

#070018973

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BROUGHTON, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO DAVID P. DeBORD BY DEED DATED DECEMBER 5, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #030038440.

OWNER'S CERTIFICATE

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

David P. DeBord 4-26-07
 DAVID P. DeBORD DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF WILLIAMSBURG, JOHN F. SLUSS
 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 26th DAY OF APRIL, 2007. MY COMMISSION EXPIRES 7/31/09.

John F. Sluss
 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. 1/29/07
 G.T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL

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

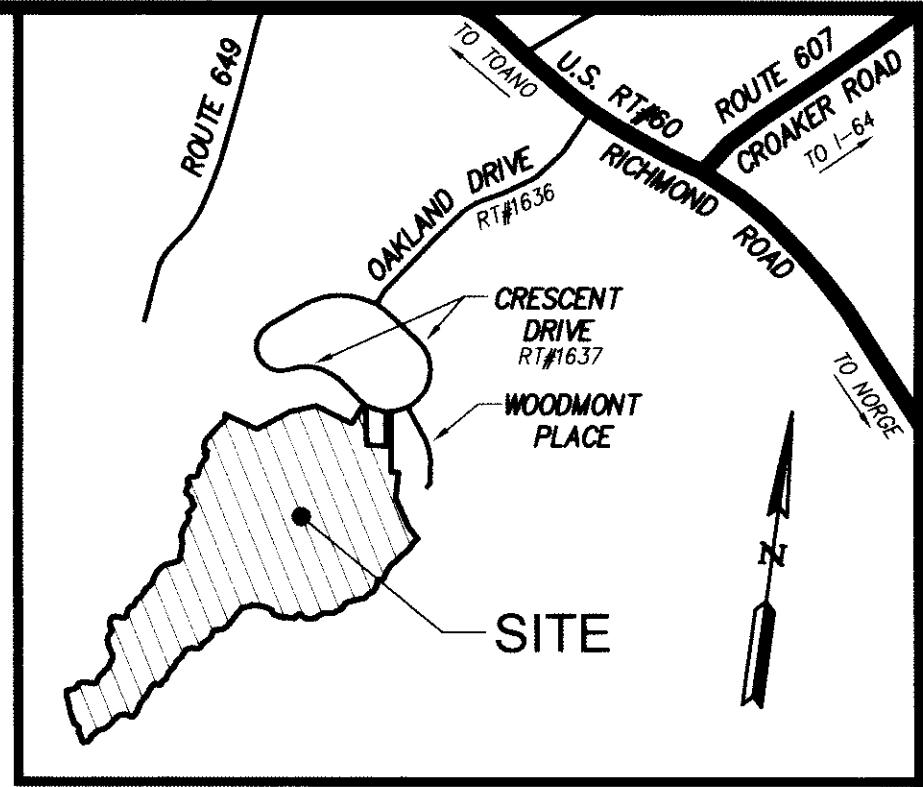
Thelma D. Jordan 4/27/07
 VIRGINIA DEPARTMENT OF HEALTH DATE

Walter Meyer 4/27/07
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 4/24/07
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES

- PROPERTY SHOWN IS ALL OF TAX PARCEL #(23-1)(1-1A).
- PROPERTY ADDRESS: #130 CRESCENT DRIVE.
- TOTAL AREA SUBDIVIDED = 5,386,927 S.F.±, OR 123.667 ACRES±
- ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PROPERTY IS CURRENTLY ZONED A-1 (GENERAL AGRICULTURAL DISTRICT).
 SETBACKS (A-1):
 FRONT: 75'; MINIMUM LOT WIDTH AT SETBACK IS 250' (SEE PLAT)
 SIDE: 15'
 REAR: 35' (SEE PLAT)
- NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY SHOWN LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AND "SHADED" ZONE X (AREAS OF 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0020 B, DATED FEBRUARY 6, 1991. ALL OF PARCEL "A" APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN).
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS SHOWN ON PARCEL "A" HAVE BEEN FIELD DELINEATED BY KERR ENVIRONMENTAL SERVICES CORP. AND LOCATED BY AES CONSULTING ENGINEERS. THE REMAINING WETLANDS ON PARCEL "B" HAVE NOT BEEN DELINEATED BY THIS SURVEY.
- 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.
- THIS PLAT IS BASED UPON A CURRENT FIELD BOUNDARY SURVEY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



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: ADAM 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.

AREA TABULATION

PARCEL A = 987,367 S.F.± OR 22.667 ACRES±
 PARCEL B = 4,399,560 S.F.± OR 101.000 ACRES±
 TOTAL AREA = 5,386,927 S.F.± OR 123.667 ACRES±
 (TO & STREAM)

REFERENCES:
 INSTRUMENT #030038440
 PLAT BOOK 52, PAGE 85
 PLAT BOOK 37, PAGES 10&11
 PLAT BOOK 32, PAGE 2

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 29 DAY OF June, 2007. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:43 PM INSTRUMENT # 070018973

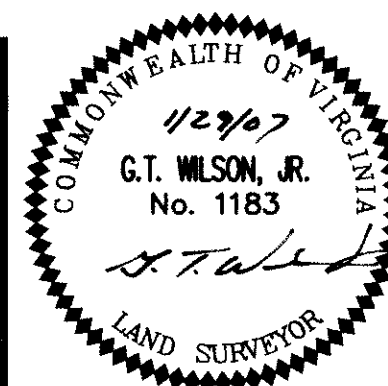
TESTE: Betsy B. Woolridge, Clerk
 Betsy B. Woolridge, Clerk
 By: Lee Ann Hallman Deputy



CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND • GLOUCESTER

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

PLAT OF SUBDIVISION
 SHOWING PARCELS "A" AND "B"
 CONTAINING 123.667 ACRES±
OAKLAND FARM
 OWNED BY DAVID P. DeBORD
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

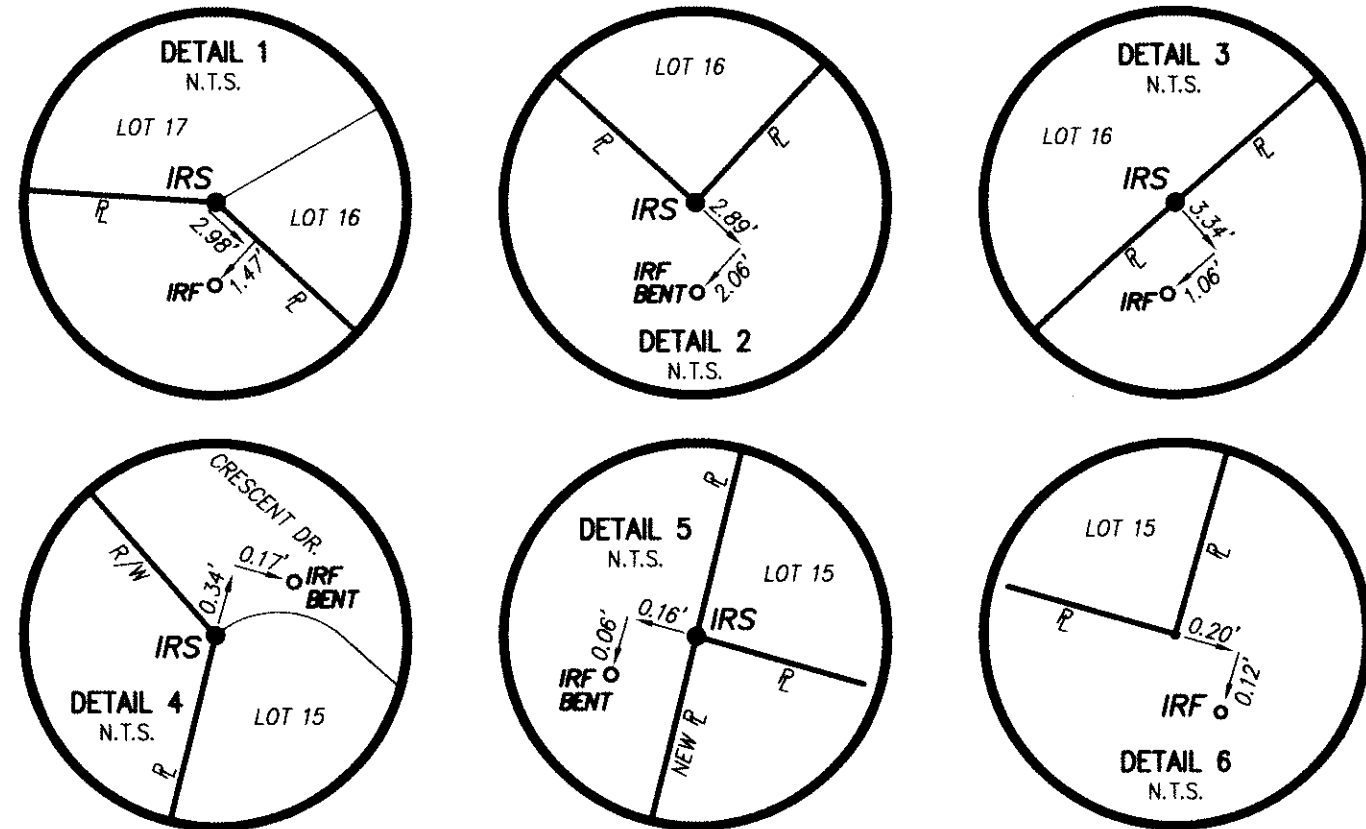


No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
2	4/26/07	REVISED RPA BUFFER PER PERENNIALITY DETERMINATION	CMA	GTW
1	4/24/07	REVISED PER JCC COMMENT LETTER DATED 3/2/07	CMA	GTW

Designed GTW/CMA	Drawn JDB/CMA
Scale NOTED	Date 1/29/07
Project No. 9547-02	
Drawing No. 1 OF 2	

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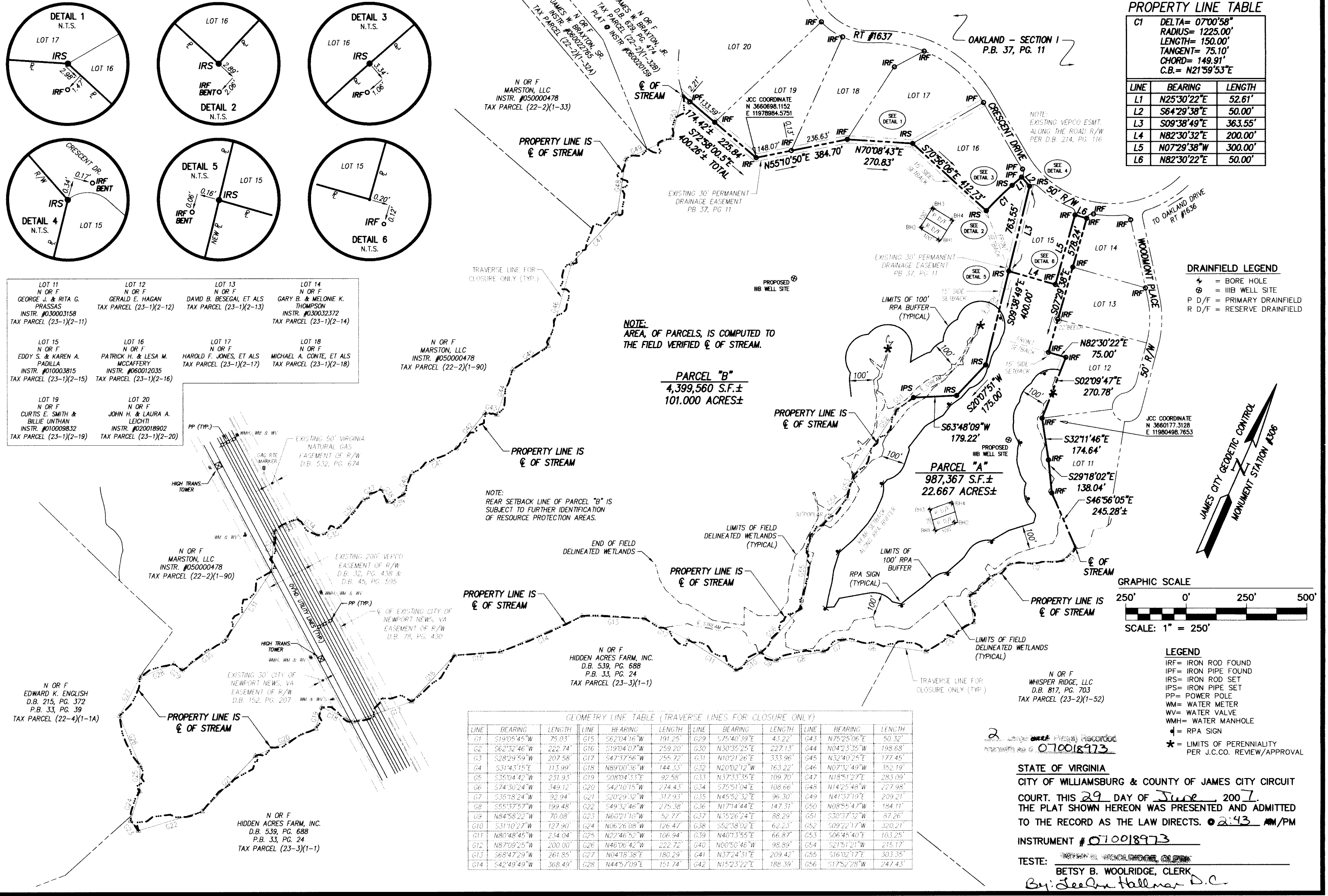
#070018973



PROPERTY LINE TABLE

LINE	BEARING	LENGTH
L1	N25°30'22"E	52.61'
L2	S64°29'38"E	50.00'
L3	S09°38'49"E	363.55'
L4	N82°30'32"E	200.00'
L5	N07°29'38"W	300.00'
L6	N82°30'22"E	50.00'

LOT 11 N OR F GEORGE J. & RITA G. PRASSAS INSTR. #030003158 TAX PARCEL (23-1)(2-11)	LOT 12 N OR F GERALD E. HAGAN TAX PARCEL (23-1)(2-12)	LOT 13 N OR F DAVID B. BESEGAI, ET ALS TAX PARCEL (23-1)(2-13)	LOT 14 N OR F GARY B. & MELONIE K. THOMPSON INSTR. #030032372 TAX PARCEL (23-1)(2-14)
LOT 15 N OR F EDDY S. & KAREN A. PADILLA INSTR. #010003815 TAX PARCEL (23-1)(2-15)	LOT 16 N OR F PATRICK H. & LESA M. MCCAFFERY INSTR. #060012035 TAX PARCEL (23-1)(2-16)	LOT 17 N OR F HAROLD F. JONES, ET ALS TAX PARCEL (23-1)(2-17)	LOT 18 N OR F MICHAEL A. CONTE, ET ALS TAX PARCEL (23-1)(2-18)
LOT 19 N OR F CURTIS E. SMITH & BILLIE UNTHAN INSTR. #010009832 TAX PARCEL (23-1)(2-19)	LOT 20 N OR F JOHN H. & LAURA A. LEICHTI INSTR. #020018902 TAX PARCEL (23-1)(2-20)		



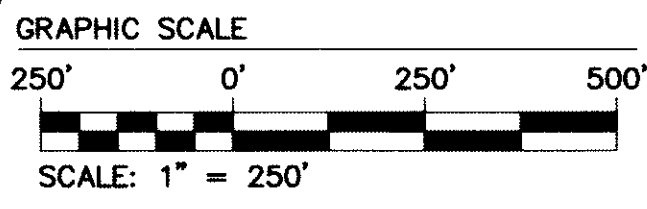
NOTE: AREA OF PARCELS IS COMPUTED TO THE FIELD VERIFIED \bar{C} OF STREAM.

PARCEL "B"
4,399,560 S.F. ±
101.000 ACRES ±

PARCEL "A"
987,367 S.F. ±
22.667 ACRES ±

GEOMETRY LINE TABLE (TRAVERSE LINES FOR CLOSURE ONLY)

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
G1	S19°05'45"W	75.03'	G15	S62°04'16"W	191.25'	G29	S75°40'39"E	43.22'	G43	N75°25'06"E	50.32'
G2	S62°32'46"W	222.74'	G16	S19°04'07"W	259.20'	G30	N30°35'25"E	227.13'	G44	N04°23'35"W	198.68'
G3	S28°29'59"W	207.58'	G17	S47°37'56"W	255.72'	G31	N10°21'26"E	333.96'	G45	N32°40'25"E	177.45'
G4	S31°43'15"E	113.99'	G18	N89°00'36"W	144.33'	G32	N20°02'12"W	163.22'	G46	N07°32'49"W	352.19'
G5	S35°04'42"W	231.93'	G19	S08°04'33"E	92.58'	G33	N37°33'35"E	109.70'	G47	N18°51'27"E	283.09'
G6	S74°30'24"W	349.12'	G20	S42°10'15"W	274.43'	G34	S75°51'04"E	108.86'	G48	N14°25'48"W	227.95'
G7	S38°18'24"W	92.94'	G21	S20°29'32"W	317.93'	G35	N45°52'32"E	96.30'	G49	N41°37'19"E	209.21'
G8	S55°37'57"W	199.48'	G22	S49°32'46"W	275.38'	G36	N17°14'44"E	147.31'	G50	N08°55'47"W	194.11'
G9	N84°58'22"W	76.08'	G23	N60°21'10"W	52.77'	G37	N35°26'24"E	88.29'	G51	S30°37'32"W	87.26'
G10	S31°10'27"W	127.90'	G24	N06°26'08"W	126.47'	G38	S52°38'02"E	62.23'	G52	S09°22'17"W	320.21'
G11	N80°48'45"W	234.04'	G25	N22°46'52"W	106.94'	G39	N40°13'55"E	66.87'	G53	S06°45'40"E	163.25'
G12	N87°09'25"W	200.00'	G26	N46°06'42"W	222.72'	G40	N00°50'46"W	98.89'	G54	S21°51'21"W	215.17'
G13	S68°47'29"W	261.85'	G27	N04°18'38"E	180.29'	G41	N37°24'31"E	209.42'	G55	S16°02'17"E	303.35'
G14	S42°49'49"W	368.49'	G28	N44°57'09"E	151.74'	G42	N15°23'22"E	188.39'	G56	S17°52'28"W	247.43'



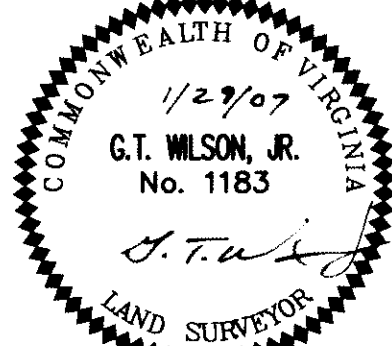
- #### LEGEND
- IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - IRS = IRON ROD SET
 - IPS = IRON PIPE SET
 - PP = POWER POLE
 - WM = WATER METER
 - WV = WATER VALVE
 - WMH = WATER MANHOLE
 - RPA SIGN
 - * = LIMITS OF PERENNIALITY PER J.C.CO. REVIEW/APPROVAL

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT
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Scale 1"=250'	Date 1/29/07
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Drawing No. 2 OF 2	