

070024643



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.

4-25-07
DATE
Peter Farrell
PETER FARRELL, LS

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HOWARD P. WILKINSON AND RICHARD F. WILKINSON TO BLACKTHORN GROUP, L.L.C. BY DEED DATED 6/13/04 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 040017003.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BLACKTHORN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETOR AND/OR TRUSTEE.

5-7-07
DATE
James D. Franklin
JAMES D. FRANKLIN

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia
CITY/COUNTY OF: James City
I, Brittany Richter A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS/ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 7th DAY OF May, 2007. MY COMMISSION EXPIRES January 31, 2010

Brittany Richter
SIGNATURE

CERTIFICATE OF APPROVAL

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

5-25-07
DATE
Ellen O. Ryan
VIRGINIA DEPARTMENT OF TRANSPORTATION
6-9-07
DATE
Tahira Jordan
VIRGINIA DEPARTMENT OF HEALTH
6/22/07
DATE
[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 30 DAY OF August, 2007. TESTE: Betsy B. Woolridge CLERK: [Signature]

DOCUMENT NO: 070024643

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
30 August 2007
at 12:49 PM, PG. —
DOCUMENT # 070024643
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

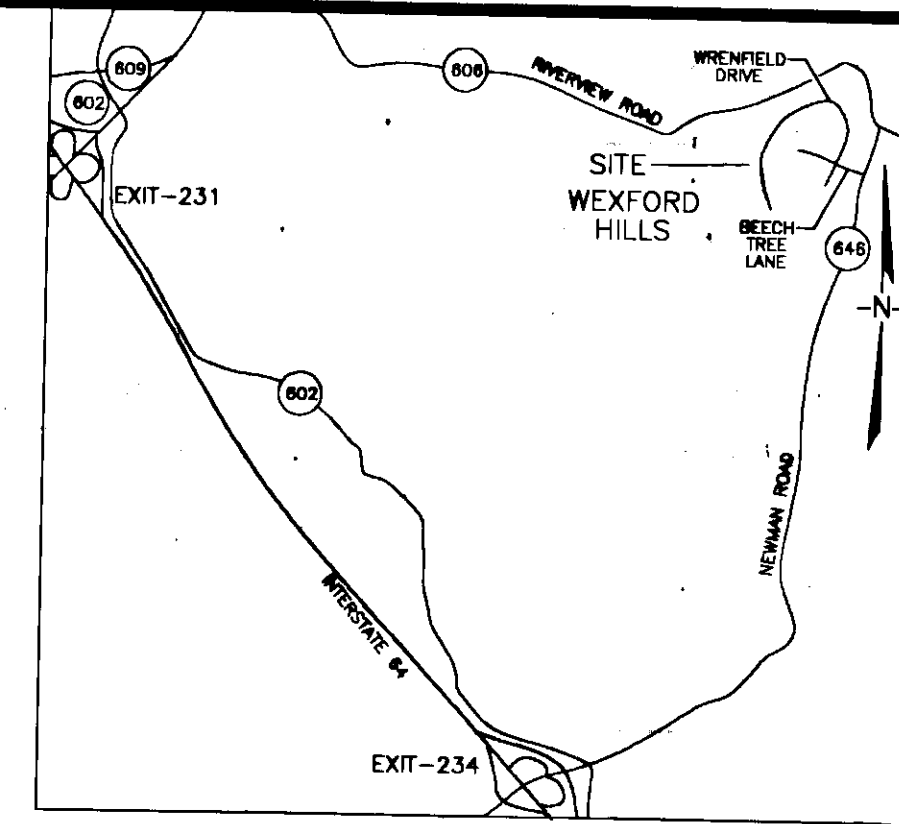
NOTES:

1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 1540100006 AND IS ZONED A-1
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO.510201-0020 B, DATED FEB. 6, 1991.
3. TOTAL NUMBER OF PROPOSED BUILDING LOTS: 5
TOTAL AREA OF LOTS: 27.1086 AC.
TOTAL AREA OF R/W DEDICATION: 0.2832 AC.
TOTAL AREA SUBDIVIDED: 27.3918 AC.
4. ALL PARCELS SHALL BE SERVED BY PUBLIC WATER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. THE FOLLOWING REFERENCES WERE USED IN PREPARATION OF THIS PLAT:
DOCUMENT NO. 00021353 P.B. 79, PGS. 23-25
DOCUMENT NO. 030031543 DOCUMENT NO. 040014835
DEED BOOK 114 PG. 662
WILL BOOK 8 PG. 7B.
7. THIS PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL AND THEREFORE IS NOT TIED TO COUNTY DATUM.
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
9. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
11. WETLANDS AND LANDS 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.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE.
13. V.D.O.T. DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE RETENTION PONDS OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM DAMAGE.
14. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
15. THE PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
16. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
17. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSING MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
19. 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 ON SITE 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 C. 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 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.



VICINITY MAP

BLACKTHORN
BEING A SUBDIVISION OF
PROPERTY OF
BLACKTHORN GROUP, L.L.C.
JAMES CITY COUNTY VIRGINIA
STONEHOUSE DISTRICT
SCALE: AS SHOWN DATE: 4/25/07
SHEET 1 OF 2



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VIRGINIA
(757) 253-2975 FAX: (757) 229-0049

2 Large/Small Plat(s) Recorded
herewith as # 0700 24643

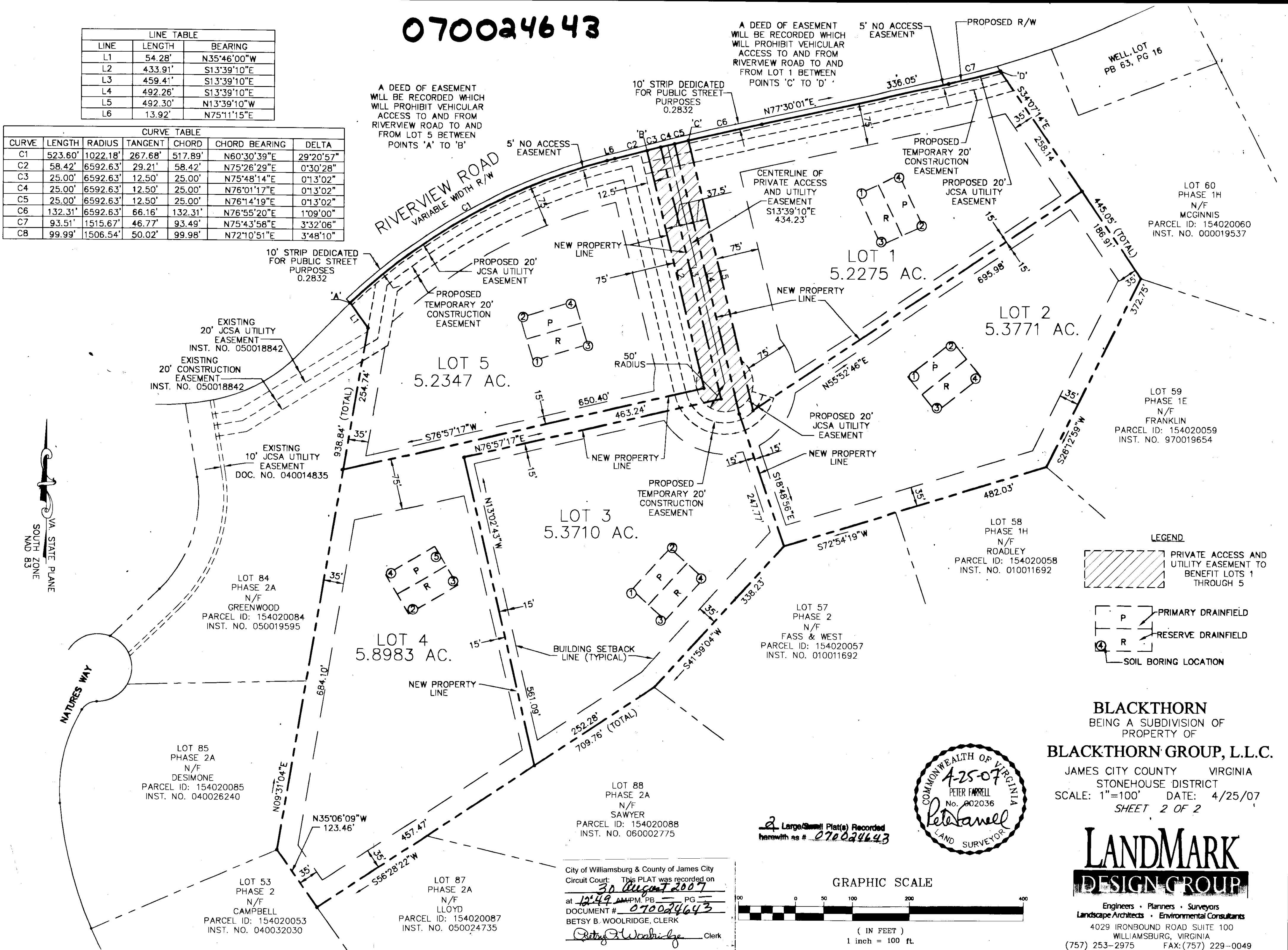
070024643

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.28'	N35°46'00"W
L2	433.91'	S13°39'10"E
L3	459.41'	S13°39'10"E
L4	492.26'	S13°39'10"E
L5	492.30'	N13°39'10"W
L6	13.92'	N75°11'15"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	523.60'	1022.18'	267.68'	517.89'	N60°30'39"E	29°20'57"
C2	58.42'	6592.63'	29.21'	58.42'	N75°26'29"E	0°30'28"
C3	25.00'	6592.63'	12.50'	25.00'	N75°48'14"E	0°13'02"
C4	25.00'	6592.63'	12.50'	25.00'	N76°01'17"E	0°13'02"
C5	25.00'	6592.63'	12.50'	25.00'	N76°14'19"E	0°13'02"
C6	132.31'	6592.63'	66.16'	132.31'	N76°55'20"E	1°09'00"
C7	93.51'	1515.67'	46.77'	93.49'	N75°43'58"E	3°32'06"
C8	99.99'	1506.54'	50.02'	99.98'	N72°10'51"E	3°48'10"

A DEED OF EASEMENT WILL BE RECORDED WHICH WILL PROHIBIT VEHICULAR ACCESS TO AND FROM RIVERVIEW ROAD TO AND FROM LOT 5 BETWEEN POINTS 'A' TO 'B'

A DEED OF EASEMENT WILL BE RECORDED WHICH WILL PROHIBIT VEHICULAR ACCESS TO AND FROM RIVERVIEW ROAD TO AND FROM LOT 1 BETWEEN POINTS 'C' TO 'D'

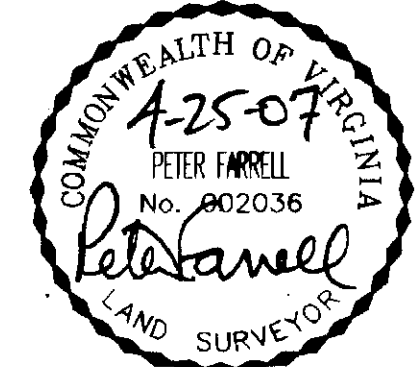


VA STATE PLANE SOUTH ZONE NAD 83

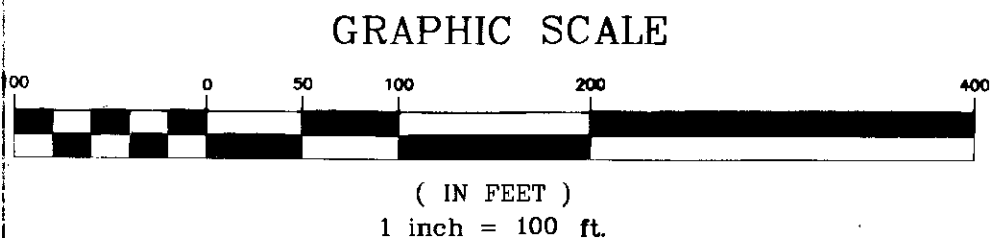
LEGEND

- PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 1 THROUGH 5
- PRIMARY DRAINFIELD
- RESERVE DRAINFIELD
- SOIL BORING LOCATION

BLACKTHORN
BEING A SUBDIVISION OF PROPERTY OF
BLACKTHORN GROUP, L.L.C.
JAMES CITY COUNTY VIRGINIA
STONEHOUSE DISTRICT
SCALE: 1"=100' DATE: 4/25/07
SHEET 2 OF 2



2 Large/Small Plat(s) Recorded herewith as # 070024643



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 30 August 2007 at 12:49 PM, PG DOCUMENT # 070024643 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



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