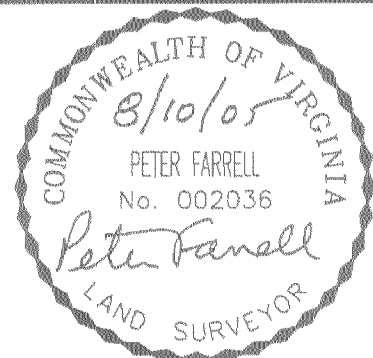


#050028826

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.



8/10/05 DATE Peter Farrell, LS SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THOMAS BRANTLEY HENDERSON TO RECEP AKDOGAN AND LISA E. AKDOGAN BY DEED DATED 10/21/03 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 030033060.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETOR AND/OR TRUSTEE.

9/2/2005 DATE RECEP AKDOGAN SIGNATURE
9/2/2005 DATE LISA E. AKDOGAN SIGNATURE

CERTIFICATE OF NOTARIZATION

STATE OF: VIRGINIA CITY/COUNTY OF: JAMES CITY I, James J. Knicker, 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 NAME THIS 2nd DAY OF September, 2005. MY COMMISSION EXPIRES 9/30/2008

9/2/05 DATE N. Douglas Burgoyne SIGNATURE
EVP TITLE N. Douglas BURGOWNE NAME PRINTED

TRUSTEE'S CERTIFICATE - TOWNE BANK

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETOR AND/OR TRUSTEE.

9/12/05 DATE N. Douglas Burgoyne SIGNATURE
EVP TITLE N. Douglas BURGOWNE NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE OF: VIRGINIA CITY/COUNTY OF: JAMES CITY I, Jacqueline E. Coffman, 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 NAME THIS 1st DAY OF Sept, 2005. MY COMMISSION EXPIRES 4/30/09

9/1/05 DATE James H. Anderson, Trustee SIGNATURE
James H. Anderson, Trustee TITLE James H. Anderson, Trustee NAME PRINTED

TRUSTEE'S CERTIFICATE - WASHINGTON MUTAL BANK, FA

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETOR AND/OR TRUSTEE.

10/3/05 DATE Jean H. Anderson, Trustee SIGNATURE
James H. Anderson, Trustee TITLE James H. Anderson, Trustee NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia CITY/COUNTY OF: King William I, Wanda F. Watkins, 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 NAME THIS 3rd DAY OF October, 2005. MY COMMISSION EXPIRES 12-31-06

10/3/05 DATE Wanda F. Watkins SIGNATURE

CERTIFICATE OF APPROVAL

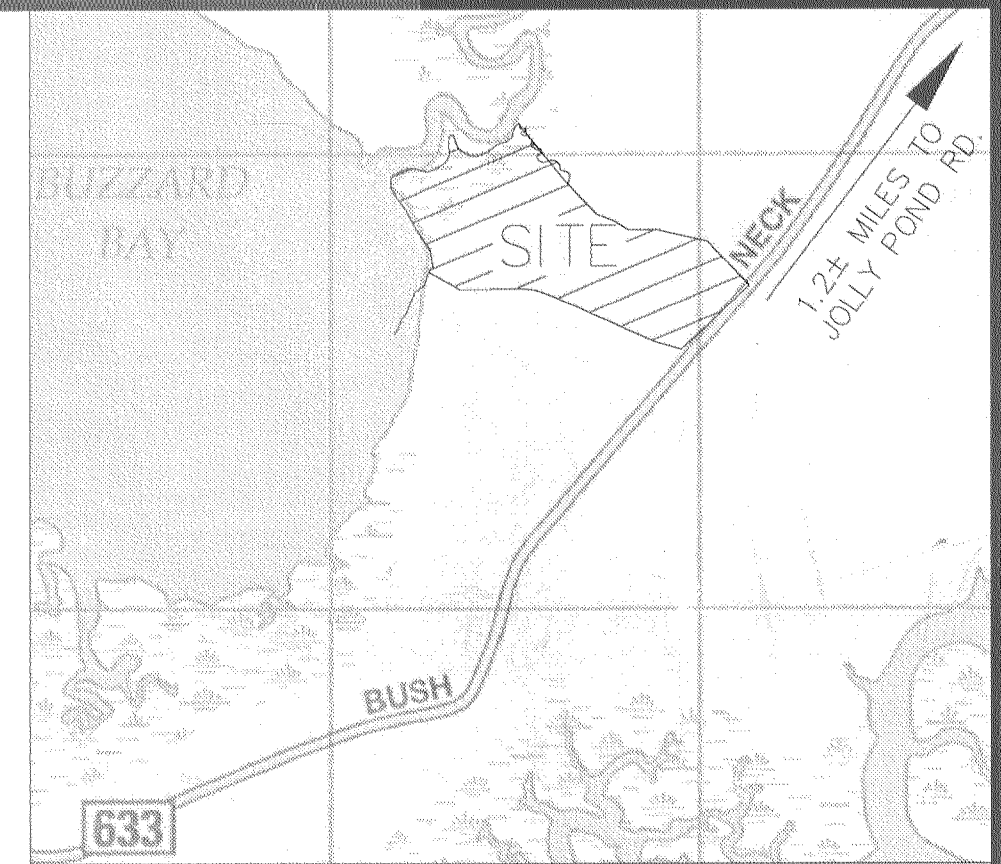
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

8/13/05 DATE Barry A. Williams SIGNATURE VIRGINIA DEPARTMENT OF TRANSPORTATION
8-30-05 DATE Valerie Jordan SIGNATURE VIRGINIA DEPARTMENT OF HEALTH
11/16/05 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY SIGNATURE

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 6 December 2005 at 9:07 AM/PM PG. DOCUMENT # 050028826 BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge Clerk

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 3510100010 AND IS ZONED A-1
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONES X AND AE (EL=8.5) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201-0030 B, DATED FEB. 6, 1991.
3. TOTAL NUMBER OF PROPOSED BUILDING LOTS: 3
TOTAL AREA OF PROPERTY = 23.2± ACRES
TOTAL AREA OF PARCEL 2A = 14.6± ACRES
TOTAL AREA OF PARCEL 2B = 4.0± ACRES
TOTAL AREA OF PARCEL 2C = 4.5± ACRES
TOTAL AREA OF RIGHT OF WAY DEDICATION = 0.11 ACRES
4. THIS PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. THE FOLLOWING REFERENCES WERE USED IN PREPARATION OF THIS PLAT: INSTRUMENT NO. 030033060 P.B. 80, PG. 83
7. THIS PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL AND THEREFORE IS NOT TIED TO COUNTY DATUM.
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
9. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
11. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE, (DEDICATED TO THE HOMEOWNER'S ASSOCIATION).
13. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
15. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSING MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
16. BUILDING SETBACKS FOR A1 ZONING: FRONT = 50' SIDE = 15' REAR = 35'
17. LIMIT OF RPA WETLANDS AS SHOWN IS BASED ON A FIELD DELINEATION PERFORMED BY LANDMARK DESIGN GROUP, JULY, 2005.



VICINITY MAP SCALE: 1"=2000' ADC PERMITTED USE NO. 20504121

18. 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 (PARCEL 2C) WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM C. HERMAN, AOSE #185. 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 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.

PLAT OF PARCELS 2A, 2B AND 2C

BEING A SUBDIVISION OF THE PROPERTY OF RECEP AND LISA E. AKDOGAN

TAX PARCEL 3510100010 NO. 2050 BUSH NECK RD. JAMES CITY COUNTY, VIRGINIA SCALE: AS SHOWN DATE: 07/07/05 SHEET 1 OF 2



Engineers • Planners • Surveyors Landscape Architects • Environmental Consultants 4029 IRONBOUND ROAD SUITE 100 WILLIAMSBURG, VIRGINIA (757) 253-2975 FAX: (757) 229-0049

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 6th DAY OF December, 2005. TESTED: Claudine D. Goff, Clerk Betsy B. Woolridge, Clerk DOCUMENT NO: 050028826

2 Large/Small Plat(s) Recorded herewith as # 050028826