

#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.

Kenneth I. Heath 12/16/06
 KENNETH I. HEATH DATE
Wendy A. Heath 12/16/06
 WENDY A. HEATH DATE
Beverly Lee Heath 12/16/06
 BEVERLY LEE HEATH DATE
Sherry D. Heath 12/16/06
 SHERRY D. HEATH DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF New Kent, 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 6th DAY OF December, 2006. MY COMMISSION EXPIRES 3/31/10.

Norma Farnsworth
 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.

G.T. Wilson, Jr. 9/26/06
 G.T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL

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

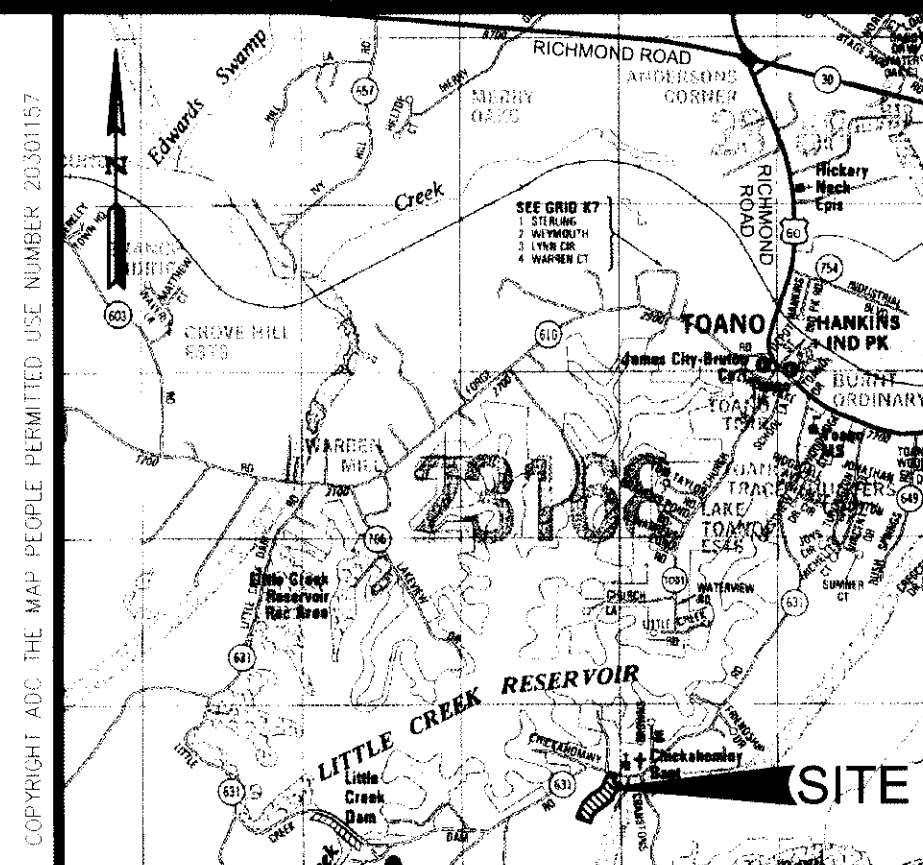
William A. Schuler 1/16/07
 VIRGINIA DEPARTMENT OF HEALTH DATE

Wendy A. Heath 1-04-07
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 1/16/07
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES

- PROPERTIES SHOWN ARE ALL OF TAX PARCELS # (22-3)(1-33) & # (21-4)(1-39).
- PROPERTY ADDRESS: 2837 CHICKAHOMINY ROAD.
- TOTAL AREA SUBDIVIDED = 591,125 S.F.±, OR 13.57 ACRES±
- ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PROPERTIES SHOWN ARE ZONED R-8 (RURAL RESIDENTIAL DISTRICT) & A-1 (GENERAL AGRICULTURAL DISTRICT).
 SETBACKS (R-8): FRONT: 35' SIDE: 15' REAR: 35'
 SETBACKS (A-1): FRONT: 75' SIDE: 15' REAR: 35'
- NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- 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.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- THE SHARED COMMON DRIVEWAY MUST BE USED BY ALL RESIDENTS OF THIS SUBDIVISION.
- A SHARED COMMON DRIVEWAY AND PERMANENT MAINTENANCE AGREEMENT SHALL BE MADE IN ACCORDANCE WITH SECTION 19-71 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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 $\frac{1}{4}$ OF STREAM, AND TO THE CORRECT BOUNDARY FOR CHICKAHOMINY ROAD, A DIFFERENCE OF 0.17 ACRES±.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 25% SLOPES ARE BASED ON COUNTY TOPO.



VICINITY MAP SCALE: 1" = 2000'

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 INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

AREA TABULATION

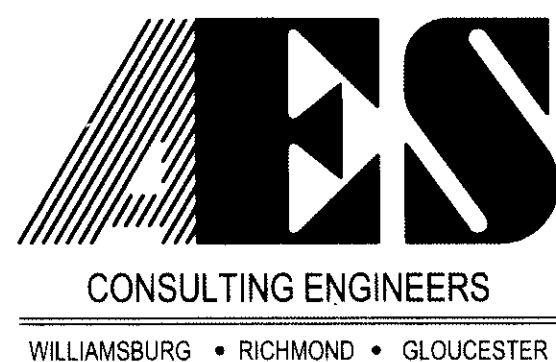
LOT 5 = 133,605 S.F. OR 3.07 ACRES
 LOT 6 = 145,428 S.F. OR 3.34 ACRES
 LOT 7 = 152,093 S.F. OR 3.49 ACRES
 LOT 8 = 159,997 S.F. OR 3.67 ACRES

TOTAL AREA = 591,125 S.F. OR 13.57 ACRES (TO $\frac{1}{4}$ STREAM)

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF June, 2007.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:52 AM/2007
 INSTRUMENT # 070015863
 TESTED BY Betsy B. Woolridge, Clerk
 BETSY B. WOOLRIDGE, CLERK

4 Large/Small Plat(s) Recorded herewith as # 070015863

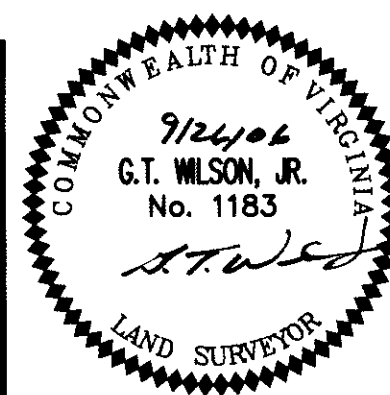
REFERENCES:
 INSTRUMENT #020018583



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

PLAT OF SUBDIVISION
PINEY WOODS ESTATES
 LOTS 5-8
 OWNER/DEVELOPER: KENNETH I. HEATH, ET ALS

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



1	11/13/06	REVISED PER COUNTY COMMENT LETTER	AWT	GTW
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

Designed AES	Drawn AWT
Scale N/A	Date 9/26/06
Project No. 9740	
Drawing No. 1 of 2	