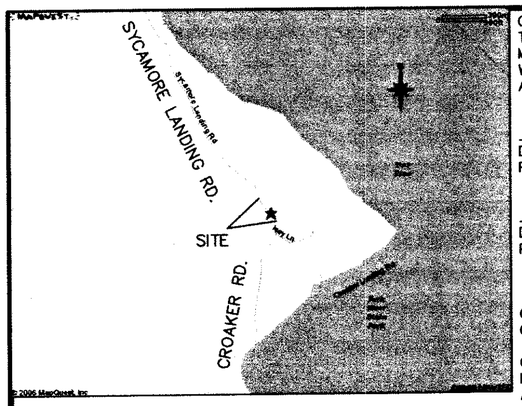
#0700014047



VICINITY MAP

OWNER'S CERTIFICATE:
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS MILDRED OTEY WILEY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

10-3-06 William C. McDonald
DATE SIGNATURE
PRINTED NAME WILLIAM C. McDONALD

10-3-06 Patricia D. McDonald
DATE SIGNATURE
PRINTED NAME Patricia D. McDonald

CERTIFICATE OF NOTORIZATION:
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY
I, Christine A. Cook
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOLEDGED THE SAME BEFORE ME IN THE
CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 3rd DAY OF October 2006.

Christine Cook
SIGNATURE

MY COMMISSION EXPIRES March 31, 2008

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	24°25'00"	166.41'	390.50'	N16°59'09"W	165.16'
C2	3°49'04"	26.02'	390.50'	N23°51'44"W	26.02'
C3	17°10'33"	117.06'	390.50'	N13°21'56"W	116.62'
C4	29°23'04"	190.43'	371.31'	N9°54'53"E	188.35'

SUBDIVISION PLAT
OF PROPERTY KNOWN AS
McDONALDS REST
LOCATED IN STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=100' DATE: 07/03/06
J.N. 302.5

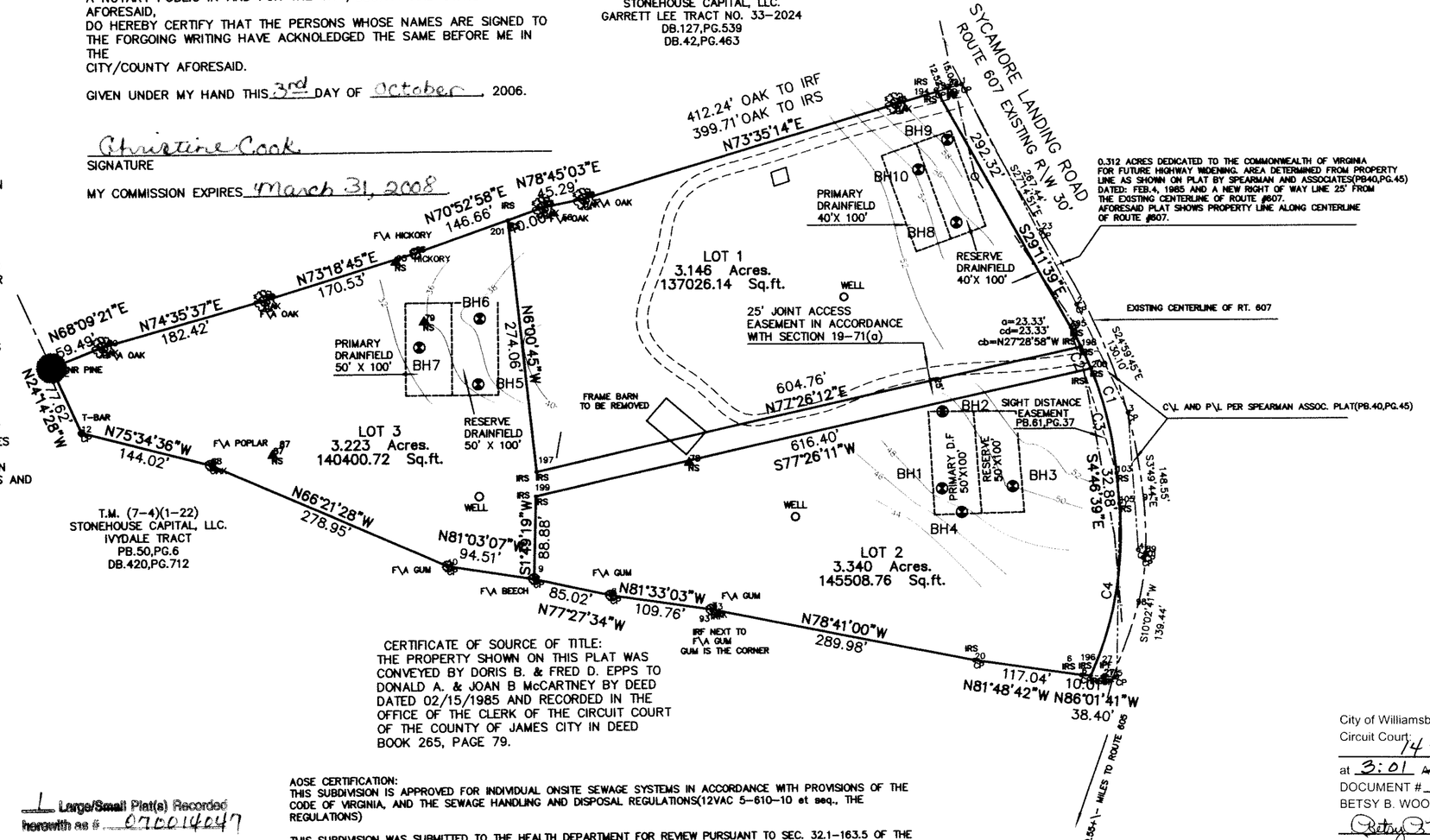
0' 100' 200' 300'

N
PB.40,PG.45

NOTES:
1. THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
2. LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
3. THE BOUNDARY LINES SHOWN HEREON REPRESENT AN IN THE FIELD BOUNDARY SURVEY.
4. THIS PROPERTY IS ZONED A-1.
5. TAX PARCEL ID# 0740100005.
6. PROPERTY ADDRESS IS 9649 SYCAMORE LANDING ROAD.
7. SEPTIC AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
8. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
9. ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED BY SECTION 19-35.
10. TOTAL AREA= 10.021 AC.
AREA IN LOTS 9.709
AREA IN RIGHT OF WAY TO RT. 610 0.312 AC.
NUMBER OF LOTS = 3
11. THE OWNER WILL NEED TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
13. SETBACKS:
FRONT= 35' (50' from centerline)
SIDE= 15'
REAR= 35'

T.M. (7-4)(1-22)
STONEHOUSE CAPITAL, LLC.
IVYDALE TRACT
PB.50,PG.6
DB.420,PG.712

T.M. (7-4)(1-22)
STONEHOUSE CAPITAL, LLC.
GARRETT LEE TRACT NO. 33-2024
DB.127,PG.539
DB.42,PG.463



CERTIFICATE OF SOURCE OF TITLE:
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DORIS B. & FRED D. EPPS TO DONALD A. & JOAN B McCARTNEY BY DEED DATED 02/15/1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 265, PAGE 79.

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 SUBDIVISIONS WITHIN THE COUNTY.

DEAN E. RAYNES C.L.S. #1633

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

COMMONWEALTH OF VIRGINIA
DEAN E. RAYNES
No. 1633-A
LAND SURVEYOR

1 Large/Small Plat(s) Recorded herewith as # 0700014047

AOSE 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 (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 HEALTHS REGULATIONS BY: CLYDE C. DAVIS .THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SEC. 360PF 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 INDENTIFIED 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 SYSTENS.

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.

SIGNE AOSE/PE DATE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
14 May 2007
at 3:01 AM/PM. PB — PG —
DOCUMENT # 0700014047
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CERTIFICATE OF APPROVAL:

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

9/26/2006
DATE
VDOT

9/29/06
DATE
VDH

4/27/07
DATE
CO.

SUBDIVISION AGENT JAMES CITY