

OWNERS CERTIFICATE

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

7/24/2003 Charles A. Sheppard DATE OWNER (SIGNATURE)
7/24/2003 Nancy E. Bradshaw DATE OWNER (SIGNATURE)
7/24/2003 Charles A. Sheppard DATE OWNER (PRINT)
7/24/2003 Nancy E. Bradshaw DATE OWNER (PRINT)

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.

7-24-03 DATE CHARLES A. CALHOUN, L.S. #002554

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DELMARVA PROPERTIES, INC. TO CHARLES A. SHEPPARD AND NANCY E. BRADSHAW SHEPPARD BY A DEED DATED SEPTEMBER 25, 2001 SAID DEED RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN DOCUMENT #010017784.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Susan C Kohlman, 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 24th DAY OF July, 2003. MY COMMISSION EXPIRES 10/30/2004. Susan C. Kohlman NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
7/25/03 Virginia Department of Transportation
7/28/03 Virginia Department of Health
7/28/03 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 THE 27th DAY OF August, 2003 12:12 P.M. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 91, PAGE 42, DOC. #030025580. TESTE Betty S. Worledge, Clerk; Claudia A. Binkholz, Dep. CLERK

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED 4-18-2003.
3. WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
7. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
8. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
9. UNRECORDED PLAT FURNISHED TO LANDTECH TITLED "BOUNDARY SURVEY OF A PARCEL OF LAND CONTAINING ±47.56 ACRES IN STONEHOUSE DISTRICT". SAID SURVEY PERFORMED BY WALTERS LAND SURVEYING, LTD. - PLAT DATED 5-23-2002 SURVEY JOB #220502.
10. UNRECORDED PLAT FURNISHED TO LANDTECH TITLED "PLAT OF THE PROPERTY OF ROBERT G. SEELEY & JODY L. SEELEY - PARCEL CONTAINING ±13.32 ACRES IN THE STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA". SAID SURVEY PERFORMED BY WALTERS LAND SURVEYING, LTD. - PLAT DATED 9-17-99, SURVEY JOB #991179.
11. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
12. PROPOSED DRAINFIELD LOCATIONS ARE SHOWN PER OTHERS.
13. THIS PROPERTY IS IN F.I.R.M. ZONE "X" AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY VIRGINIA HAVING COMMUNITY PANEL NUMBER 510201 0010 B DATED FEBRUARY 6, 1991. ZONE "X" DEFINES AREAS DETERMINED OUTSIDE OF THE 500-YEAR FLOODPLAIN.

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"), (and local ordinances if the locality has authorized 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. 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: John W. Hollowell, Jr., AOSE #110, phone # 804-435-1982. 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.

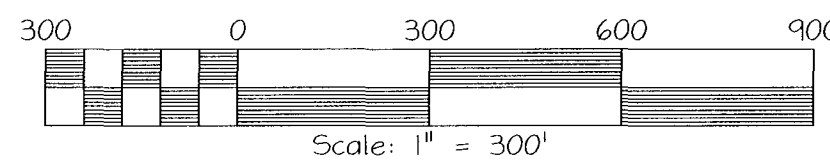
This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems, however actual system designs may be different at the time construction permits are issued.

PROPERTY INFORMATION

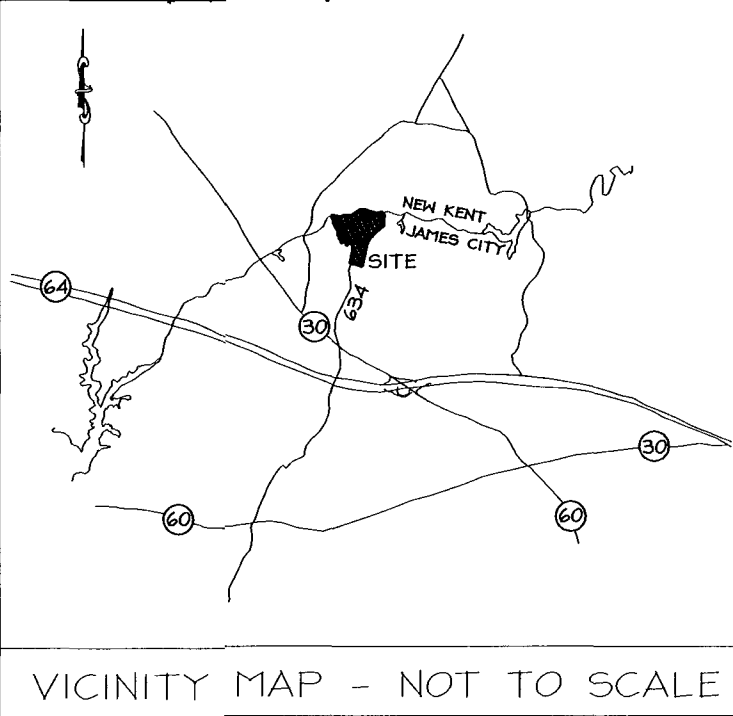
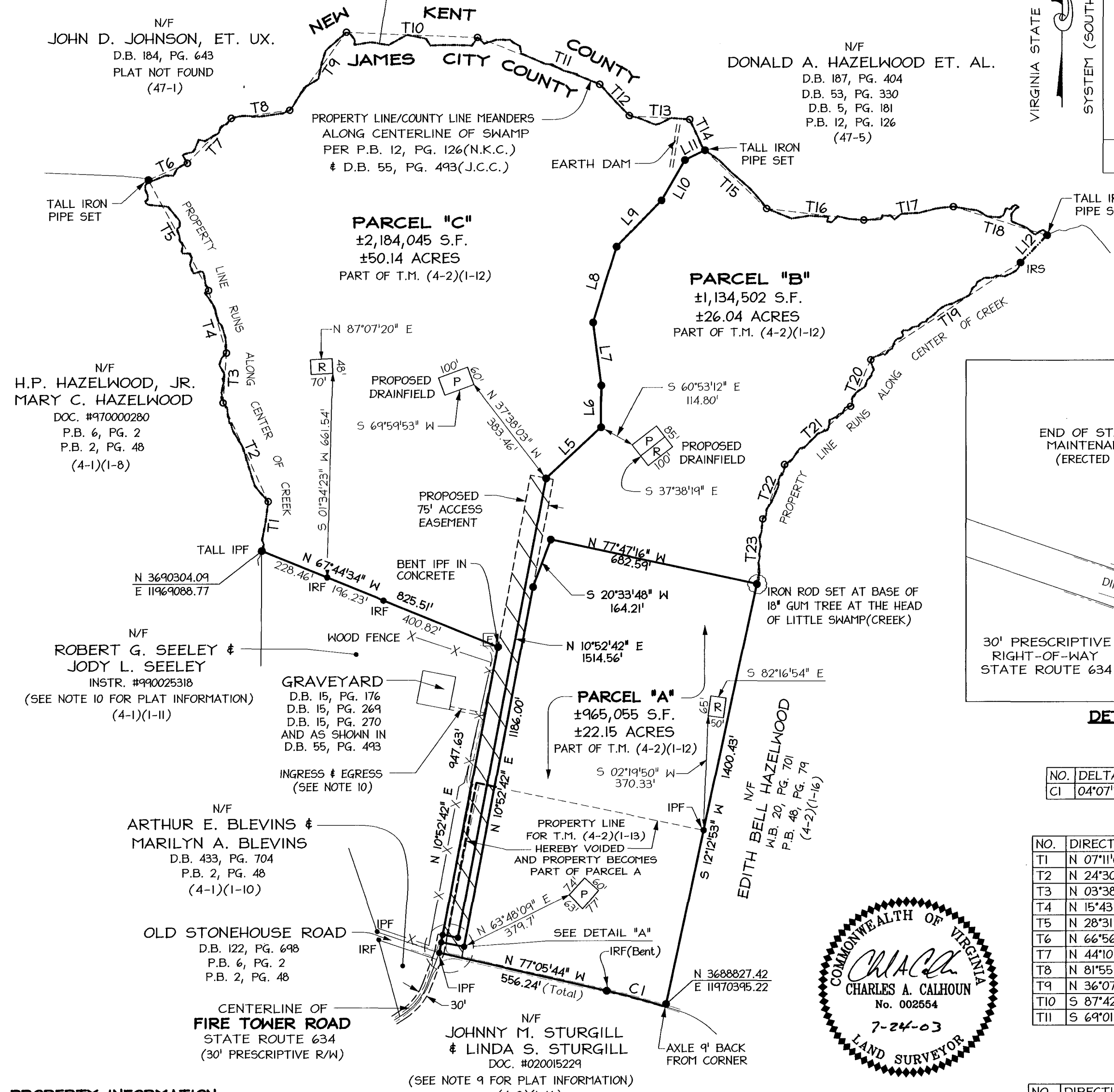
TOTAL AREA: ±98.33 AC.
ZONING DISTRICT: AI
TAX MAP (4-2)(1-12) & (4-2)(1-13)
ADDRESS: 10202 FIRE TOWER ROAD, JAMES CITY COUNTY, VA

BUILDING SETBACKS FOR A-1 ZONING:

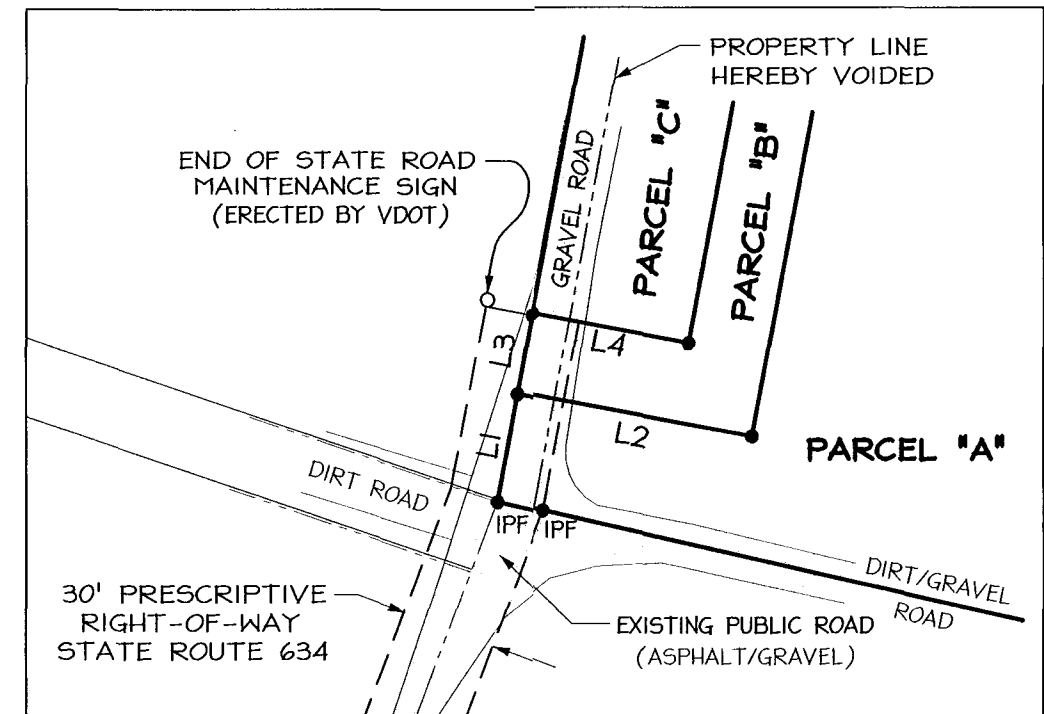
FRONT: 100' FROM CENTERLINE OF STREET RIGHT-OF-WAY
SIDE: 15 FEET
REAR: 35 FEET



PLAT SHOWING BOUNDARY LINE ADJUSTMENT & SUBDIVISION OF SHEPPARD ESTATES, STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA



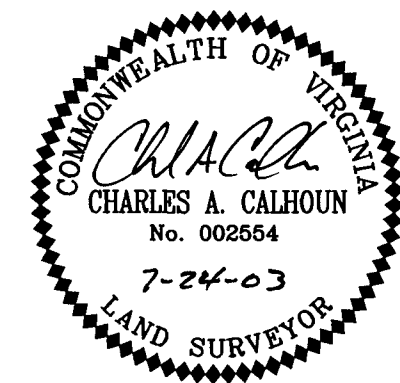
LEGEND
P = PRIMARY DRAINFIELD
R = RESERVE DRAINFIELD
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
Transformer
DENOTES IRON ROD SET UNLESS OTHERWISE NOTED



CURVE TABLE with columns: NO., DELTA, CHD BEARING, TAN, RADIUS, ARC, CHORD

SURVEY TIE LINE TABLE with columns: NO., DIRECTION, DISTANCE

PROPERTY LINE TABLE with columns: NO., DIRECTION, DISTANCE



DATE: 6-24-03
DRAWN BY: MHC
PROJECT No. 02-457
SHEET 1 OF 1

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