#070015863

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTIES AS SHOWN ON THIS PLAT WERE CONVEYED BY JAMES C. COSTANZO, TRUSTEE, OF THE COSTANZO TREE FARM TRUST TO KENNETH I. HEATH AND WENDY A. HEATH, BEVERLY LEE HEATH AND SHERRY D. HEATH BY DEED DATED JUNE 22, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #050016789.

OWNER'S CERTIFICATE

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

	12/6/06
KENNETH I. HEATH	DATE
	1216/01-
WENDY A. HEATH	DATE
De Ho	15/8/401
BEVERLY LEE HEATH	DATE
Lieun O Wart	12/6/06
SHERRY D. HEATH	DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF NEW Kent 1. Norma Farnsworth 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 ______DAY OF December, 2006. MY COMMISSION EXPIRES 3/31/10

Ioma Gameworth

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.

SIGNATURE

JTus G.T. WILSON, JR., L.S. #1183

9/25/06 DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS

VIRGINIA DEPARTMENT OF HEALTH

VIRGINIA DEPARTMENT OF TRANSPORTATION

1-04-07 DATE

DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

DATE

GENERAL NOTES

- 1. PROPERTIES SHOWN ARE ALL OF TAX PARCELS #(22-3)(1-33) & #(21-4)(1-39).
- 2. PROPERTY ADDRESS: 2837 CHICKAHOMINY ROAD.
- 3. TOTAL AREA SUBDIMDED = 1,121,197 S.F. \pm , OR 25.74 ACRES \pm
- 4. ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- 5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PROPERTIES SHOWN ARE ZONED R-8 (RURAL RESIDENTIAL DISTRICT) & A-1 (GENERAL AGRICULTURAL DISTRICT).

SETBACKS (R-8): SETBACKS (A-1): FRONT: 35' FRONT: 75' SIDE: 15' SIDE: 15' **REAR: 35' REAR: 35'**

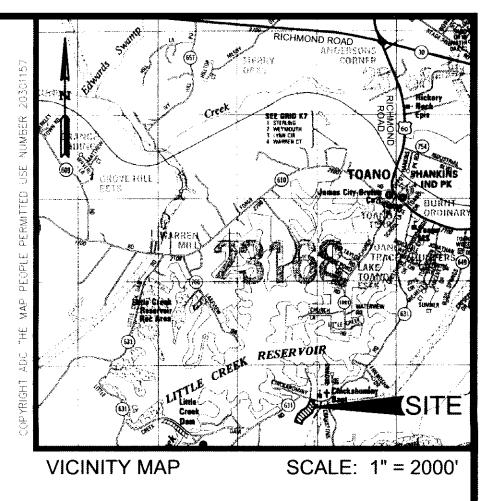
- 7. NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 8. PROPERTIES SHOWN LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0015 B, DATED FEBRUARY 6, 1991.
- 9. ANY EXISTING UNUSED 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. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 13. THE SHARED COMMON DRIVEWAY MUST BE USED BY ALL RESIDENTS OF THIS SUBDIVISION.
- 14. A SHARED COMMON DRIVEWAY AND PERMANENT MAINTENANCE AGREEMENT SHALL BE MADE IN ACCORDANCE WITH SECTION 19-71 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 15. THIS PLAT WAS TAKEN FROM A PLAT PREPARED BY HIS LAND SURVEYING, INC. DATED 2/1/96 RECORDED IN DEED BOOK 778, PAGE 776 AND HAS NOT BEEN RESURVEYED BY THIS SURVEYOR. AREA BY PLAT IS 25.91 ACRES (COMPUTED TO TRAVERSE LINES.) THE AREA SHOWN HEREON IS COMPUTED TO @ OF STREAM, AND TO THE CORRECT BOUNDARY FOR CHICKAHOMINY ROAD, A DIFFERENCE OF 0.17 ACRES±.
- 16. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 17. 25% SLOPES ARE BASED ON COUNTY TOPO.

AREA TABULATION

LOT 1 = 134,826 S.F. OR 3.09 ACRESLOT 2 = 130,806 S.F. OR 3.00 ACRES LOT 3 = 131,340 S.F. OR 3.02 ACRESLOT 4 = 131.990 S.F. OR 3.03 ACRESREMAINDER = 591,125 S.F. OR 13.57 ACRESRIGHT-OF-WAY TAKE = 1,110 S.F. OR 0.03 ACRES

TOTAL AREA = 1,121,197 S.F. OR 25.74 ACRES

(TO € STREAM)



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: CLYDE C. DAVIS, JR., AOSE #161. 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 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 INDÍVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

> STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5th DAY OF 2007.
> THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:52 AM/ENINSTRUMENT # 010015863
> TESTE: By Clark Holin 43, Dy Clark
> BETSY B. WOOLRIDGE, CLERK

CONSULTING ENGINEERS

WILLIAMSBURG • RICHMOND • GLOUCESTER

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

PLAT OF SUBDIVISION

Incurrentin es 8 ...

INSTRUMENT #020018583

REFERENCES:

STONEHOUSE DISTRICT

070015862

PINEY WOODS ESTATES

LOTS 1-4

OWNER/DEVELOPER: KENNETH I. HEATH, ET ALS

JAMES CITY COUNTY

G.T. WILSON, JR. No. 1183 D SURVE VIRGINIA

		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 5 June 2007 at 11:52 AM/DM: PB PG DOCUMENT # 070015863 BETSY B. WOOLRIDGE, CLERK Retay 2 Woodribe Clerk		
1	11/13/06	REVISED PER COUNTY COMMENT LETTER	AWT	GTW
No.	DATE	REVISION / COMMENT / NOTE	revised By	reviewed By

esigned Drawn **AES** AWT 9/25/06 N/A Project No. 9740 Drawing No. 1 of 2