

070025795

CERTIFICATION OF SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF THE HOFMEYER LIMITED PARTNERSHIP AND WAS ACQUIRED FROM EUGENE J. AND RUTH M. HOFMEYER, HUSBAND AND WIFE BY DEED DATED DECEMBER 16, 1991 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 542, PAGE 387.

OWNER'S CONSENT AND DEDICATION:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

Carole H. Ballard 8/7/07
FOR HOFMEYER LIMITED PARTNERSHIP
CAROLE H. BALLARD, GENERAL PARTNER

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT: MARY B. SELDEN, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID. GIVEN UNTO MY HAND THIS 7th DAY OF AUGUST, 2007. MY COMMISSION EXPIRES JULY 31st, 2010.

Mary B. Selden
NOTARY PUBLIC - MY VIRGINIA NOTARY ID #183637

AREA TABULATION

LOT 1 = 151,371 S.F.± OR 3.47 AC.±
LOT 2 = 211,512 S.F.± OR 4.86 AC.±
LOT 3 = 218,757 S.F.± OR 5.02 AC.±
LOT 4 = 214,411 S.F.± OR 4.92 AC.±
REMAINING PARCEL AREA = 701,435 S.F.± OR 16.10 AC.±
TOTAL = 1,497,486 S.F.± OR 34.37 AC.±
EXISTING PARCEL = 1,497,486 S.F.± OR 34.37 AC.±

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Rows C1 through C6.

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.

Ronald W. Eads, L.S. #1948 01-01-07 DATE

CERTIFICATE OF APPROVAL:

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

Virginia Department of Transportation 7/25/07 DATE
Virginia Department of Health 7/25/07 DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY 9/14/07 DATE

GENERAL NOTES:

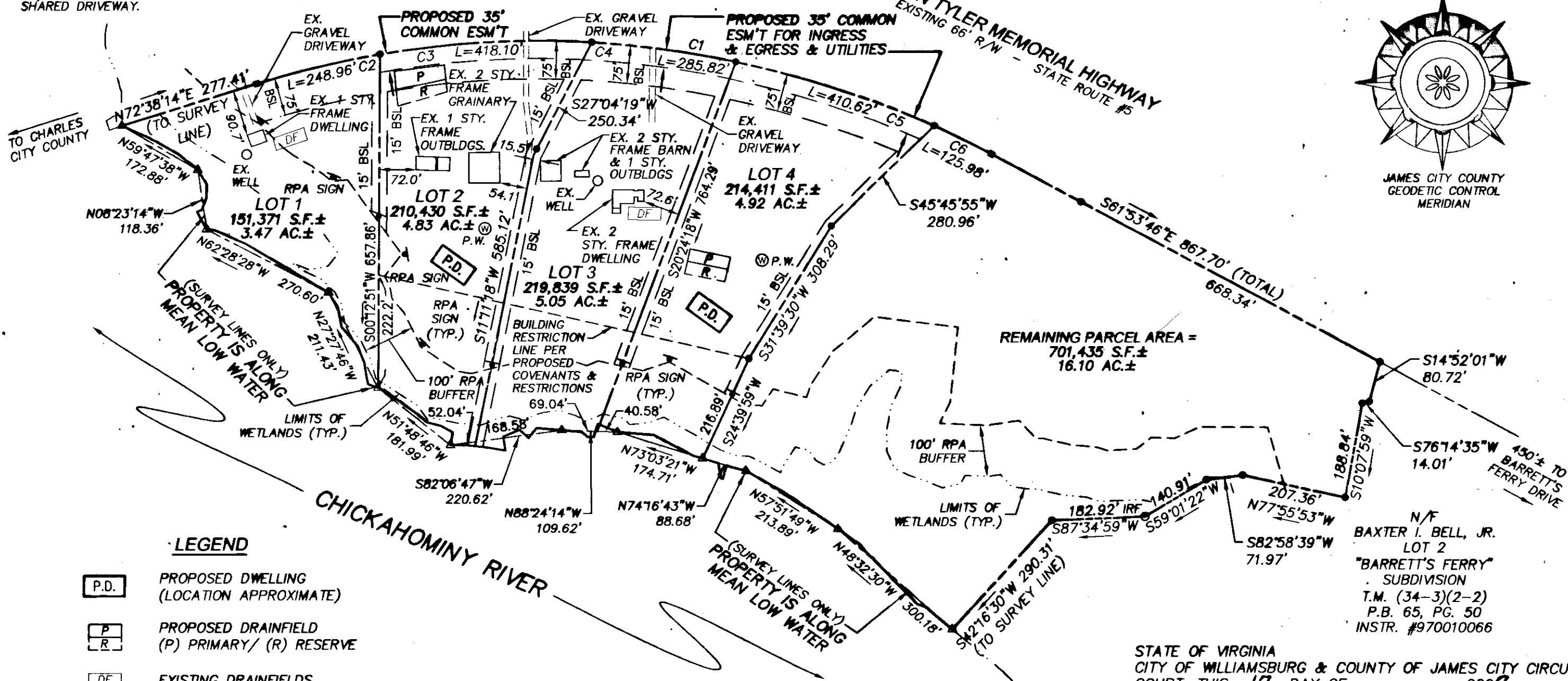
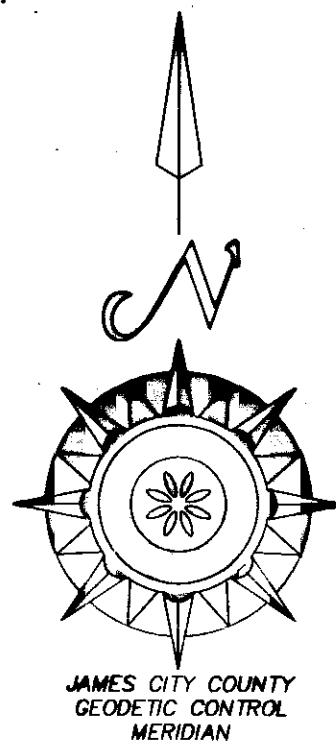
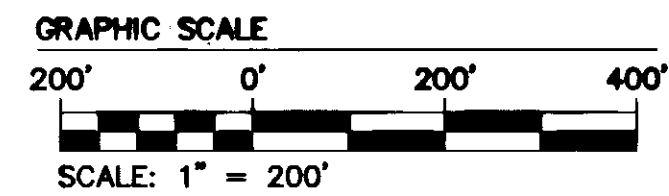
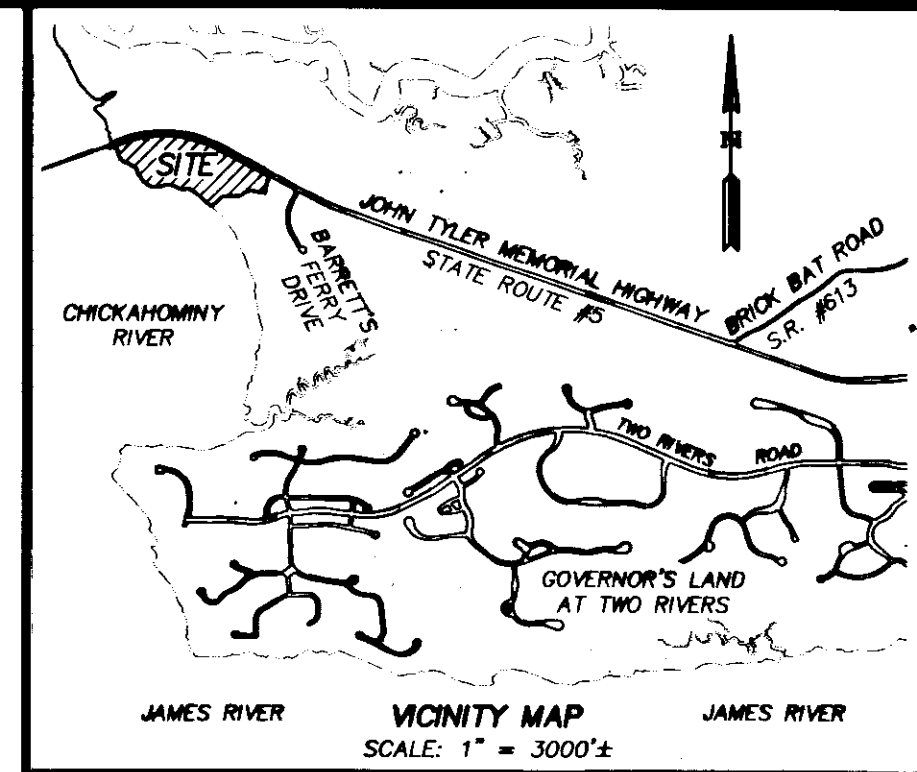
- 1.) PROPERTY SHOWN HEREON IS ALL OF TAX MAP PARCEL NO. (34-3) (1-3).
2.) PROPERTY ADDRESS IS CURRENTLY #1409 JOHN TYLER MEMORIAL HIGHWAY.
3.) PROPERTY IS CURRENTLY ZONED "A-1", GENERAL AGRICULTURAL DISTRICT.
4.) TOTAL AREA SUBDIVIDED = 34.37 AC±
5.) SETBACK REQUIREMENTS: FRONT = 75' (MIN.)
SIDES = 15' (MIN.)
REAR = AS SHOWN
ACCESSORY STRUCTURES = 5' (MIN.) - IF EXCEEDS 1 STORY
6.) ACCESSORY BUILDINGS: THE MINIMUM SIDE AND REAR YARD FOR ACCESSORY STRUCTURES SHALL BE 5 FEET, EXCEPT THAT ACCESSORY BUILDINGS EXCEEDING ONE STORY SHALL HAVE A MINIMUM SIDE YARD OF 15 FEET.
7.) ALL LOTS ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
8.) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
9.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
11.) THE BOUNDARY LINES AS SHOWN ARE BASED ON A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY BE EASEMENTS, RESTRICTIONS OR COVENANTS OTHER THAN SHOWN THAT MAY AFFECT THE PROPERTY.
12.) NEW MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
13.) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE OR THE CHESAPEAKE BAY PRESERVATION ACT.
14.) LIMITS OF WETLANDS AS SHOWN WERE DELINEATED BY VANASSE HANGEN BRUSTLIN, INC. AND VERIFIED BY THE ARMY CORPS. OF ENGINEERS BY LETTER DATED 12/29/06. WETLANDS DELINEATIONS WERE LOCATED BY FIELD SURVEY.
15.) UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
16.) PORTIONS OF THIS PROPERTY LIES IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, ZONE "X" (SHADED), AREAS OF 500 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND ZONE "AE", BASE FLOOD ELEVATION DETERMINED (8.5) PER F.I.R.M. #510201-0030-B, EFFECTIVE DATE, FEBRUARY 6, 1991.
17.) FOR LOTS 5-7 SEE JCC NO. S-014-07 HOFMEYER LIMITED PARTNERSHIP.
18.) A SHARED COMMON DRIVEWAY AND PERMANENT MAINTENANCE AGREEMENT SHALL BE MADE IN ACCORDANCE WITH SECTION 19-71 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
19.) EXISTING DRIVE ENTRANCES ON LOTS 1, 2 & 3 WILL BE REMOVED UPON COMPLETION OF PROPOSED SHARED DRIVEWAY.

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 321-163.5 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 BROOKE E. PHILPY AOSE #001 AND ADAM HERMAN AOSE #185. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

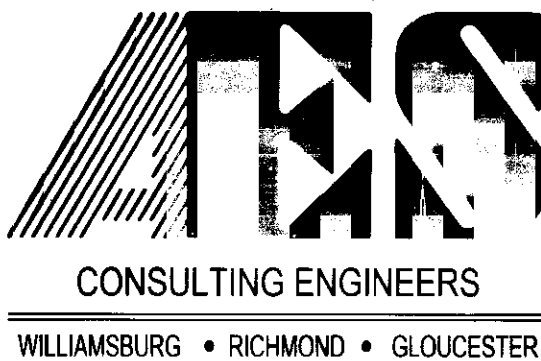
PURSUANT TO SECTION 300 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS 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.



STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 17 DAY OF 2007. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 01A:38 AM/PM INSTRUMENT # 070025795

TESTE: Betsy B. Woolridge, Clerk
Betsy B. Woolridge, Clerk
Claudia ...



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(757) 253-0040
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"BARRETT'S FERRY LANDING"
SUBDIVISION
LOTS 1 THRU 4

POWhatan District JAMES CITY COUNTY VIRGINIA

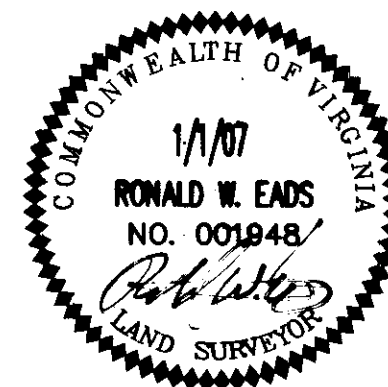


Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes entries for revisions on 07/24/07, 07/03/07, and 11/30/05.

Table with columns: Designed (AES), Drawn (RWE), Scale (1"=200'), Date (1/1/07), Project No. (9387-01), Drawing No. (1 OF 1).