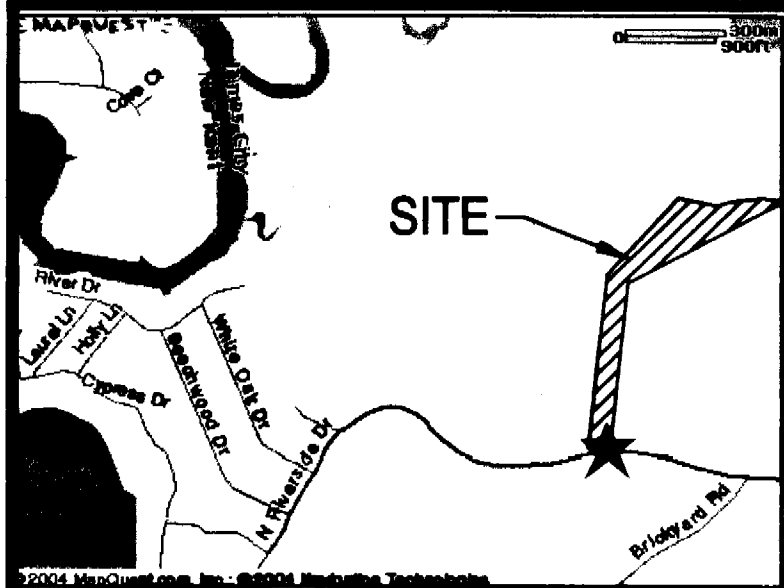


# 040016471



VICINITY MAP  
SCALE: 1" = 2000'

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOT 12A, 12B AND 12C - PARCEL 12, EAGLE TREE FARMS, INC. IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

5/19/04 Caroline R. Council  
DATE CAROLINE R. COUNCIL  
5/19/04 Olga A. Council  
DATE OLGA A. COUNCIL

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, I, Susan Evland, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 19<sup>th</sup> DAY OF May, 2004.  
MY COMMISSION EXPIRES 6/30/05  
Susan Evland  
NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EAGLE TREE FARMS, INC. TO CAROLINE R. COUNCIL AND OLGA A. COUNCIL, BY DEED DATED 6/27/1995 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 0743, PAGE 0840.

**ENGINEERS OR SURVEYOR'S 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.  
3/23/04 Nancy L. Herman-Thompson  
DATE NANCY L. HERMAN-THOMPSON L.S.#2254

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
05/24/04 [Signature]  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
5/25/04 H. Haines EMS  
DATE VIRGINIA DEPARTMENT OF HEALTH  
6/13/04 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 29<sup>th</sup> DAY OF June, 2004.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK        PAGES 3  
TESTE Betsy B. Woolridge, Clerk  
BY Down R. Martin, Dep. CLERK

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").

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: David R. Miles, AOSE #003. This subdivision approval is issued in reliance upon that certification.

Pursuant to section 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 site 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 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 of bedrooms proposed) will be determined at the time of application for individual onsite sewage disposal system permits and the Department's permit may differ from the consultant's abbreviated design proposals.

**NOTES:**

- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- TAX PARCEL ID#: 094010006J
- ZONING DISTRICT: A-1.
- RECORDED REFERENCES:  
DEED BOOK 484, PAGE 307  
DEED BOOK 743, PAGE 836  
DEED BOOK 743, PAGE 840  
DEED BOOK 559, PAGE 60  
DEED BOOK 790, PAGE 927  
PLAT BOOK 55, PAGE 61  
PLAT BOOK 56, PAGE 40  
PLAT BOOK 58, PAGE 66-67  
VDOT PLAN 0715-047-145, M-501  
PLAT BOOK 60, PAGE 56-57  
PLAT BOOK 63, PAGE 9  
OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
- BUILDING SETBACK: FRONT=75', REAR=35', SIDE=15', OR AS NOTED.
- ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- LOT AREAS:  
LOT 12A 6.57 AC./268,133 S.F.  
LOT 12B 4.88 AC./212,523 S.F.  
LOT 12C 16.79 AC./731,308 S.F.  
TOTAL ACREAGE PIN #094010006J = 28.24 AC./1,229,964 S.F.
- NFIP FLOOD ZONE X. SEE F.I.R.M. #510201-0005-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
- STREET ADDRESS - 3416 NORTH RIVERSIDE DRIVE.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- POINTS OF ACCESS  
1) LOT 12A SHALL CONTINUE TO BE ACCESSED FROM THE PRIVATE ROADWAY THROUGH LOTS 9,10 AND 11, EAGLE TREE FARMS  
2) LOT 12B SHALL BE ACCESSED FROM SR 715 (PROPOSED DRIVE SHOWN)  
3) LOT 12C SHALL BE ACCESSED FROM THE PRIVATE DRIVEWAY THROUGH LOTS 9, 10 AND 11, EAGLE TREE FARMS. (PROPOSED DRIVE SHOWN)  
4) NO SHARED DRIVEWAYS ARE PROPOSED

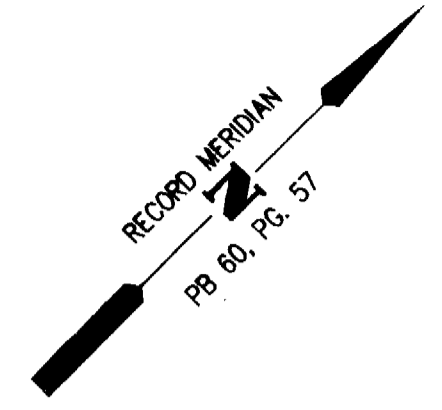
- LEGEND:**
- BH = BORE HOLE
  - IPF = IRON PIPE FOUND
  - IRF = IRON REBAR FOUND
  - IRS = IRON REBAR SET
  - PB = PLAT BOOK
  - DB = DEED BOOK
  - T.M. = TAX MAP
  - AC = ACRES
  - S.F. = SQUARE FEET
  - OP = POWER POLE
  - EX = EXISTING
  - R/W = RIGHT-OF-WAY
  - BSL = BUILDING SETBACK LINE
  - OHW = OVERHEAD WIRE
  - P = PROPOSED
  - E = EXISTING

City of Williamsburg & County of James City  
Circuit Court, This PLAT was recorded on  
29 June 2004  
at 12:14 AM/PM, PB        PGS 3  
DOCUMENT # 040016471  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

I CERTIFY THAT THIS PERIMETER SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO EASEMENTS, SERVITUDES, & COVENANTS ON RECORD. BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY.

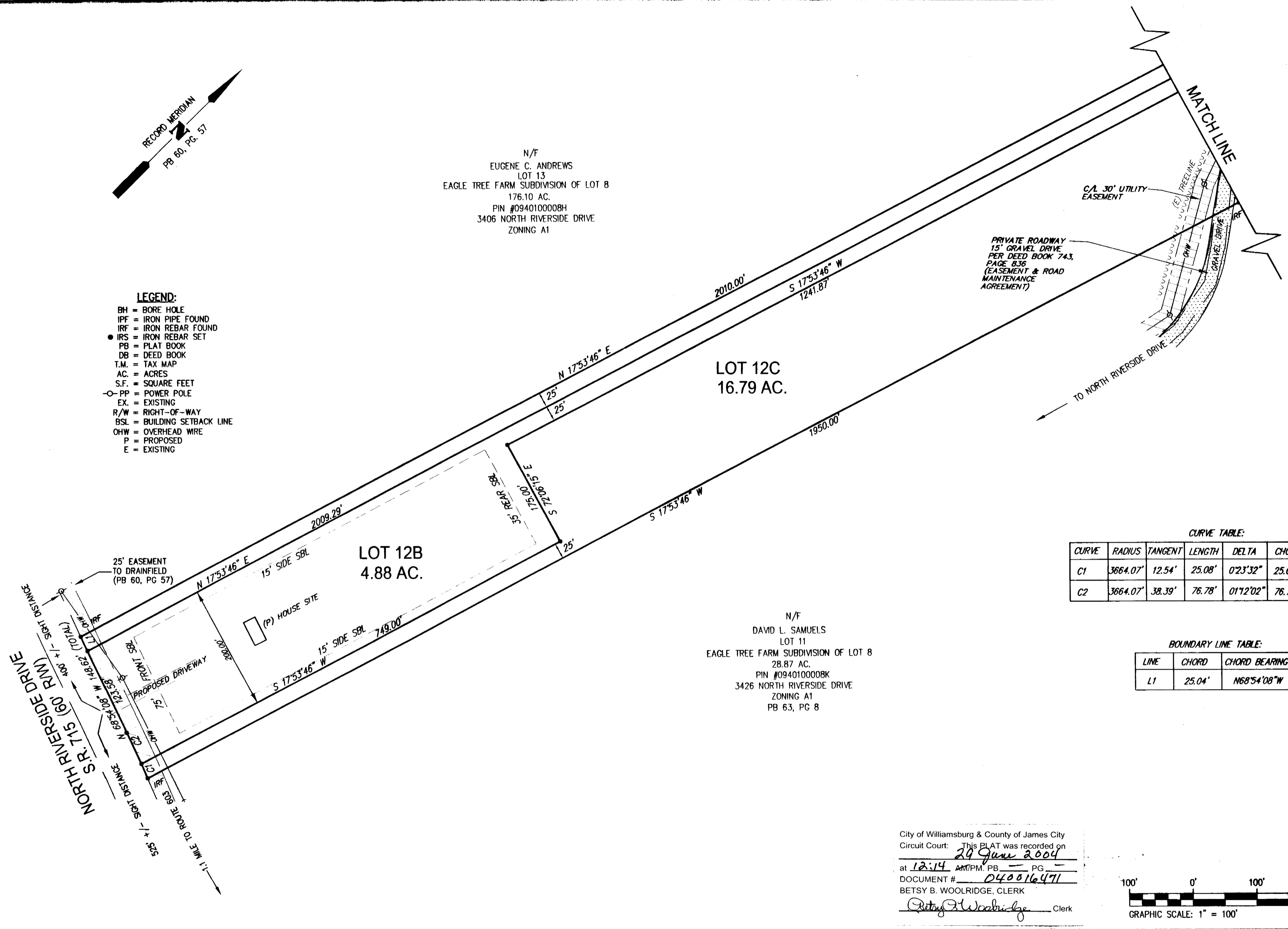
1 OF 3 SHEET NUMBER	COMMISSION NUMBER 6457	SCALE NOTED	SUBDIVISION PLAT LOT 12A, 12B AND 12C - PARCEL 12 EAGLE TREE FARMS, INC. FOR CAROLINE R. COUNCIL AND OLGA A. COUNCIL STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA	THIS DOCUMENT IS THE SOLE PROPERTY OF DJG, INC. OF WILLIAMSBURG, VIRGINIA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF DJG, INC., COPYRIGHT 2004.	REVISIONS	NO. DATE DESCRIPTION
		FIELD DNN/RMK				
		DRAWN DNN/BMB				
		CHECKED NLHT				
		DATE 3/1/2004				

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449 McLAWS CIRCLE, P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187  
(757)253-0673 FAX: (757)253-2319 E-MAIL: williamsburg@djginc.com  
NORFOLK - VIRGINIA BEACH AREA (757)874-5015



N/F  
 EUGENE C. ANDREWS  
 LOT 13  
 EAGLE TREE FARM SUBDIVISION OF LOT 8  
 176.10 AC.  
 PIN #0940100008H  
 3406 NORTH RIVERSIDE DRIVE  
 ZONING A1

- LEGEND:**
- BH = BORE HOLE
  - IPF = IRON PIPE FOUND
  - IRF = IRON REBAR FOUND
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  - = PLAT BOOK
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  - E = EXISTING



PRIVATE ROADWAY  
 15' GRAVEL DRIVE  
 PER DEED BOOK 743,  
 PAGE 836  
 (EASEMENT & ROAD  
 MAINTENANCE  
 AGREEMENT)

C/A 30' UTILITY  
 EASEMENT

MATCH LINE

TO NORTH RIVERSIDE DRIVE

CURVE TABLE:

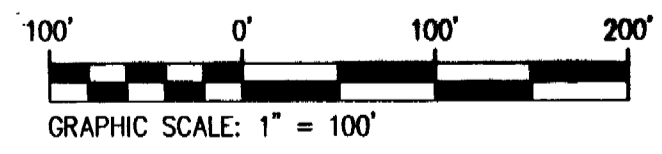
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C1	3664.07'	12.54'	25.08'	0°23'32"	25.08'	N67°30'20"W
C2	3664.07'	38.39'	76.78'	01°12'02"	76.78'	N68°18'01"W

BOUNDARY LINE TABLE:

LINE	CHORD	CHORD BEARING
L1	25.04'	N68°54'08"W

N/F  
 DAVID L. SAMUELS  
 LOT 11  
 EAGLE TREE FARM SUBDIVISION OF LOT 8  
 28.87 AC.  
 PIN #0940100008K  
 3426 NORTH RIVERSIDE DRIVE  
 ZONING A1  
 PB 63, PG 8

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
29 June 2004  
 at 12:14 AM/PM, PB 63 PG 8  
 DOCUMENT # 040016471  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

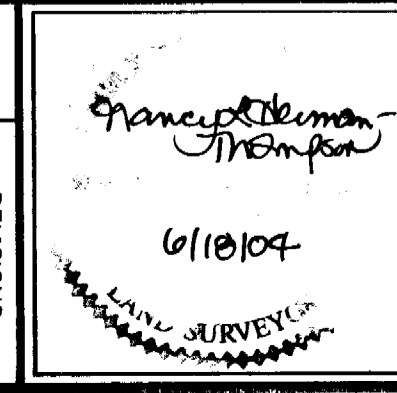



SHEET NUMBER <b>2</b> 2 OF 3	SCALE NOTED
	FIELD DNN/RMK
	DRAWN DNN/BMB
	CHECKED NLHT
	DATE 3/2/2004

SUBDIVISION PLAT  
**LOT 12A, 12B AND 12C - PARCEL 12**  
**EAGLE TREE FARMS, INC.**  
 FOR  
**CAROLINE R. COUNCIL AND OLGA A. COUNCIL**  
 STONEHOUSE DISTRICT    JAMES CITY COUNTY    VIRGINIA

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NO.	DATE	DESCRIPTION
1	6/18/04	FRONT SETBACKS PER COUNTY COMMENTS





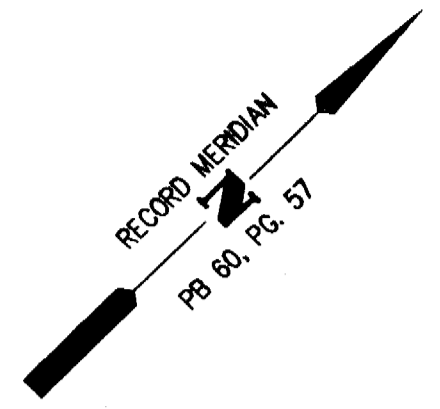
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 (757)253-0673 FAX: (757)253-2319 E-MAIL: williamsburg@djginc.com  
 NORFOLK - VIRGINIA BEACH AREA (757)874-5015

#040016471

N/F  
EUGENE C. ANDREWS  
LOT 13  
EAGLE TREE FARM SUBDIVISION OF LOT 8  
176.10 AC.  
PIN #094010008H  
3406 NORTH RIVERSIDE DRIVE  
ZONING A1



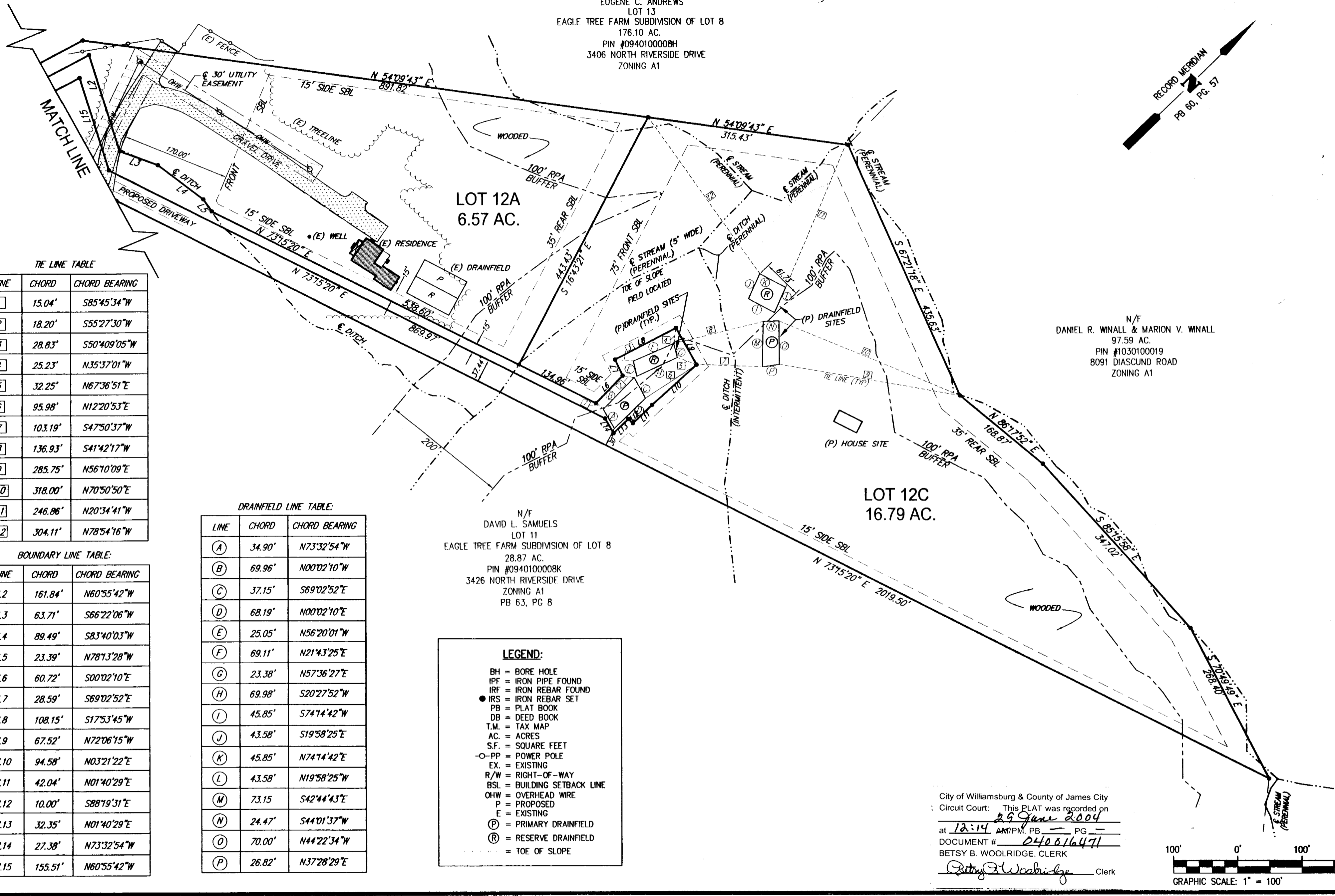
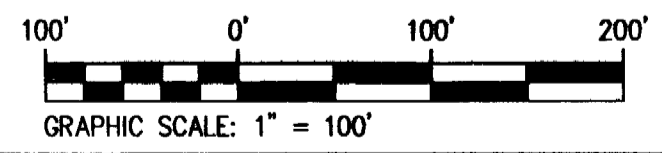
N/F  
DANIEL R. WINALL & MARION V. WINALL  
97.59 AC.  
PIN #1030100019  
8091 DIASCUND ROAD  
ZONING A1

N/F  
DAVID L. SAMUELS  
LOT 11  
EAGLE TREE FARM SUBDIVISION OF LOT 8  
28.87 AC.  
PIN #094010008K  
3426 NORTH RIVERSIDE DRIVE  
ZONING A1  
PB 63, PG 8

**LEGEND:**

- BH = BORE HOLE
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- IRF = IRON REBAR FOUND
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- EX. = EXISTING
- R/W = RIGHT-OF-WAY
- BSL = BUILDING SETBACK LINE
- OHW = OVERHEAD WIRE
- P = PROPOSED
- E = EXISTING
- (P) = PRIMARY DRAINFIELD
- (R) = RESERVE DRAINFIELD
- TOE OF SLOPE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
29 June 2004  
at 12:14 AM/PM, PB      PG       
DOCUMENT # 040016471  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



THE LINE TABLE

LINE	CHORD	CHORD BEARING
1	15.04'	S85°45'34"W
2	18.20'	S55°27'30"W
3	28.83'	S50°40'05"W
4	25.23'	N35°37'01"W
5	32.25'	N67°36'51"E
6	95.98'	N12°20'53"E
7	103.19'	S47°50'37"W
8	136.93'	S41°42'17"W
9	285.75'	N56°10'09"E
10	318.00'	N70°50'50"E
11	246.86'	N20°34'41"W
12	304.11'	N78°54'16"W

DRAINFIELD LINE TABLE:

LINE	CHORD	CHORD BEARING
(A)	34.90'	N73°32'54"W
(B)	69.96'	N00°02'10"W
(C)	37.15'	S69°02'52"E
(D)	68.19'	N00°02'10"E
(E)	25.05'	N56°20'01"W
(F)	69.11'	N21°43'25"E
(G)	23.38'	N57°36'27"E
(H)	69.98'	S20°27'52"W
(I)	45.85'	S74°14'42"W
(J)	43.58'	S19°58'25"E
(K)	45.85'	N74°14'42"E
(L)	43.58'	N19°58'25"W
(M)	73.15'	S42°44'43"E
(N)	24.47'	S44°01'37"W
(O)	70.00'	N44°22'34"W
(P)	26.82'	N37°28'29"E

BOUNDARY LINE TABLE:

LINE	CHORD	CHORD BEARING
L2	161.84'	N60°55'42"W
L3	63.71'	S66°22'06"W
L4	89.49'	S83°40'03"W
L5	23.39'	N78°13'28"W
L6	60.72'	S00°02'10"E
L7	28.59'	S69°02'52"E
L8	108.15'	S17°53'45"W
L9	67.52'	N72°06'15"W
L10	94.58'	N03°21'22"E
L11	42.04'	N01°40'29"E
L12	10.00'	S88°19'31"E
L13	32.35'	N01°40'29"E
L14	27.38'	N73°32'54"W
L15	155.51'	N60°55'42"W

SCALE NOTED  
FIELD DNW/RMK  
DRAWN DNW/BMB  
CHECKED NLHT  
DATE 3/1/2004

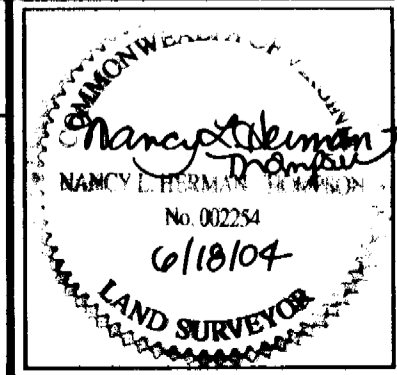
COMMISSION NUMBER  
**6457**

SHEET NUMBER  
**3**  
OF 3

SUBDIVISION PLAT  
**LOT 12A, 12B AND 12C - PARCEL 12**  
**EAGLE TREE FARMS, INC.**  
FOR  
**CAROLINE R. COUNCIL AND OLGA A. COUNCIL**  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1	3/23/04	TOE OF SLOPE, RPA BUFFER
2	5/3/04	LOT 12B DRAINFIELDS
3	6/18/04	FRONT SETBACKS PER COUNTY COMMENTS



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