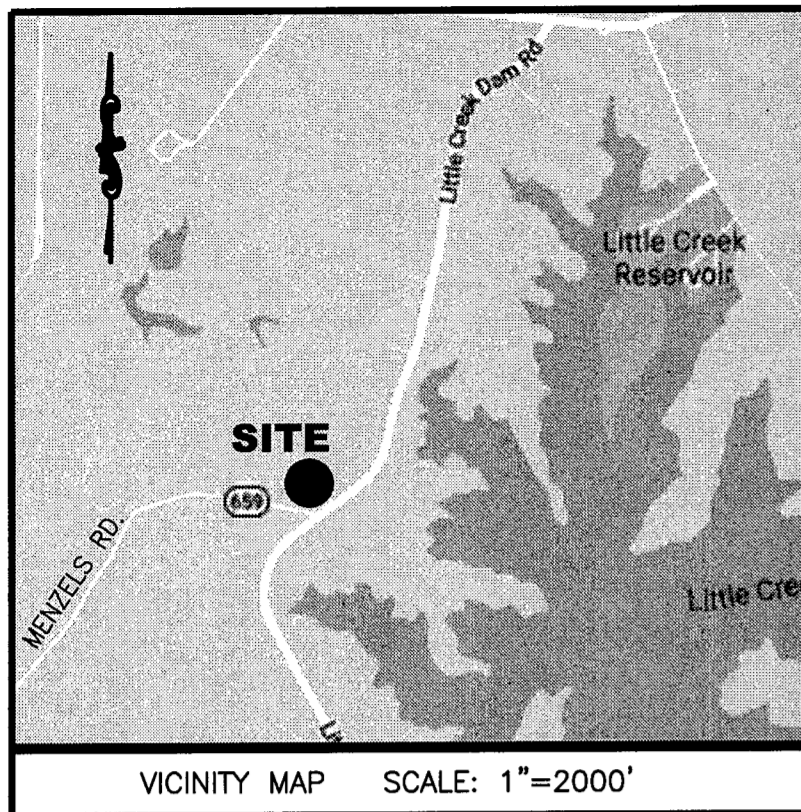


200020373



BOUNDARY LINE EXTINGUISHMENT
LOT 4
TIMBER CREEK ESTATES
& RESIDUAL PARCEL

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
DATE: 10/28/2020 JOB # 18-295

LandTech Resources, Inc.
Engineering & Surveying Consultants
205 Bulifants Blvd., Suite F Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2
JCC-S-20-0057

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0101D, DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
12. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. 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.
14. CONTOURS SHOWN ARE PER JCC GIS MAPPING AND HAVE NOT BEEN FIELD VERIFIED.

OWNERS CERTIFICATE TAX PARCEL (SMKH PROPERTIES, LLC)

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT AND KNOWN AS TIMBER CREEK ESTATES IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Kenneth I. Heath 11-10-2020
KENNETH I. HEATH - PARTNER - SMKH PROPERTIES DATE

Stephen R. Martin 11-16-2020
STEPHEN R. MARTIN - PARTNER - SMKH PROPERTIES DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City, I, Linda Vergakis, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 10th DAY OF November, 2020. MY COMMISSION EXPIRES AUGUST 31, 2020.

Linda F. Vergakis
NOTARY PUBLIC
REGISTRATION NO. 7623437

Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF SMKH PROPERTIES, LLC AND WAS ACQUIRED FROM BRIAN M. MENZEL, BONNIE M. AMO, BARBARA M. VELLRATH, AND HEATHER ALICIA AMOS BY THAT CERTAIN DEED DATED OCTOBER 2, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NUMBER 180017204 (LOT 4) AND WAS ACQUIRED FROM BLUE RIDGE CUSTOM HOMES, LLC BY THAT CERTAIN DEED DATED OCTOBER 14, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NUMBER 200018236 (RESIDUAL PARCEL).

ENGINEERS OR 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.

10/28/2020
DATE

Peter Farrell
PETER FARRELL, L.S. 2036



AOSE SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS AUTHORIZING THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. 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. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM HERMAN, LICENSE NO. 1940001109, PHONE NO. 757-344-6270, ADDRESS: 4516 MISTY CT., WILLIAMSBURG, VA 23185. 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 THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

PROPERTY INFORMATION

TAX PARCEL #: 2020300004
OWNER: SMKH PROPERTIES, LLC
INST. #180017204
INST. #200018236
ADDRESS:
#7155 LITTLE CREEK DAM ROAD
TOANO, VIRGINIA 23168
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

LEGEND

- IPF IRON PIPE FOUND
 - (P) PRIMARY DRAINFIELD
 - (R) RESERVE DRAINFIELD
 - (W) WELL
- DRAINFIELD & WELL SHOWN PER PLAT
RECORDED AS INSTRUMENT #190012768

2 Large Small Plat(s) Recorded
herewith as # 200020373

CERTIFICATE OF APPROVAL

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

13 Nov 2020
DATE

[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

COMMONWEALTH OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20th DAY OF November, 2020. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:36 pm INSTRUMENT # 200020373
TESTE MONA A. FOLEY, CLERK