

# 070006142

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED FROM WEBB C. STEVENS, III AND SYLVIA M. STEVENS TO WILLIAMSBURG PROPERTY HOLDINGS, L.L.C. BY DEED DATED, MAY 11, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050012435.

**OWNER'S CERTIFICATE**

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

*John Steen* 8/1/06  
 FOR WILLIAMSBURG PROPERTY HOLDINGS, L.L.C. DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY, I, GWEN C. SCHATZMAN

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 THIS 1ST DAY OF AUGUST, 2006. MY COMMISSION EXPIRES 11/30/09.

*Gwen C. Schatzman*  
 SIGNATURE

**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.

*Ronald W. Eads* 05-06-05  
 RONALD W. EADS, L.S. DATE

**CERTIFICATE OF APPROVAL**

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

*William Steen* 6-29-06  
 VIRGINIA DEPARTMENT OF HEALTH DATE

*Ellen M. Cook* 6-20-06  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

*Ellen M. Cook* 2/20/07  
 SUBDIVISION AGENT FOR JAMES CITY COUNTY DATE

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 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 SEWAGE 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.

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on 2 March 2007  
 at 9:30 AM, PM PG. —  
 DOCUMENT # 070006142  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

**GENERAL NOTES:**

- 1.) PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL #(3-4)(5-5).
- 2.) STREET ADDRESS: 289 RACEFIELD DRIVE
- 3.) TOTAL AREA SUBDIVIDED = 1,828,424 S.F.±, OR 41.975 ACRES±
- 4.) PROPERTY AS SHOWN IS CURRENTLY ZONED "A1" - GENERAL AGRICULTURAL
- 5.) SETBACK REQUIREMENTS:  
 FRONT 75'  
 SIDE 15'  
 REAR 35'  
 LOT WIDTH REQUIREMENTS:  
 LOTS OF THREE ACRES OR MORE BUT LESS THAN FIVE ACRES SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 200 FEET.
- 6.) ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- 7.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 8.) NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- 9.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 10.) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- 11.) RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- 12.) THE SHARED COMMON DRIVEWAY MUST BE USED BY ALL RESIDENTS OF THIS SUBDIVISION. NO ADDITIONAL DRIVEWAYS THROUGH THE RPA WILL BE ALLOWED.

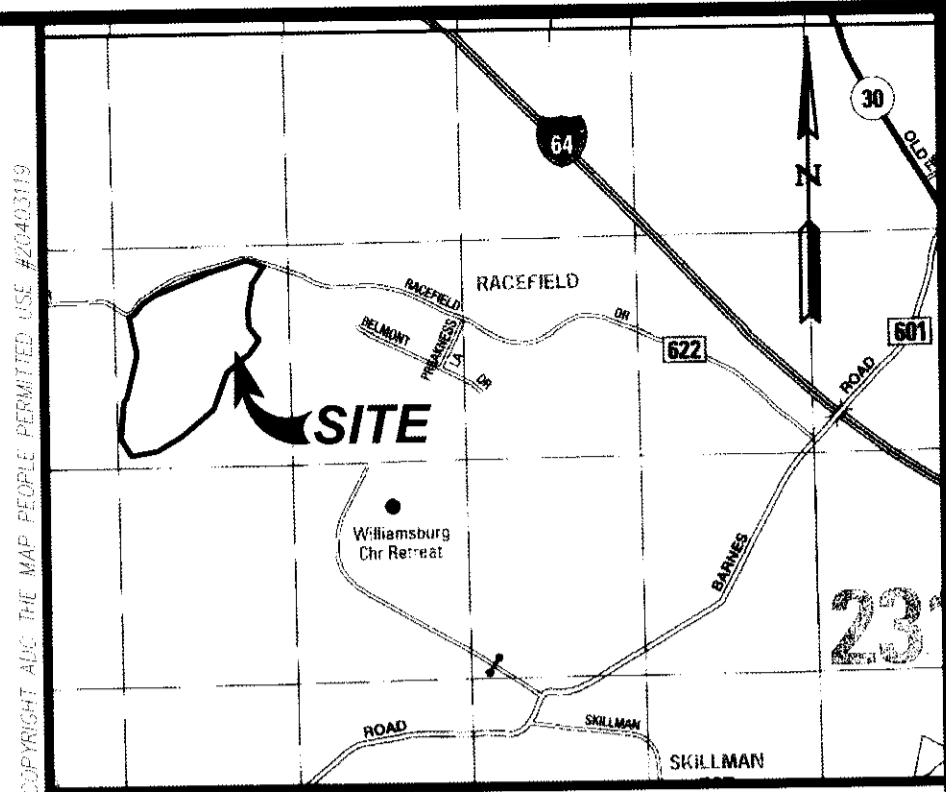
- 13.) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 14.) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 15.) A SHARED COMMON DRIVEWAY AND PERMANENT MAINTENANCE AGREEMENT SHALL BE MADE IN ACCORDANCE WITH SECTION 19-71 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

**CURVE TABLE**

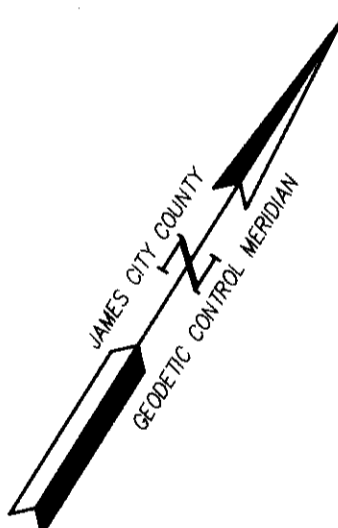
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	3°31'18"	535.00'	32.88'	16.45'	32.88'	N59°58'38"E
C2	7°04'43"	535.00'	66.10'	33.09'	66.05'	N54°40'37"E
C3	11°22'59"	230.00'	45.69'	22.92'	45.62'	S80°48'28"E
C4	6°27'15"	230.00'	25.91'	12.97'	25.89'	S71°53'21"E
C5	0°12'10"	230.00'	0.81'	0.41'	0.81'	S68°33'39"E

**LINE TABLE**

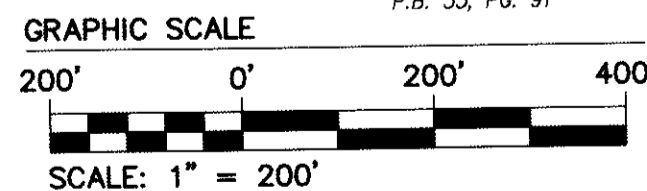
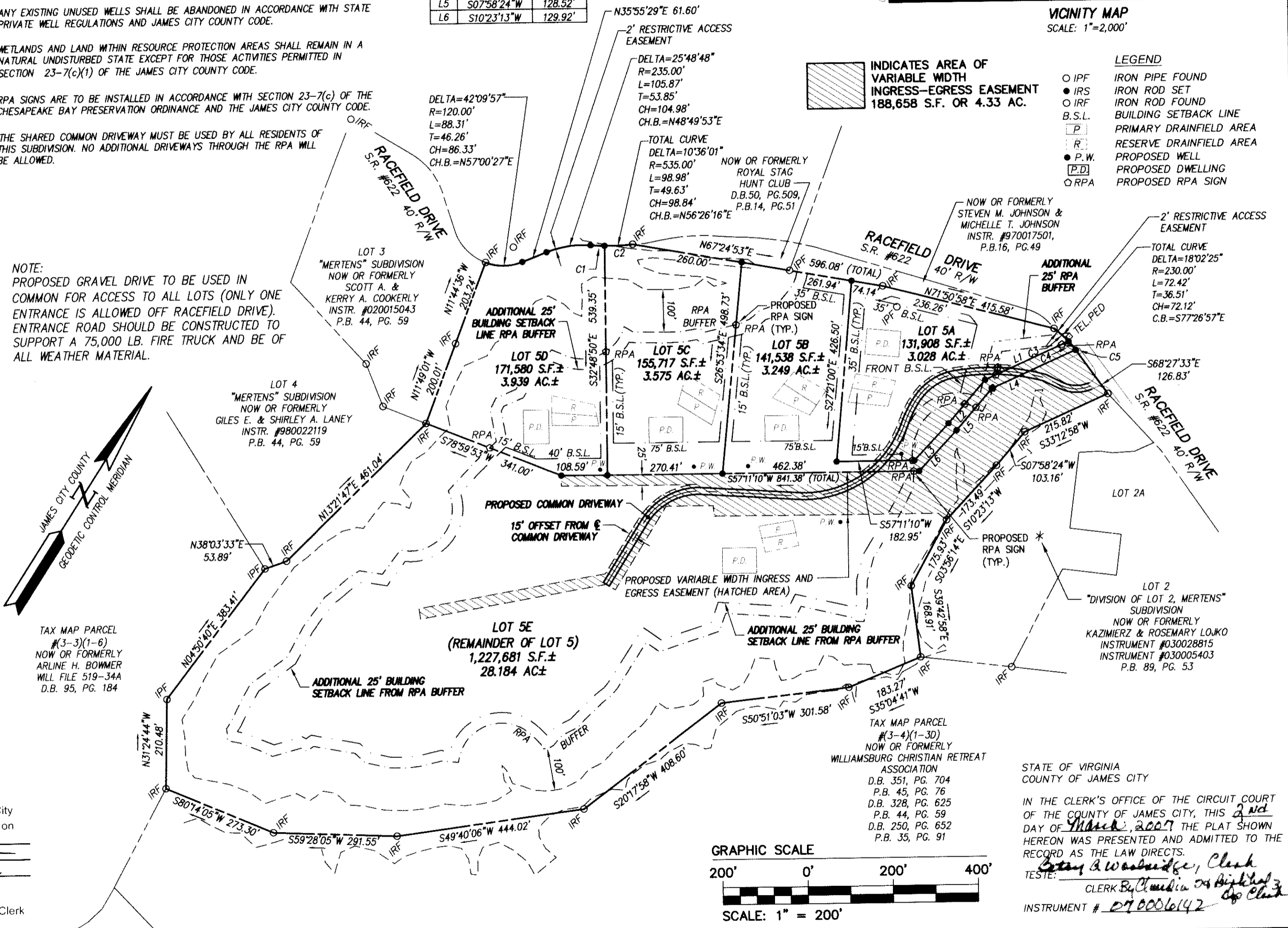
LINE	DIRECTION	LENGTH
L1	S33°12'58"W	216.83'
L2	S07°58'24"W	133.59'
L3	S10°23'13"W	118.57'
L4	S33°12'58"W	217.98'
L5	S07°58'24"W	128.52'
L6	S10°23'13"W	129.92'



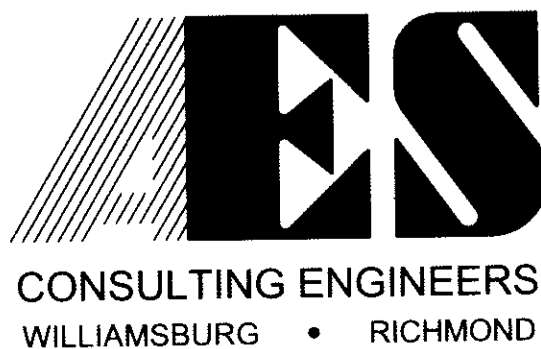
NOTE:  
 PROPOSED GRAVEL DRIVE TO BE USED IN COMMON FOR ACCESS TO ALL LOTS (ONLY ONE ENTRANCE IS ALLOWED OFF RACEFIELD DRIVE). ENTRANCE ROAD SHOULD BE CONSTRUCTED TO SUPPORT A 75,000 LB. FIRE TRUCK AND BE OF ALL WEATHER MATERIAL.



TAX MAP PARCEL  
 #(3-3)(1-6)  
 NOW OR FORMERLY  
 ARLINE H. BOWMER  
 WILL FILE 519-34A  
 D.B. 95, PG. 184

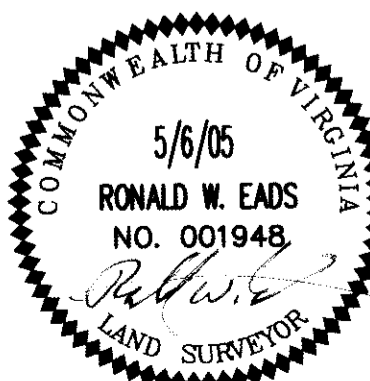


- LEGEND**
- IPF IRON PIPE FOUND
  - IRS IRON ROD SET
  - IRF IRON ROD FOUND
  - B.S.L. BUILDING SETBACK LINE
  - ▭ PDR RESERVE DRAINFIELD AREA
  - P.W. PROPOSED WELL
  - ▭ PD PROPOSED DWELLING
  - RPA PROPOSED RPA SIGN



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT OF SUBDIVISION  
 LOTS 5A THRU 5E  
 "RACEFIELD WOODS"  
 OWNER/DEVELOPER: WILLIAMSBURG PROPERTY HOLDINGS, L.L.C.  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	AWT	RWE
2	6/16/06	REVISED PER COUNTY COMMENT LETTER	AWT	RWE
1	5/15/06	REVISED PER COUNTY COMMENT LETTER	AWT	RWE

Designed	Drawn
RWE	RWE/EAW
Scale	Date
1"=200'	5/6/05
Project No.	
9413-00	
Drawing No.	
1 of 1	

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