

# # 030039983

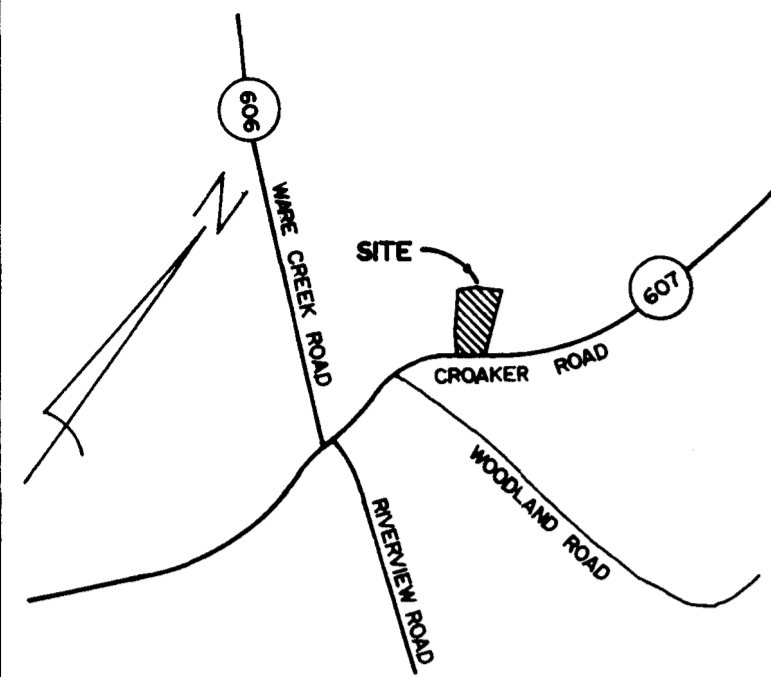
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEM IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS ( 12 VAC 5-610-10 et seq. "THE REGULATIONS" )

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 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 : CLYDE C. DAVIS, JR., AOSE #161. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS, THIS APPROVAL IS NOT 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 SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF 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 THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS ( BASED UPON THE NUMBER BEDROOMS PROPOSED ) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR ONSITE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

N. OR F.  
YORK RIVER ESTATES, L.C.  
TAX PARCEL (14-1)(01-0-0013)  
INST. NO. 000009689  
ZONING: AI



VICINITY MAP SCALE: 1" = 2000'

**OWNER'S CERTIFICATE**

THIS SUBDIVISION PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

*P. Davis* 12-10-03  
P. W. DEVELOPMENT, INC. DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY / COUNTY OF James City  
I, Dianne B. Newman, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.  
GIVEN UNDER MY NAME THIS 10 DAY OF December, 2003.  
NOTARY PUBLIC Dianne B. Newman  
MY COMMISSION EXPIRES 4-30-07

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF P. W. DEVELOPMENT, INC. AND WAS ACQUIRED FROM EDDIE W. GIVENS AND ZELDA W. GIVENS BY DEED DATED DECEMBER 3, 2003, AND RECORDED AS INSTRUMENT NO. 030038235.

**STATE OF VIRGINIA JAMES CITY COUNTY**

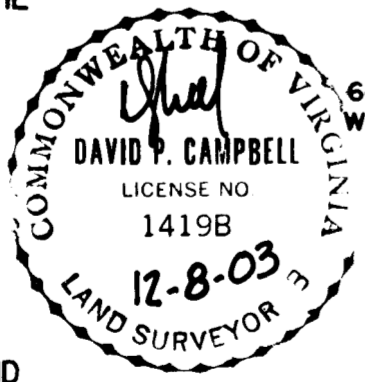
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THIS 12 DAY OF December, 2003, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

TESTE Betsy B. Woolridge  
CLERK

**CERTIFICATE OF APPROVAL**

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

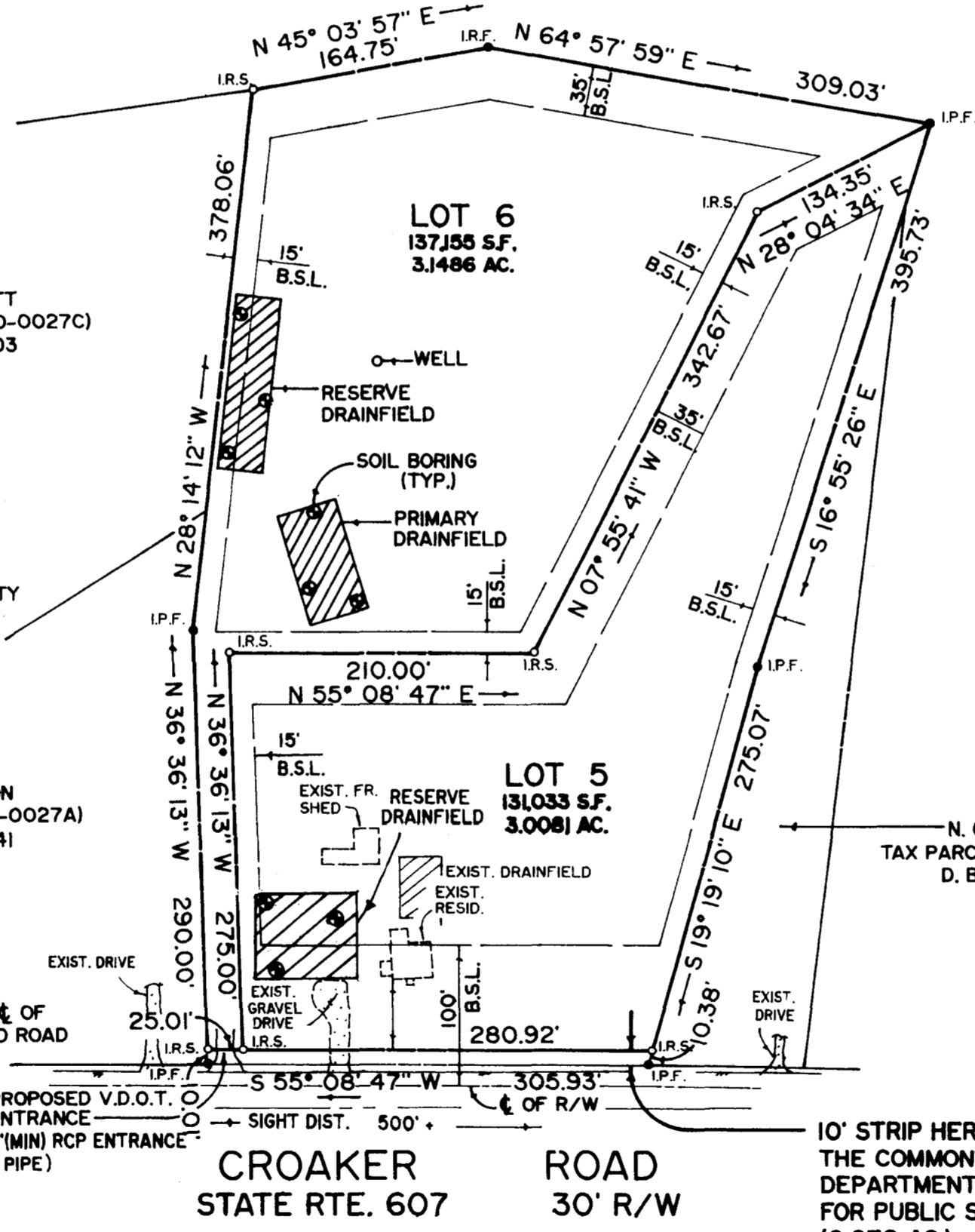
12/10/03 Angela Hardy  
DATE VIRGINIA DEPT. OF TRANSPORTATION  
12-11-03 William Stokes  
DATE VIRGINIA DEPARTMENT OF HEALTH  
12/15/03 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY CO.



**SURVEYOR'S CERTIFICATE**

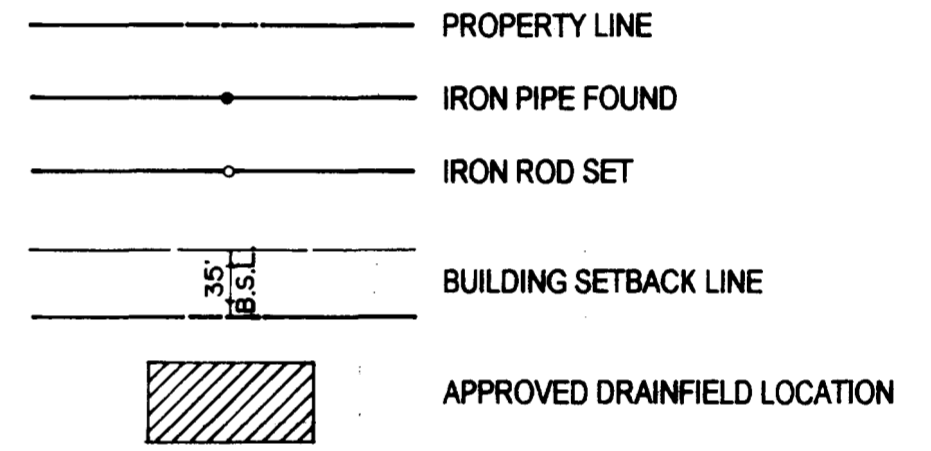
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.  
[Signature] 12-8-03  
DAVID P. CAMPBELL, L.S. 1419B DATE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 18 December 2003  
at 1:15 AM/PM, PB \_\_\_\_\_ PG \_\_\_\_\_  
DOCUMENT # 030039983  
BETSY B. WOOLRIDGE, CLERK  
[Signature] Clerk



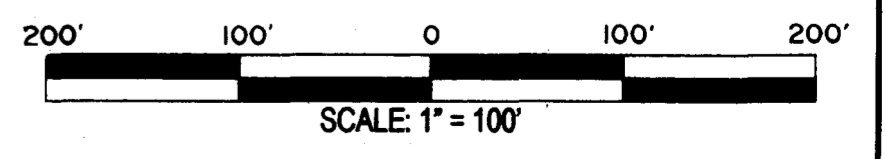
- THERE ARE NO JAMES CITY COUNTY GEODETIC CONTROL MONUMENTS WITHIN ONE (1) MILE OF SITE.
- ALL LOTS SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.
- ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- THE PROPERTY DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREA.
- IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY LIES IN F.I.R.M. ZONE X, AS SHOWN ON F.E.M.A. MAP PANEL 510201 0010 B, DATED 2/6/91.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- ENTRANCE(S) OFF ROUTE 607 MUST BE IN ACCORDANCE TO "MINIMUM STANDARDS OF ENTRANCES TO STATE HIGHWAYS."

**LEGEND**



ADDRESS: 8631 CROAKER ROAD  
TAX PARCEL: (14-1)(01-0-0028)  
ZONING: AI  
BUILDING SETBACK LINES:  
FRONT: 75' (100' FROM E OF RW)  
SIDE: 15'  
REAR: 35'  
REFERENCES: INST. NO. 030038235

SUBDIVISION OF THE PROPERTY OF  
**P. W. DEVELOPMENT, INC.**  
SECTION 3  
STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1" = 100' NOVEMBER 12, 2003  
CAMPBELL LAND SURVEYING, INC.  
P. O. BOX 855  
YORKTOWN, VIRGINIA 23692



AREA OF LOTS: 268,188 S.F. / 6.157 AC.  
AREA OF RW DEDICATION: 3,044 S.F. / 0.070 AC.  
TOTAL AREA: 271,232 S.F. / 6.227 AC.