

# #070017663

### OWNERS CERTIFICATE (PIERCE) + (HARRIS)

THE SUBDIVISION OF LAND AND AGREED UPON PROPERTY LINE SHOWN ON THIS PLAT FROM A - B IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE: \_\_\_\_\_ OWNER (SIGNATURE): [Signature]  
 OWNER (PRINTED): DAVID PIERCE  
 DATE: 2-8-07 OWNER (SIGNATURE): [Signature]  
 OWNER (PRINTED): COLEMAN HARRIS

### CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
 CITY/COUNTY OF \_\_\_\_\_, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
 MY COMMISSION EXPIRES \_\_\_\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC

### GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- PARCEL A SHOWN IS CURRENTLY BEING SERVED BY PRIVATE WELL AND SEPTIC. PARCEL B SHOWN TO BE SERVED BY PRIVATE WELL AND SEPTIC.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0020B, DATED FEBRUARY 6, 1991
- UNDERGROUND AND ABOVE GROUND UTILITIES WERE NOT LOCATED
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- ALL OUTDOOR SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
- A 5' C&P TELEPHONE AND A 20' AERIAL VIRGINIA POWER EASEMENT EXIST PARALLEL TO THE RIGHT-OF-WAY ALONG JOLLY POND ROAD.
- PER SECTION 23-7(c) OF CHAPTER 23 OF THE CHESAPEAKE PRESERVATION ORDINANCE, THE DEVELOPER SHALL INSTALL RPA SIGNS IDENTIFYING THE LANDWARD LIMITS OF THE RPA.

NUMBER	DIRECTION	DISTANCE
L1	N 77°31'58" E	100.00'
L2	N 77°31'58" E	100.00'
L3	N 89°06'14" E	80.98'
L4	N 89°06'14" E	25.11'

### OWNERS CERTIFICATE (BOWKER FAMILY TRUST)

THE AGREED UPON PROPERTY LINE AS SHOWN ON THIS PLAT FROM A - B IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE: \_\_\_\_\_ OWNER (SIGNATURE): [Signature]  
 OWNER (PRINTED): BOWKER FAMILY TRUST  
 DATE: 2/27/07 OWNER (SIGNATURE): [Signature]  
 OWNER (PRINTED): [Signature]

### CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
 CITY/COUNTY OF \_\_\_\_\_, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
 MY COMMISSION EXPIRES \_\_\_\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC

### STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 20 DAY OF June, 2007.  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 070017663  
 TESTE Betsy B. Woolridge, Clerk  
 BY Claudia A. Baskin, Esq. CLERK

### CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MATTHEW PIERCE TO MABLE PIERCE BY DEED DATED MARCH 4, 1935 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY, VIRGINIA IN D.B. 28, PAGE 285.

### SURVEYORS CERTIFICATE

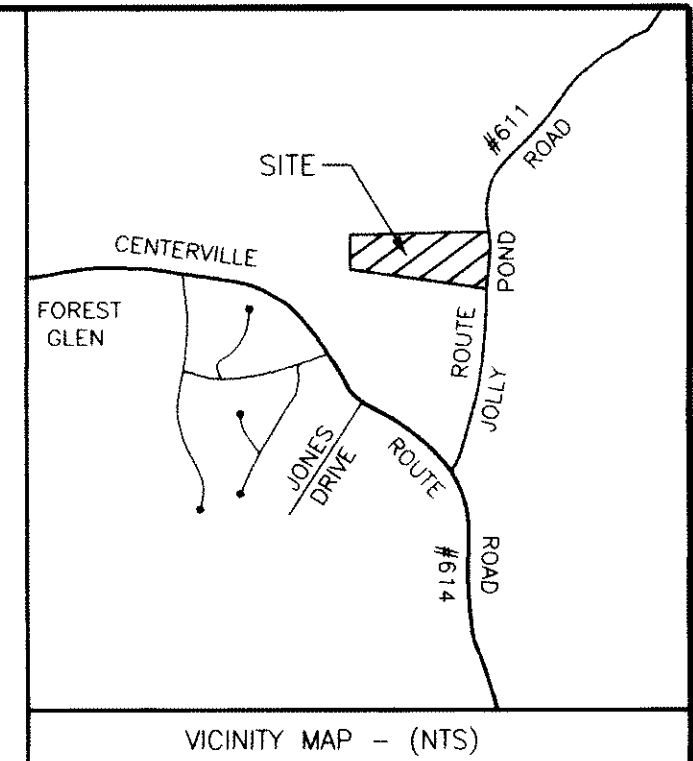
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE: 1-22-07 SURVEYOR (SIGNATURE): [Signature]  
 CHARLES A. CALHOUN, L.S. # 002554

### CERTIFICATE OF APPROVAL

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

DATE: 3-20-07 VIRGINIA DEPARTMENT OF TRANSPORTATION  
 DATE: 3-28-07 VIRGINIA DEPARTMENT OF HEALTH  
 DATE: 4-27-07 SUBDIVISION AGENT OF JAMES CITY COUNTY



### PROPERTY INFORMATION

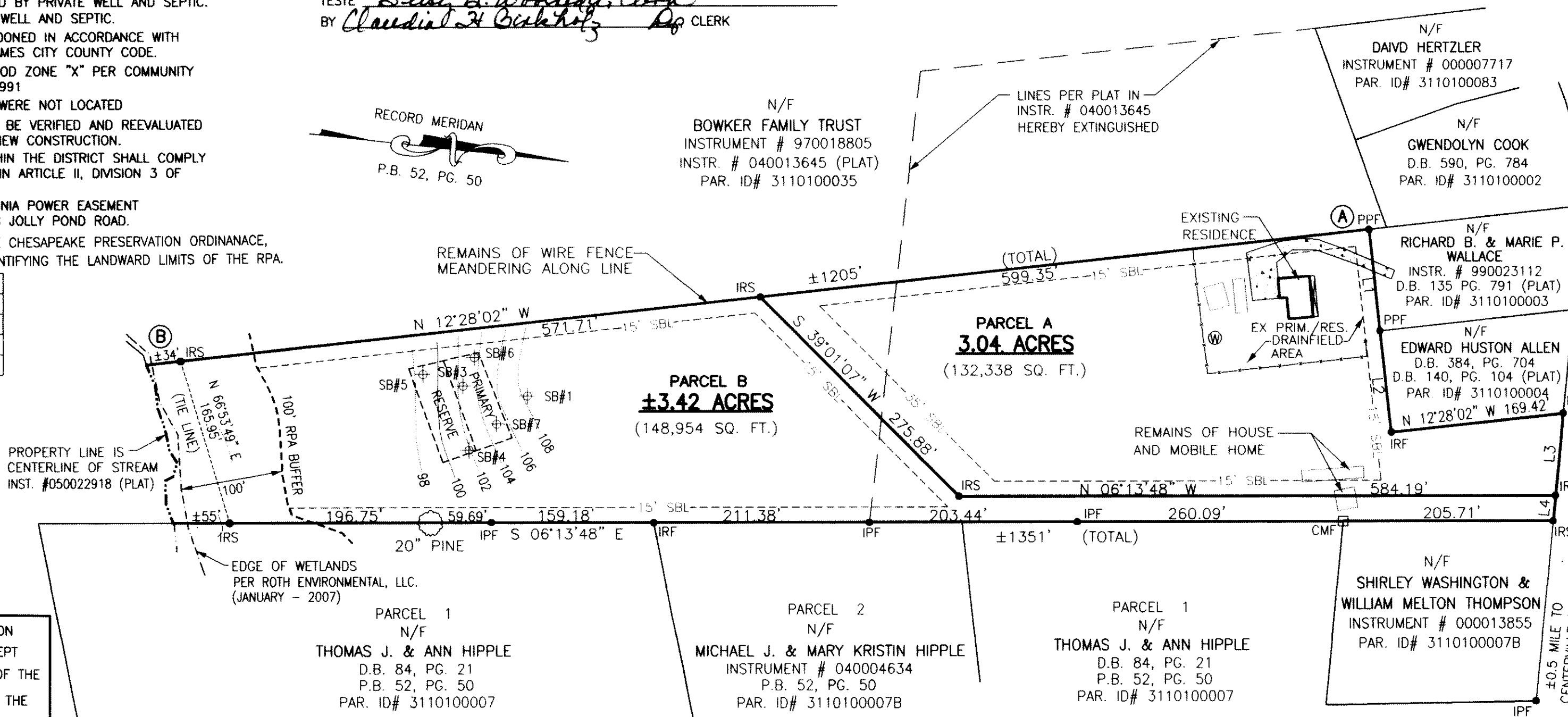
ZONING DISTRICT: A1  
 PARCEL ID: 3110100005  
 ADDRESS: # 200 JOLLY POND ROAD  
 TOTAL AREA SUBDIVIDED = 6.46± ACRES

### BUILDING SETBACKS

FRONT: 75'  
 SIDE: 15'  
 REAR: 35'

### LEGEND

- IRF = Iron Rod Found
- PPF = Pinched Pipe Found
- IPF = Iron Pipe Found
- IRS = Iron Rod Set
- CMF = Conc. Monument Found
- (W) = Existing Well



WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN AN UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE. (REFER TO 19-29 (g) OF THE SUBDIVISION ORDINANCE

### HEALTH DEPARTMENT SUBDIVISION APPROVAL STATEMENT

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.

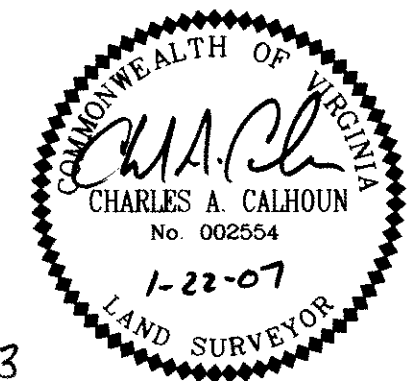
THIS SUBDIVISION WAS SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (ASOE) OR A PROFESSIONAL ENGINEER WORKING COLLABORATIVELY WITH AN ASOE 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:

[Signature] AOSE #185  
 (ADAM HERMAN, AOSE #185, 757-344-6270)

THIS SUBDIVISION APPROVAL IS ISSUED IN COMPLIANCE WITH THAT CERTIFICATION. PURSUANT TO SECTION 360 OF THE "REGULATIONS", THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED ON ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, 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" UNLESS OTHERWISE STATED. HOWEVER, ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

THE APPROVED ONSITE SEWAGE SYSTEM SITES ARE SHOWN ON THIS PLAT. IF SAID SITES ARE NOT SHOWN ON THIS PLAT, THOSE SITES ARE SHOWN ON A SEPARATE PLAT ON FILE WITH THE PENINSULA HEALTH DISTRICT, WILLIAMSBURG AREA OFFICE, 1126 PROFESSIONAL DR. WILLIAMSBURG, VA 23185.



BEING IDENTIFIED AS PARCEL ID. # 3110100005  
 POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA  
 DATE: 1/22/07 SCALE 1"=100' JOB# 06-316  
 JCC-S-94-06



5810-F Mooretown Road, Williamsburg, VA 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com

