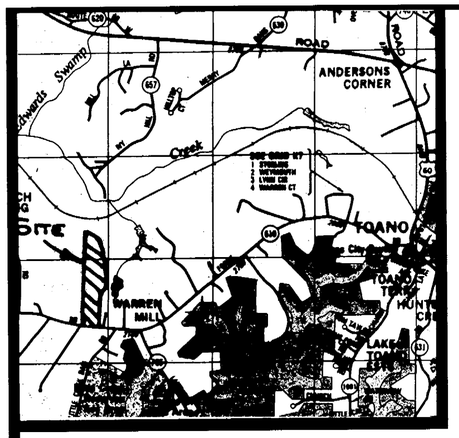
040017107



VICINITY MAP

GENERAL NOTES:
1. PROPERTY IS ZONED A-1, GENERAL AGRICULTURE
2. TAX MAP NUMBERS (21-1)(1-1)
3. ADDRESS: #2016 FORGE ROAD
4. THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 510201 0015 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 6.1991.
5. BUILDING SETBACKS
   FRONT = 50'
   SIDE = 15' ACCESSORY STRUCTURES 5'
   REAR = 35' ACCESSORY STRUCTURES 5'

NOTES:
- LOTS OF FIVE ACRES OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 250 FEET.
- LOTS OF THREE ACRES OR MORE BUT LESS THAN FIVE ACRES SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 200 FEET.
- MINIMUM LOT FRONTAGE ABUTTING A PUBLIC R/W SHALL BE 25 FEET.
- NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTION 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

[P & R] EXISTING PRIMARY/RESERVE DRAINFIELD LOCATION

NOTE:
- NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN FOR TM# (21-1)(1-)-UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND

200' 0' 200' 400'

PLAT BOOK 26, PAGE 54

SUBDIVISION PLAT

OF PROPERTY STANDING IN THE NAME OF

PAGE R. DYE & BETTY H. DYE

CONTAINING

44.47 ACRES

LOCATED: STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: MARCH 25, 2004 SCALE: 1" = 200'
REVISION DATE: APRIL 19, 2004

MITCHELL-WILSON ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
720 MAIN STREET, SUITE 112
P.O. BOX 1269
WEST POINT, VIRGINIA 23181
(804) 843-9744

OWNERS CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH E FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Page R. Dye 5/12/2004
PAGE R. DYE DATE

Betty H. Dye 5/14/04
BETTY H. DYE DATE

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY-COUNTY OF JAMES CITY COUNTY, I, CAROL M. MITCHELL, 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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 12th DAY OF MAY, 2004. MY COMMISSION EXPIRES 12/31/08.

Carol M. Mitchell
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROBERT V. PIGGOTT TO PAGE R. DYE AND BETTY J. DYE BY DEED DATED MAY 19TH, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT# 980010952.

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 SUBDIVISION WITHIN THE COUNTY.

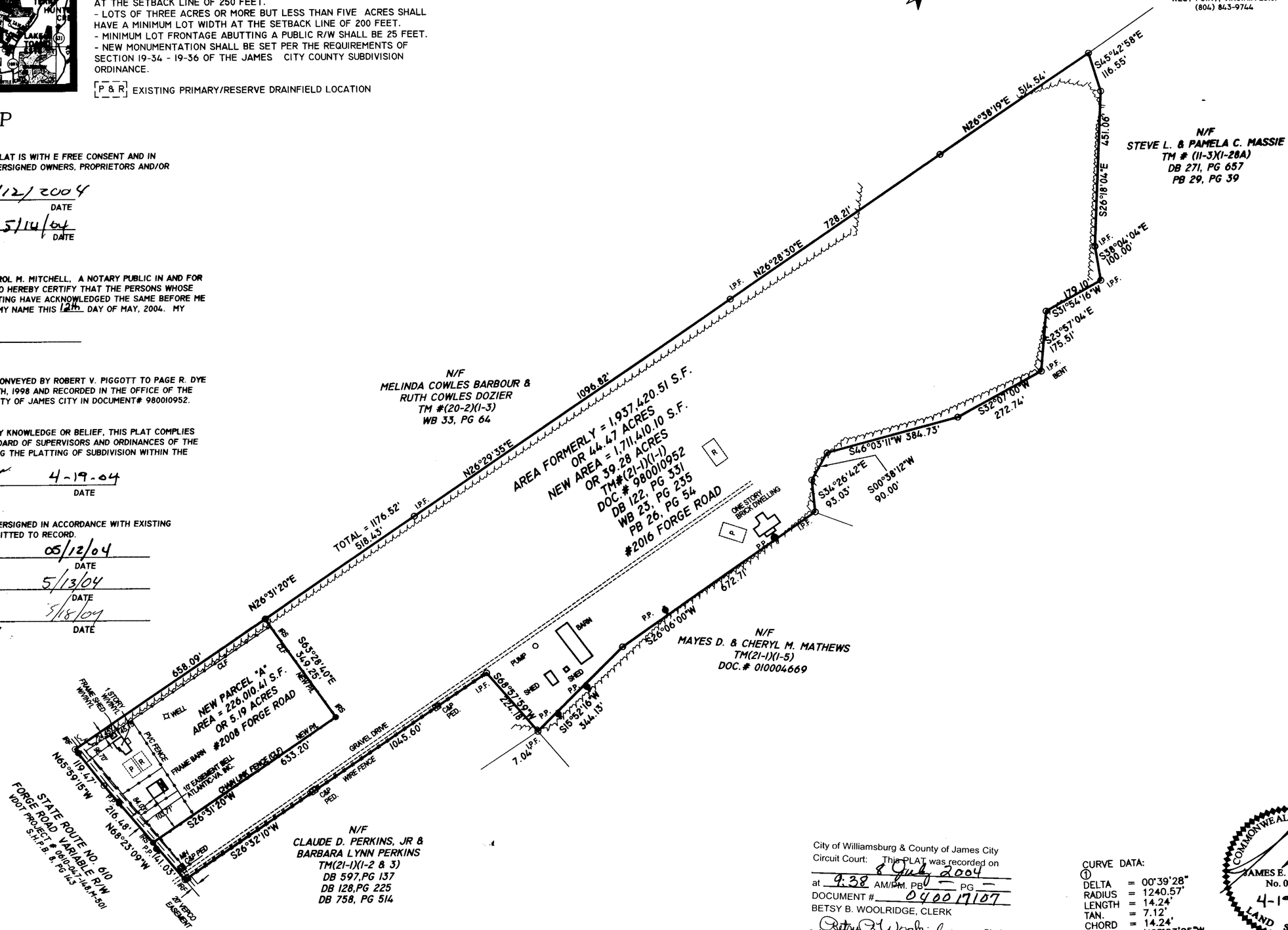
4-19-04
JAMES E. MITCHELL, LAND SURVEYOR DATE

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

05/12/04
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

5/13/04
VIRGINIA DEPARTMENT OF HEALTH DATE

5/18/04
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8 July 2004
at 9:38 AM/PM. PB — PG —
DOCUMENT # 040017107
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CURVE DATA:
① DELTA = 00°39'28"
RADIUS = 1240.57'
LENGTH = 14.24'
TAN. = 7.12'
CHORD = 14.24'
= N68°03'25"W CB

COMMONWEALTH OF VIRGINIA
JAMES E. MITCHELL
No. 001452B
4-19-04
LAND SURVEYOR