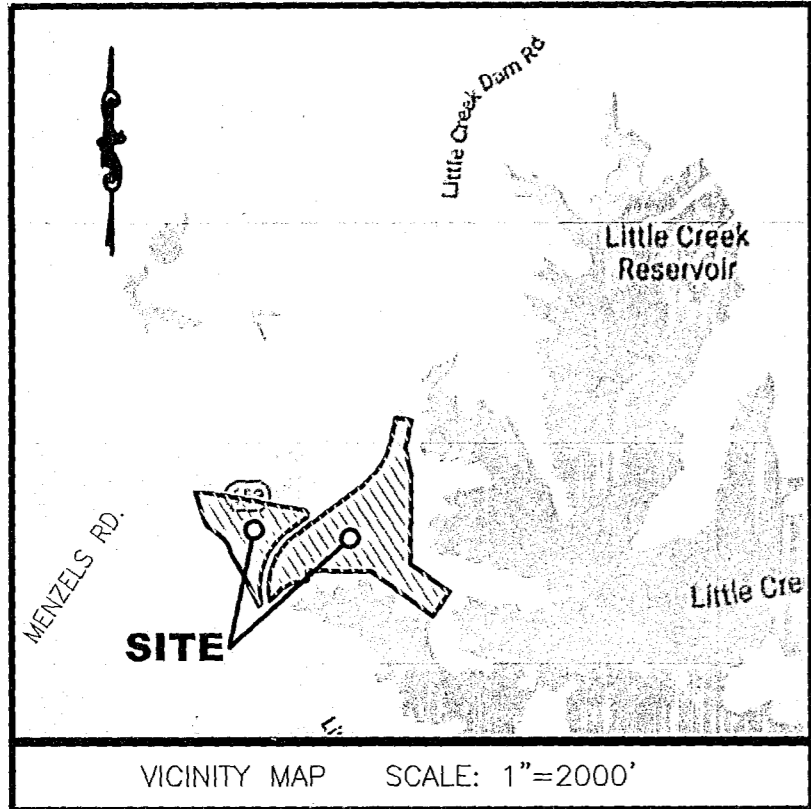


2100/6270



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 ZONES "X" & "A" 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.
15. ON JUNE 5, 2019 THE JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE GRANTED AN EXCEPTION TO SECTION 19-73 OF THE JAMES CITY COUNTY ZONING ORDINANCE ALLOWING FOR THE CONSTRUCTION OF 3 DRIVEWAYS TO ACCESS THE PROPOSED 5 LOTS. (C-18-0082)
16. THIS SUBDIVISION IS PHASE I OF A MINOR SUBDIVISION OF PARENT PARCEL 2020100027. JAMES CITY COUNTY PROJECT NO. S-20-0045 IS PHASE II, LOTS 5-9.
17. THE JOINT ACCESS ENTRANCE FOR LOTS 3-5 WILL REQUIRE A VDOT LOW VOLUME COMMERCIAL ENTRANCE.

SUBDIVISION OF
PIN: # 2020100027
LITTLE CREEK
LOTS 1 THROUGH 5
 JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
 DATE: 11/18/2020 JOB # 18-295



205 Bulifants Blvd., Suite C Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 4
JCC-S-20-0044

PROPERTY INFORMATION

PIN: # 2020100027
 OWNER: BLUE RIDGE CUSTOM HOMES, LLC
 ADDRESS:
 #7082 MENZELS ROAD
 TOANO, VIRGINIA 23168
 ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

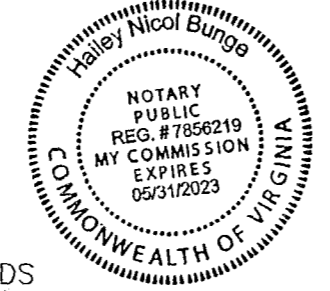
OWNERS CERTIFICATE

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT AND KNOWN AS LITTLE CREEK LOTS 1 THROUGH 5 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

BLUE RIDGE CUSTOM HOMES, LLC
 BY: Heather Wiley 2/9/2021
 SIGNATURE DATE
Heather Wiley member
 NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Goodland, Hailey Bunge, 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. 2021
 GIVEN UNDER MY HAND THIS 9 DAY OF February, 2020.
 MY COMMISSION EXPIRES 5/31/23
Hailey Bunge
 NOTARY PUBLIC
 REGISTRATION NO. 7856219



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.

CERTIFICATE OF SOURCE OF TITLE (PIN: # 2020100027)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF BLUE RIDGE CUSTOM HOMES, LLC AND WAS ACQUIRED FROM TERRY L. QUEIJO, TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE MANUEL J. QUEIJO REVOCABLE LIVING TRUST, EVELYN S. MILLER, NANCY S. TRINKLE AND B. KEITH STANTON, BY THAT CERTAIN DEED DATED AUGUST 10, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NUMBER 200014761.

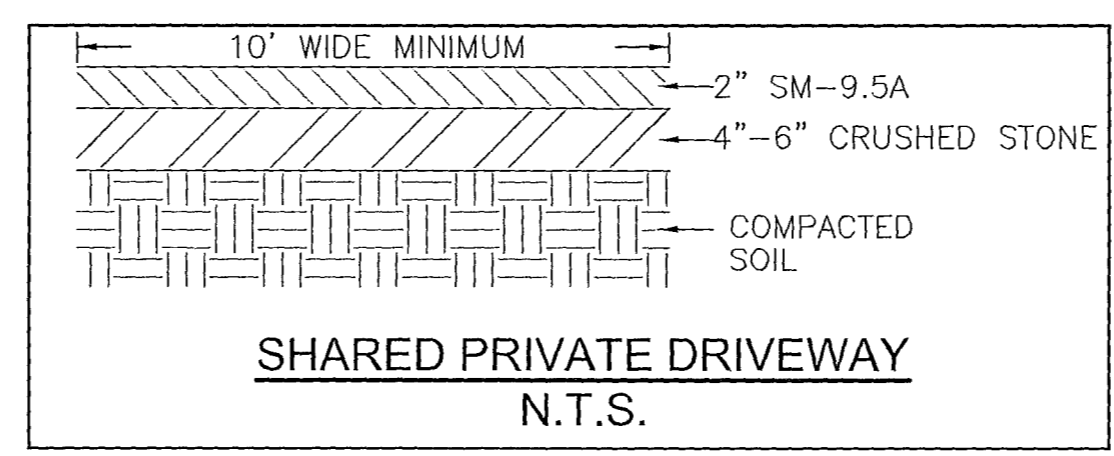
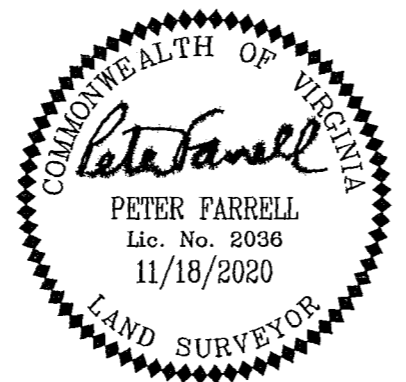
CERTIFICATE OF SOURCE OF TITLE (PIN: # 2020100028)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF BLUE RIDGE CUSTOM HOMES, LLC AND WAS ACQUIRED FROM SMKH PROPERTIES 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.

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.

11/18/2020 Peter Farrell
 DATE PETER FARRELL, L.S. 2036



SHARED PRIVATE DRIVEWAY NOTES

1. SHARED PRIVATE DRIVEWAY SHALL HAVE A PAVED SURFACE AT LEAST TEN FEET WIDE CONSISTING OF TWO INCHES OF PAVEMENT OVER FOUR TO SIX INCHES OF STONE AGGREGATE. IN ADDITION, THE SHARED DRIVEWAY MUST MEET ALL APPLICABLE TRANSPORTATION DEPARTMENT REQUIREMENTS FOR THE PORTION OF THE DRIVEWAY THAT TIES INTO THE PUBLIC ROAD
2. SHARED PRIVATE DRIVEWAY SHALL BE LOCATED WITHIN A SHARED ACCESS EASEMENT THAT IS DEPICTED ON THE SUBDIVISION PLAT

4 Original Plat(s) Recorded
 herewith as # 2100/6270

CERTIFICATE OF APPROVAL

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

21 Apr 2021 Alan Brubaker pf
 DATE VIRGINIA DEPARTMENT OF HEALTH TRANSPORTATION
 29 Apr 2021 Donna Bysdale pf
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION HEALTH
 28 July 2021 William P. ...
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 9th DAY OF August, 2020, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:06 pm INSTRUMENT # 2100/6270 TESTE V. ...