

#060023897

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GEORGE D. & FLORA B. CLARK TO JAMES I. & JOYCE J. HOLT BY DEED, DATED APRIL 29, 1974 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 156, PAGES 286 & 287.

**OWNER'S CERTIFICATE**

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

James I. Holt 7-31-06  
 JAMES I. HOLT DATE  
Joyce J. Holt 7-31-06  
 JOYCE J. HOLT DATE

**CERTIFICATE OF NOTARY**

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

I, Susan C. Kohlman A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 31st DAY OF July, 2006.

MY COMMISSION EXPIRES June 30, 2008.

Susan C. Kohlman  
 NOTARY PUBLIC

**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.

G.T. Wilson, Jr. 6/1/06  
 G.T. WILSON, JR., L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

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

Valerie Jordan 8/28/06  
 VIRGINIA DEPARTMENT OF HEALTH DATE

Walter P. Nguyen 8/28/06  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 8/30/06  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

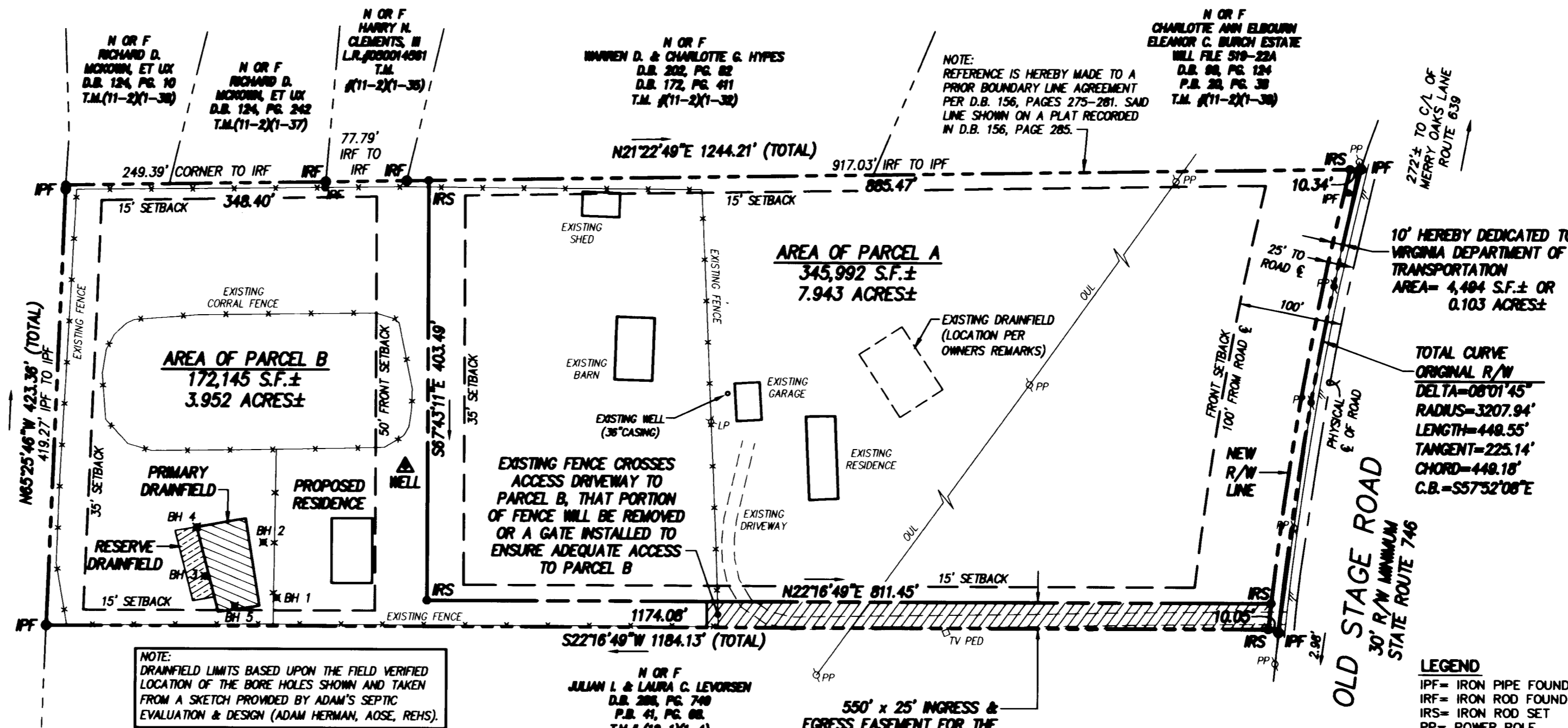
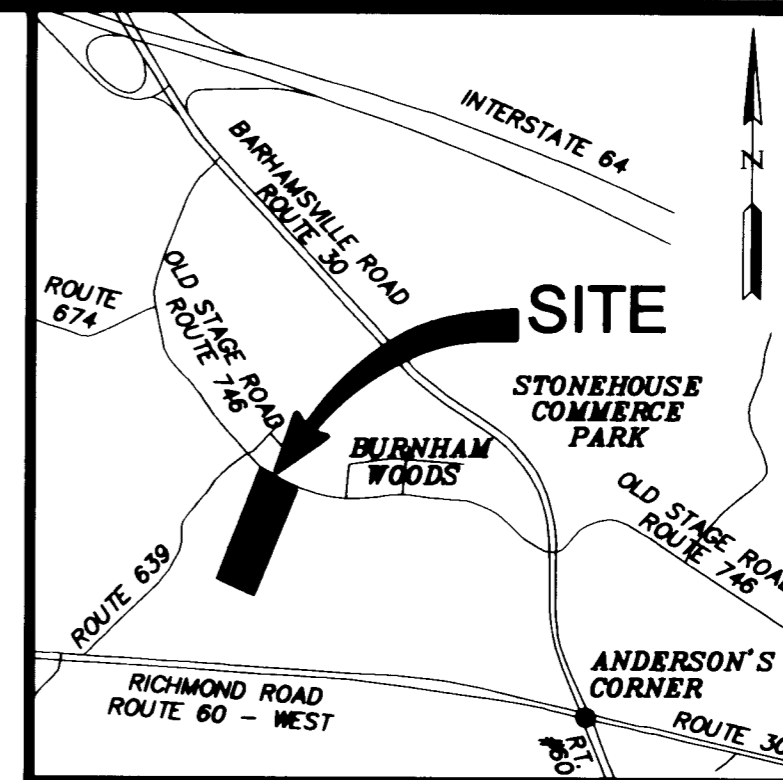
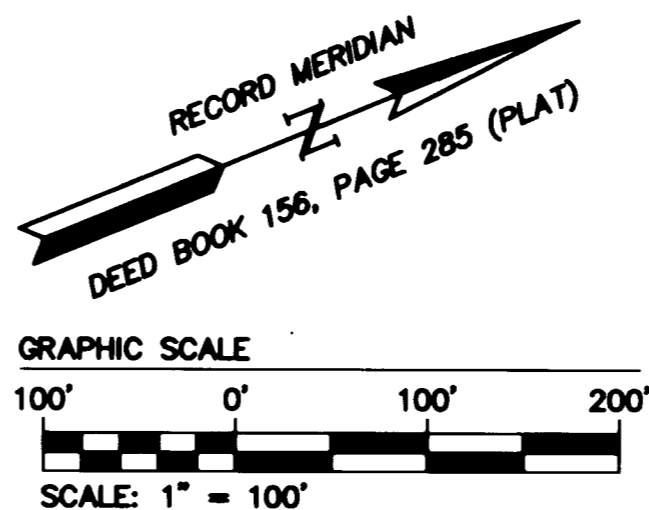
**GENERAL NOTES:**

- 1) PROPERTY SHOWN HEREON IS ALL OF TAX PARCEL: (12-1)(1-4A).
- 2) CURRENT PROPERTY ADDRESS IS #145 OLD STAGE ROAD.
- 3) TOTAL AREA WITHIN SUBDIVISION= 522,631 S.F.± OR 11.998 ACRES±.
- 4) CURRENT ZONING IS GENERAL AGRICULTURAL DISTRICT, A-1.
- 5) PER CURRENT JCC GIS DRAWINGS THERE ARE NO CHESAPEAKE BAY PRESERVATION AREAS LOCATED WITHIN THE LIMITS OF SUBDIVISION.
- 6) ALL LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVED WITH INDIVIDUAL PRIVATE WATER & SEWER SYSTEMS, SUBJECT TO APPROVAL BY THE LOCAL HEALTH DEPARTMENT. PARCEL A CURRENTLY HAS AN EXISTING WATER & SEWER SYSTEM.
- 7) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 8) MONUMENTS SHALL BE SET AT ALL NEW LOT CORNERS IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 9) THIS PLAT IS BASED UPON RECORD INFORMATION AND A CURRENT FIELD SURVEY. THIS PLAT IS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
- 10) EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT.
- 11) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 12) ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

**NOTE:**

THIS SUBDIVISION IS ESTABLISHED PER THE CURRENT ZONING REQUIREMENTS FOR LAND LOCATED WITHIN THE GENERAL AGRICULTURAL DISTRICT, A-1 ZONING.

MINIMUM LOT SIZE: 3 ACRES FOR SINGLE FAMILY DWELLINGS  
 MINIMUM SETBACK REQUIREMENT: 50' (3 ACRE LOT SIZE)  
 MINIMUM LOT WIDTH AND FRONTAGE: WIDTH= 250'; FRONTAGE= 25'  
 MINIMUM YARDS (MAIN STRUCTURE): SIDE= 15'; REAR= 35'



NOTE: REFERENCE IS HEREBY MADE TO A PRIOR BOUNDARY LINE AGREEMENT PER D.B. 156, PAGES 275-281. SAID LINE SHOWN ON A PLAT RECORDED IN D.B. 156, PAGE 285.

10' HEREBY DEDICATED TO VIRGINIA DEPARTMENT OF TRANSPORTATION AREA= 4,494 S.F.± OR 0.103 ACRES±

TOTAL CURVE ORIGINAL R/W DELTA=08°01'45" RADIUS=3207.94' LENGTH=449.55' TANGENT=225.14' CHORD=448.18' C.B.=S57°52'08"E

NOTE: DRAINFIELD LIMITS BASED UPON THE FIELD VERIFIED LOCATION OF THE BORE HOLES SHOWN AND TAKEN FROM A SKETCH PROVIDED BY ADAM'S SEPTIC EVALUATION & DESIGN (ADAM HERMAN, AOSE, REHS).

**CURVE TABLE**

PARCEL	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
A	07°33'11"	3217.94'	424.20'	212.41'	423.89'	S57°40'40"E
B	00°28'51"	3217.94'	25.14'	12.57'	25.14'	S81°40'41"E

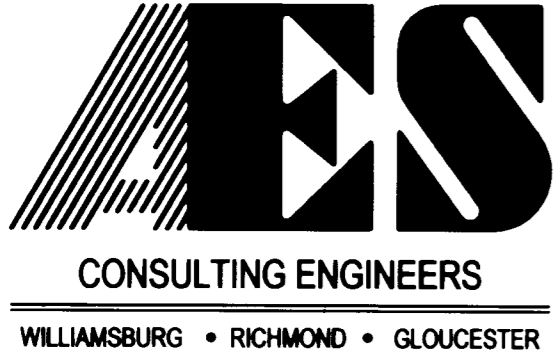
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE "REGULATIONS"),(AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

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 (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: ADAM HERMAN, AOSE, REHS, (757)-344-6270. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO Sec. 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 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 APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY CIRCUIT COURT. THIS 25 DAY OF September, 2006.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:41 AM/PM  
 INSTRUMENT # 060023897  
 TESTE: Betsy B. Woolridge, Clerk  
 BETSY B. WOOLRIDGE, CLERK



2548 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

**PLAT OF HOLT SUBDIVISION**  
 OWNED BY: JAMES I. HOLT AND JOYCE J. HOLT

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISION BY	REVIEWED BY
1	7/25/06	REVISED PER COUNTY, VDOT & HEALTH DEPT COMMENTS	CMA	GTW

Designed CMA	Drawn CMA/LNH
Scale 1"=100'	Date 6/1/06
Project No. 9719	
Drawing No. 1 OF 1	

S:\loba\971900-12AC-RT748 Old Stage Road\dwg\Sub\Plate\971900bndy-sub01.dwg, 7/26/2006 6:41:28 AM, mltie.apprason