS	10.4698 AC.
PUBLIC R/W	3.7878 AC.
PRIVATE R/W	0.9085 AC.
OPEN SPACE	±13.1848 AC.
PARCEL 1	0.7385 AC.
FUTURE DEVELOPMENT	0.3674 AC.
TOTAL	±29.4568 AC.
NATURAL OPEN SPACE EASEMENT	±1.90 AC.

SUBDIVISION PLAT OF
WALNUT FARM
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 07/12/2019 SCALE: N.T.S. JOB# 13-354
SHEET 1 OF 6

LandTech Resources, Inc.
Surveying • Engineering • GPS
3925 Midlands Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SITE INFORMATION

PIN: 2320100030A 7345 RICHMOND ROAD WILLIAMSBURG, VA 23188 ZONING DISTRICT: R2-GENERAL RESIDENTIAL WITH CLUSTER OVERLAY, WITH PROFFERS	PIN: 2320100030 7375 RICHMOND ROAD WILLIAMSBURG, VA 23188 ZONING DISTRICT: B1-GENERAL BUSINESS, WITH PROFFERS BUILDING SETBACKS (SBL): AS SHOWN
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CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANDERSON-HUGHES, LLC TO RICHMOND NORGE, LLC BY DEED DATED DECEMBER 28, 2009 AND IS RECORDED IN THE CLERKS OFFICE OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 090034221

OWNER'S CERTIFICATE

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

Ally C. Spahr
OWNER
Managing member
DATE: *July 15th 2019*

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF *James City*, I, *Tammy Michelle Mears*, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS *15th* DAY OF *July*, 2019. MY COMMISSION EXPIRES *01/31/2021*

Tammy Michelle Mears
NOTARY PUBLIC
REGISTRATION: *7536121*
My Commission Expires 1/31/2021

CERTIFICATE OF SOURCE OF TITLE

LOT 2 AS SHOWN ON THIS PLAT WAS CONVEYED BY RICHMOND NORGE, LLC TO CAROL L. BENDER BY DEED DATED OCTOBER 19, 2018 AND IS RECORDED IN THE CLERKS OFFICE OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 180016805.

OWNER'S CERTIFICATE

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

Carol L. Bender, MD
OWNER
DATE: *7/15/19*

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF *James City*, I, *Tammy Michelle Mears*, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS *15th* DAY OF *July*, 2019. MY COMMISSION EXPIRES *01/31/2021*

Tammy Michelle Mears
NOTARY PUBLIC
REGISTRATION: *7536121*
My Commission Expires 1/31/2021

CERTIFICATE OF APPROVAL

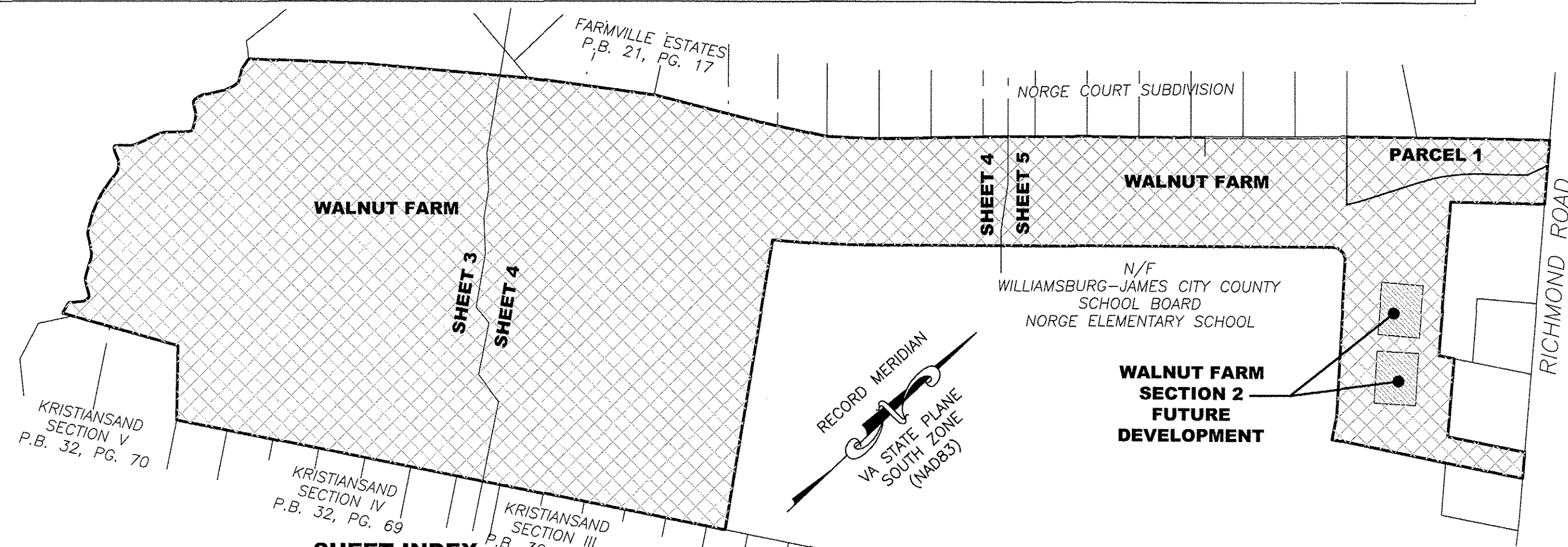
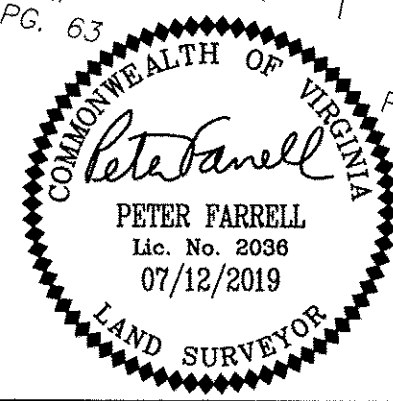
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

16 July 2019
DATE
Ellen Cook
VIRGINIA DEPARTMENT OF TRANSPORTATION
Ellen Cook
SUBDIVISION AGENT OF JAMES CITY COUNTY
DATE: *7/18/19*

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

Peter Farrell
PETER FARRELL, L.S. 2036
DATE: *07/12/2019*



STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE *19th* DAY OF *July*, 2019. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # *190010405*

TESTE **MONA A. FOLEY, CLERK**
BY *Janet Zubillaga*, CLERK