

#060015642



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	86°24'26"	50.40'	33.42'	N54°01'54"E	45.76'
C2	12°47'43"	43.30'	193.91'	S17°13'33"W	43.21'
NUM	BEARING	DISTANCE			
L1	N80°24'24"E	13.56'			
L2	N86°03'17"E	30.76'			
L3	N76°43'46"E	57.63'			
L4	N77°16'32"E	50.45'			

FAMILY SUBDIVISION
 ON PROPERTY STANDING IN THE NAME OF
DAVID A. & LINDA S. BRADLEY
 CONTAINING
2.8+/- ACRES
 LOCATED IN STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=60' DATE: 03/21/06
 J.N. 296.7

VICINITY MAP SCALE 1"=2000'

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

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 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 (ADSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN ADSE 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: CEC/2006/03/21/06 THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SEC. 32.00FF 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 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 DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

SPECIAL USE PERMIT NO. SUP-05-05 CONDITIONS:
 1. THIS SPECIAL USE PERMIT IS VALID FOR A FAMILY SUBDIVISION FOR THE CREATION OF ONE NEW LOT OF APPROXIMATELY 1.9 ACRES WITH ONE PARENT LOT OF APPROXIMATELY 1.1 ACRES REMAINING GENERALLY AS SHOWN ON THE CONCEPTUAL SUBDIVISION PLAT SUBMITTED WITH THIS APPLICATION.
 2. FINAL SUBDIVISION APPROVAL MUST BE RECEIVED FROM THE COUNTY WITHIN TWELVE MONTHS FROM THE ISSUANCE OF THIS SPECIAL USE PERMIT OR THE PERMIT SHALL BECOME VOID.
 3. THIS SPECIAL USE PERMIT IS NOT SEVERABLE. INVALIDATION OF ANY WORD, PHRASE, CLAUSE, SENTENCE, OR PARAGRAPH SHALL INVALIDATE THE REMAINDER.

OWNER'S CERTIFICATE:
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BRADLEY FAMILY SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

DATE 4-12-06
 SIGNATURE David A. Bradley
 NAME PRINTED DAVID A. BRADLEY
 SIGNATURE Linda Bradley
 NAME PRINTED LINDA BRADLEY

CERTIFICATE OF NOTARIZATION:
 COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY I, J. O. Townsend, 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 AND SEAL THIS 12th DAY OF April 2006

SIGNATURE J. O. Townsend
 MY COMMISSION EXPIRES 8/31/08

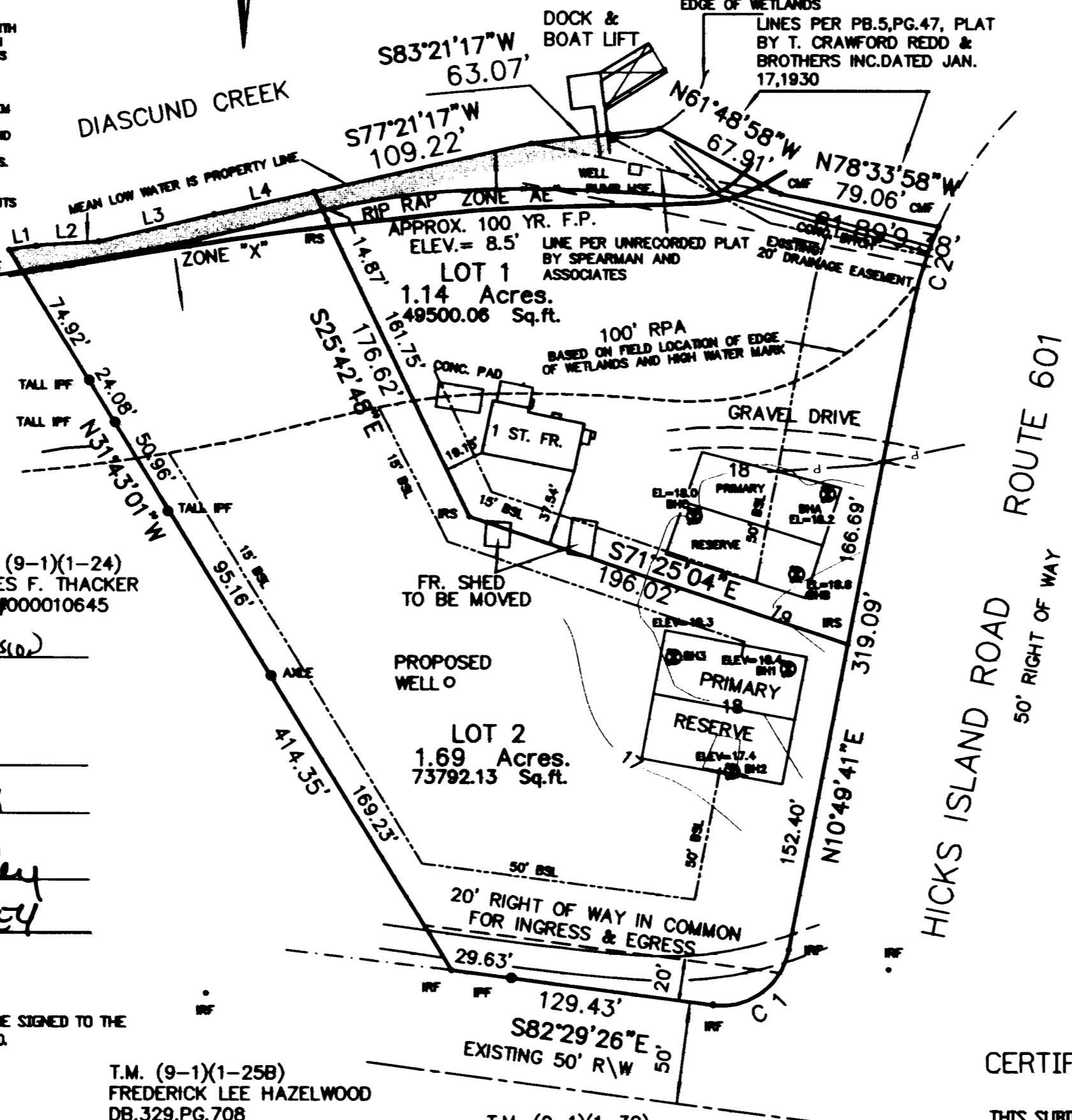
HIS LAND SURVEYING, INC.
 P.O. BOX 100
 PROVIDENCE FORGE VIRGINIA 23140
 (804) 966-7017



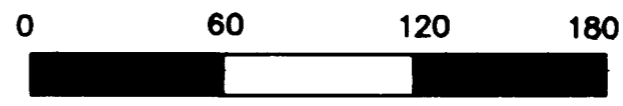
SURVEYORS CERTIFICATION:
 I HEREBY CERTIFY THAT TO THE BEST OF MY BELIEF OR KNOWLEDGE, THIS PLAT COMPLIES WITH ALL OF THE ORDINANCES OF JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES 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.

SIGNATURE Dean E. Raynes DATE 4/11/06
 DEAN E. RAYNES CLS #1633

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 9:33 AM/PM: 59 July 2006 PG: 1
 DOCUMENT # 060015642
 BETSY B. WOOLRIDGE, CLERK
 SIGNATURE Betsy B. Woolridge Clerk



T.M. (9-1)(1-21)
 ALFRED W. & DOROTHY NADINE
 KENNEY
 DOC. #980012186



- NOTES:
1. THIS PROPERTY IS ZONED A-1.
 2. LOTS TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS.
 3. LOT 1 HAS EXISTING WELL AND SEPTIC SYSTEM.
 4. THE BOUNDARY LINES SHOWN HEREON REPRESENT AN IN THE FIELD BOUNDARY SURVEY.
 5. TOTAL AREA= 2.8+/- ACRES.
 AREA IN LOTS 2.8+/- ACRES.
 NO. OF LOTS = 2
 6. PROPERTY IS TAX PARCEL ID 0910100023
 7. PROPERTY ADDRESS IS 8503 HICKS ISLAND ROAD.
 8. WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
 9. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 10. SEPTIC AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 11. ALL OUTDOOR SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
 12. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 13. IN ACCORDANCE WITH SECTION 21-214(d) OF THE JAMES CITY COUNTY ZONING ORDINANCE, UPON ISSUANCE OF A SPECIAL USE PERMIT A FAMILY SUBDIVISION MAY BE APPROVED WITH A MINIMUM LOT SIZE OF LESS THAN THREE ACRES, PROVIDED NO LOT SHALL BE LESS THAN ONE ACRE.
 15. ALL CORNERS SHALL BE MARKED WITH IRON RODS AS PROVIDED FOR IN SECTION 19-35.
 16. FLOOD PLAIN IS BASED ON IN THE FIELD ELEVATION AND BASE FLOOD PLAIN ELEVATION OF 8.5'.
 17. PROPERTY IS IN FLOOD ZONE "X" AND FLOOD ZONE "AE" AS SHOWN ON FEMA FIRM #510201 0005-B, EFFECTIVE DATE 02/06/91.

CERTIFICATE OF SOURCE OF TITLE:
 THE PROPERTY SHOWN HEREON WAS CONVEYED BY FRANK G. STERTZ TO DAVID A. & LINDA S. BRADLEY BY DEED DATED 1/19/05 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT # 050000949.

CERTIFICATE OF APPROVAL:

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

DATE 4/12/06 SIGNATURE J.W. Bauer
 VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 4/2/06 SIGNATURE Theresa L. Vaden
 VIRGINIA DEPARTMENT OF HEALTH

DATE 4/12/06 SIGNATURE [Signature]
 SUBDIVISION AGENT OF JAMES CITY COUNTY