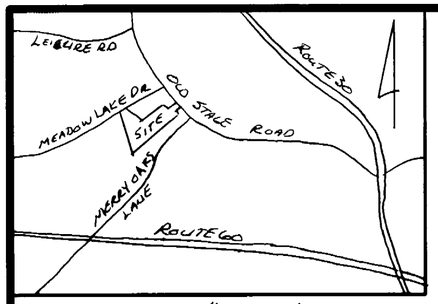
#040016917



VICINITY MAP 1" = 2000'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 2 July 2004
at 11:29 AM/PM. PB — PGS —
DOCUMENT # 040016917
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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.

DEAN E. RAYNES C.L.S #1633 — DATE 6/23/04

COMMONWEALTH OF VIRGINIA
DEAN E. RAYNES
No. 1633-A
LAND SURVEYOR

CERTIFICATE OF APPROVAL:

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

6/24/4 — DATE — VIRGINIA DEPARTMENT OF TRANSPORTATION

June 30, 2004 — DATE — VIRGINIA DEPARTMENT OF HEALTH

6-30-04 — DATE — SUBDIVISION AGENT OF JAMES CITY COUNTY

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS _____ IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

6/25/04 — DATE — SIGNATURE — ROBERT J. SMITH — NAME PRINTED

DATE — SIGNATURE — NAME PRINTED

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY I, Christy H Parrish, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 25 DAY OF June, 2004.

SIGNATURE

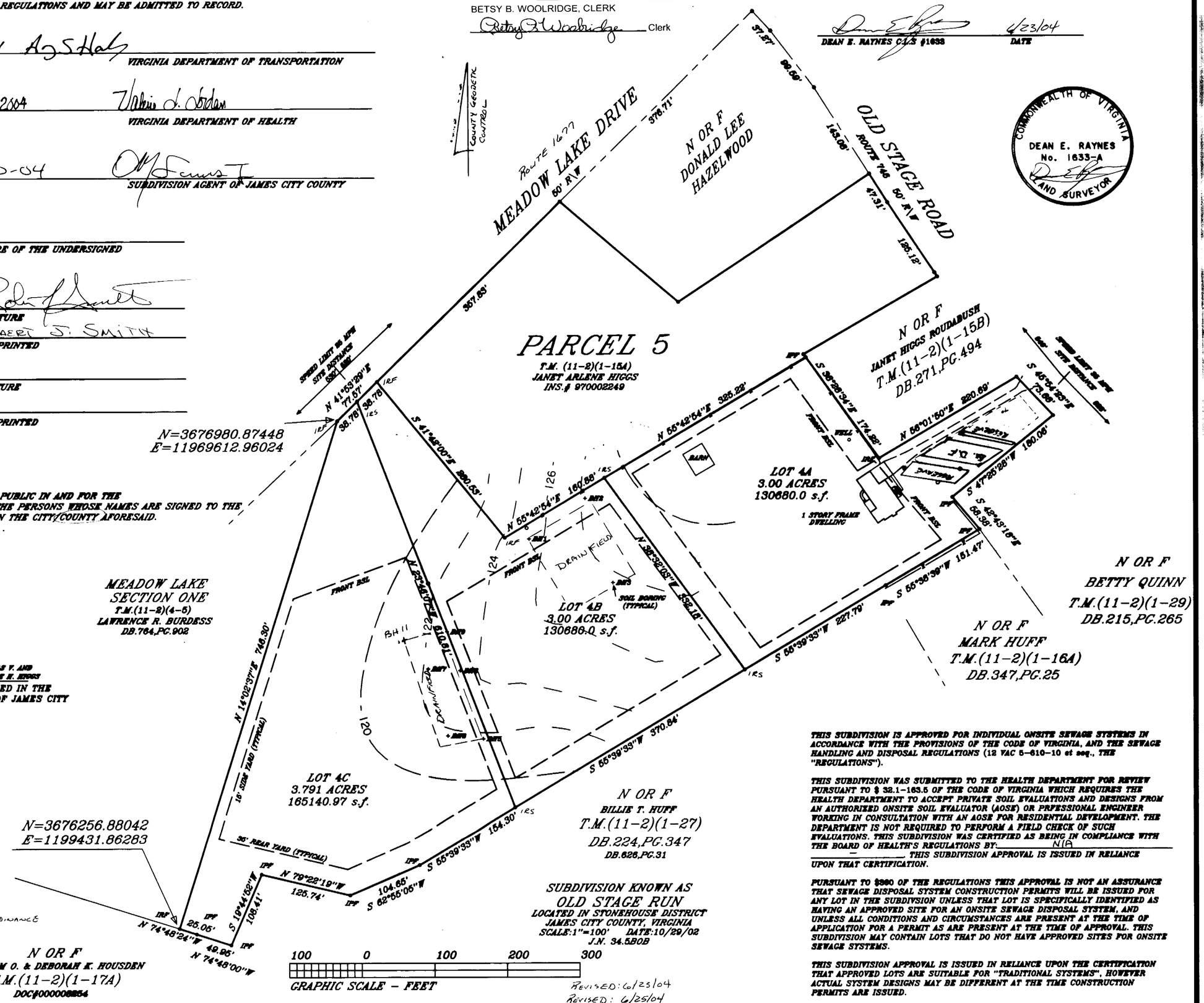
MY COMMISSION EXPIRES 2/28/05.

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THOMAS V. AND MARTHENE H. HIGGS TO ROBERT J. SMITH BY DEED DATED 10/2/02 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 810, PAGE 168.

NOTES:
1. PROPERTY SHOWN HEREON IS T.M. (11-2)(1-16)
2. OWNER: ROBERT J. SMITH
3. TOTAL AREA= 9.7911 AC.
4. SEWERAGE DISPOSAL: INDIVIDUAL SEPTIC & DRAINFIELD.
5. WATER SUPPLY: INDIVIDUAL WELL
6. PROPERTY IS ZONED A-1
7. PROPERTY IS NOT IN A RPA.
8. PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
9. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
10. IRF IS IRON ROD FOUND
IPF IS IRON PIPE FOUND
IRS IS IRON ROD SET
ALL CORNERS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE J.C.C. SUBDIVISION ORDINANCE

HIS LAND SURVEYING INC.
P.O. BOX 100
PROVIDENCE FORGE, VIRGINIA 23140
(804)966-7017 FAX(804)966-7140



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 PRFESSIONAL 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: N/A. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO §360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVSION 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 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.