

# #070022514

**OWNERS CERTIFICATE**

THE BOUNDARY LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

*David A. Dingwitz* **DAVID A. DINGWITZ** 6-18-07  
 (PRINTED NAME) DATE

*Helen E. Dingwitz* **HELEN E. DINGWITZ** 6-18-07  
 (PRINTED NAME) DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF Hampton I, Kathleen R. Taber, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 18<sup>th</sup> DAY OF June, 2007. MY COMMISSION EXPIRES January 31, 2008  
*Kathleen R. Taber* (Commissioned as Kathleen R. Skaland)  
 NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO DAVID A. DINGWITZ AND HELEN E. DINGWITZ BY DEED DATED AUGUST 22, 2005, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT # 050020621.  
 PARCEL ID: 0720300008 - (SOUTHERLY 1/2 OF LOT "H")  
 PARCEL ID: 0720300007A - (NORTHERLY 1/4 OF LOT "G")

**ENGINEERS OR 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.  
 5/23/07 Edloe Morecock, III  
 DATE EDLOE MORECOCK, III, L.S. #1397

**CERTIFICATE OF APPROVAL**

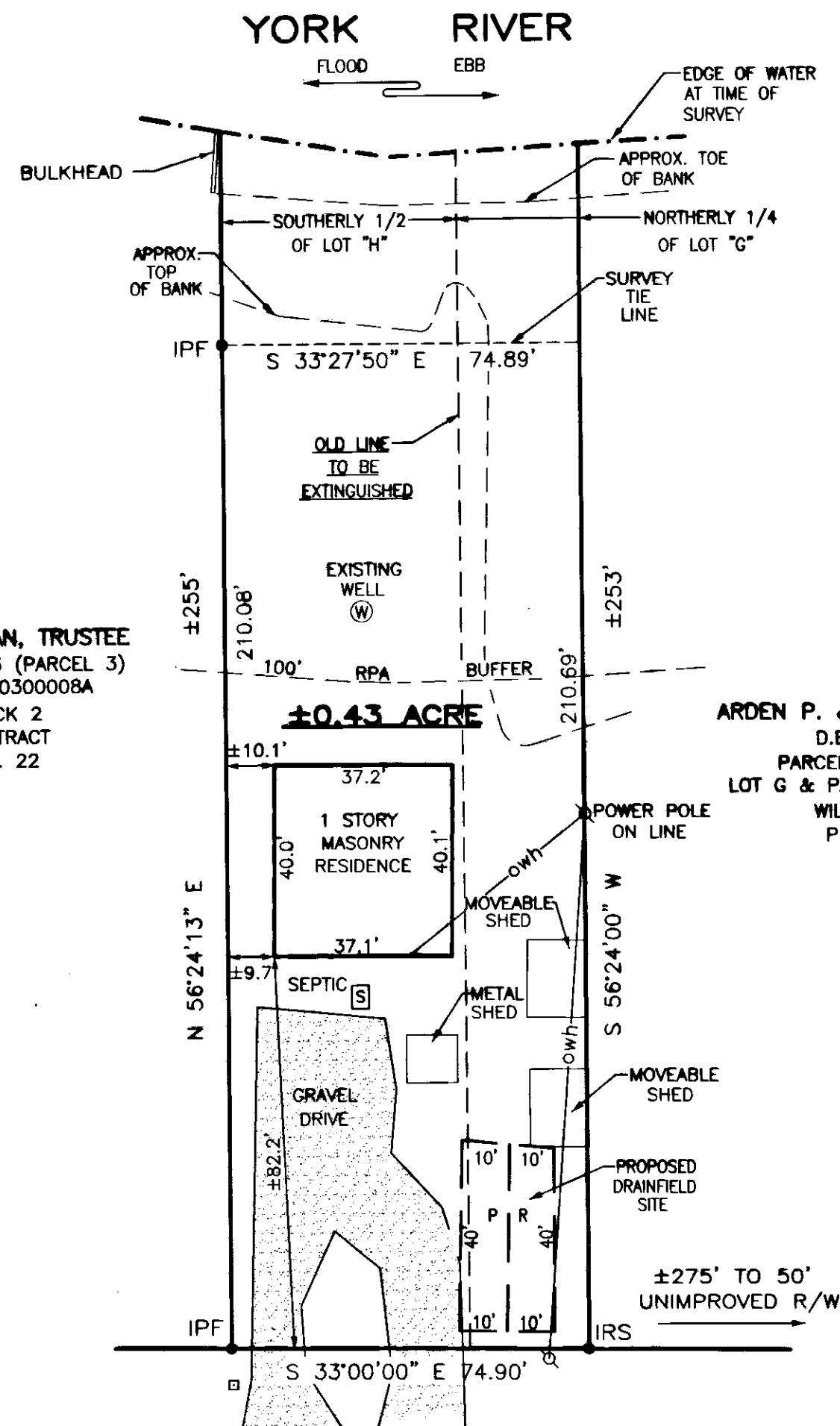
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
 6/04/07 Edloe Morecock, III  
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
 6/7/07 Edloe Morecock, III  
 DATE VIRGINIA DEPARTMENT OF HEALTH  
 6/06/07 Edloe Morecock, III  
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA - JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 7<sup>th</sup> DAY OF August, 2007. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:14 AM/P.M.  
 INSTRUMENT # 070022514  
 TESTE Betsy B. Woolridge Betsy B. Woolridge  
 CLERK

**GENERAL NOTES**

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ENCUMBRANCES, EASEMENTS, ETC. AFFECTING PROPERTY.
- THE PURPOSE OF THIS PLAT IS TO EXTINGUISH THE INTERIOR PROPERTY LINE AS SHOWN. EXTERIOR PROPERTY LINES WERE ESTABLISHED FROM PLATS REFERRED TO HEREON AND MONUMENTATION FOUND ON THE GROUND.
- ALL IMPROVEMENTS MAY NOT SHOWN.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" & "AE-7" AS SHOWN ON F.I.R.M. - COMM.# 5102010010"B" DATED 2/06/91.
- PARCEL SHALL BE SERVED BY PRIVATE INDIVIDUAL WELL & SEPTIC SYSTEM.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO INSTALL RESOURCE PROTECTION AREA (RPA) SIGNS IDENTIFYING THE LANDWARD LIMIT OF THE RPA AS SHOWN HEREON AS SPECIFIED IN SECTION 23-7(c) OF CHAPTER 23 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- SIDE PROPERTY LINES EXTEND TO MEAN LOW WATER.



**SYCAMORE LANDING ROAD**  
 (FORMERLY LEE STREET - 50' R/W - P.B. 10, PG. 22)

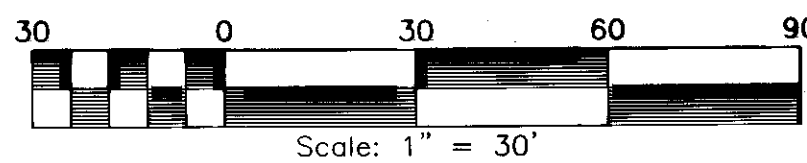
**PROPERTY INFORMATION**

FORMER AREA: SOUTHERLY 1/2 OF LOT "H" = 12,548 S.F.  
 FORMER AREA: NORTHERLY 1/4 OF LOT "G" = 6,283 S.F.  
 TOTAL AREA: 18,831 S.F. / ±0.43 ACRES  
 CURRENT ADDRESS: 10140 & 10142 SYCAMORE LANDING ROAD  
 ZONING DISTRICT: A-1  
 BUILDING SETBACK (SBL)  
 FRONT = 50'  
 REAR = 35'  
 SIDE = 15'

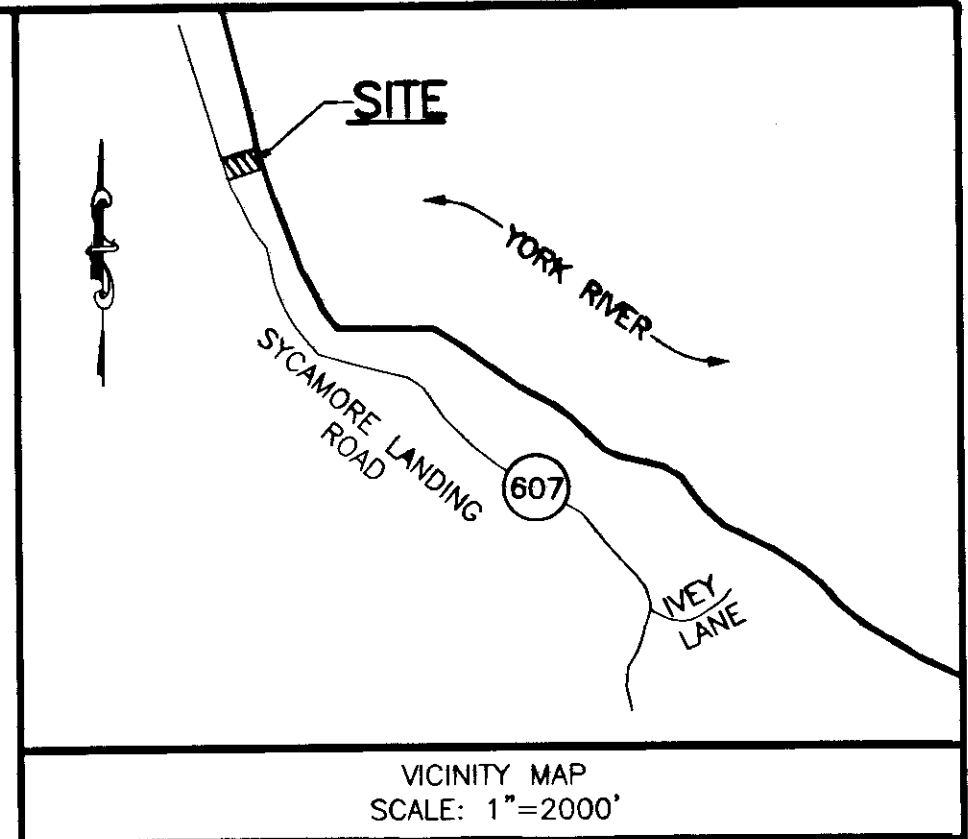
**PROPERTY / PLAT REFERENCES**

INSTRUMENT # 050020621  
 P.B. 10, PG. 22  
 UNRECORDED PLAT BY DONALD W. DAVIS DATED 8/19/05.

Large Small Plat(s) Recorded herewith as # 070022514



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 7 August 2007 at 1:14 AM/P.M. PG. 1 DOCUMENT # 070022514 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



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 5-610-10et seq., "the regulations")

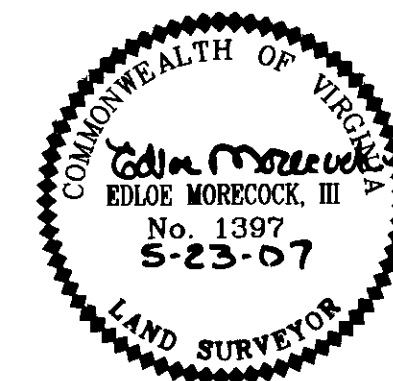
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW, PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD HEALTH'S REGULATIONS BY ADAM HERMAN, AOSE # 185, PHONE # 757-344-6270. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO # 380 OF THE REGULATIONS, THE APPROVAL IS NOT AN ASSURANCE THAT THE SEWAGE DISPOSAL 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 CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT TIME OF 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. HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED

**LEGEND**

- IRS = Iron Rod Set
- IPF = Iron Pipe Found
- P = Primary Drainfield
- R = Reserve Drainfield
- = Power Pole
- = Telephone Pedestal



BOUNDARY LINE EXTINGUISHMENT PLAT OF 2 PARCELS OF LAND STANDING IN THE NAME OF DAVID A. & HELEN E. DINGWITZ BEING 10140/10142 SYCAMORE LANDING ROAD (THE SOUTHERLY 1/2 OF LOT "H" & THE NORTHERLY 1/4 OF LOT "G") BLOCK 2 WILLIAM LEE TRACT (P.B. 10, PG.22) LOCATED IN THE STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA

DATE: 4/13/07 SCALE 1" = 30' JOB: 07-148

**LandTech Resources, Inc.**  
 Surveying • Mapping • Land Design

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