

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY AUTHUR HILSTROM, JR. AND JESSIE E. HILSTROM HUSBAND AND WIFE, TO JOSEPH F. CHAUVIN AND PATRICIA A. CHAUVIN BY DEED DATED JUNE 8, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #060014092.

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LAND SHOWN ON THE PLAT AND KNOWN AS CHAUVIN SUBDIVISION PARCEL A & B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Joseph F. Chauvin 8/30/07
 JOSEPH F. CHAUVIN DATE
Patricia A. Chauvin 8/30/07
 PATRICIA A. CHAUVIN 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 30th DAY OF August, 2007. MY COMMISSION EXPIRES July 31, 2009
John F. Sluss Reg. No. - 312410
 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.
Ronald W. Eads 4/25/07
 RONALD W. EADS, L.S. #1948 DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
John D. Johnson 8/31/07
 VIRGINIA DEPARTMENT OF HEALTH DATE
Carrie W. Brummett 9/6/07
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 10/2/07
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 5 Oct. 2007
 at 2:26 AM/PM, PB PG
 DOCUMENT # 070028059
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

AREA TABULATION

PARCEL A = 110,654 S.F.± OR 2.540 ACRES±
 PARCEL B = 110,721 S.F.± OR 2.542 ACRES±
 RIGHT-OF-WAY DEDICATION = 3,003 S.F.± OR .069 ACRES±

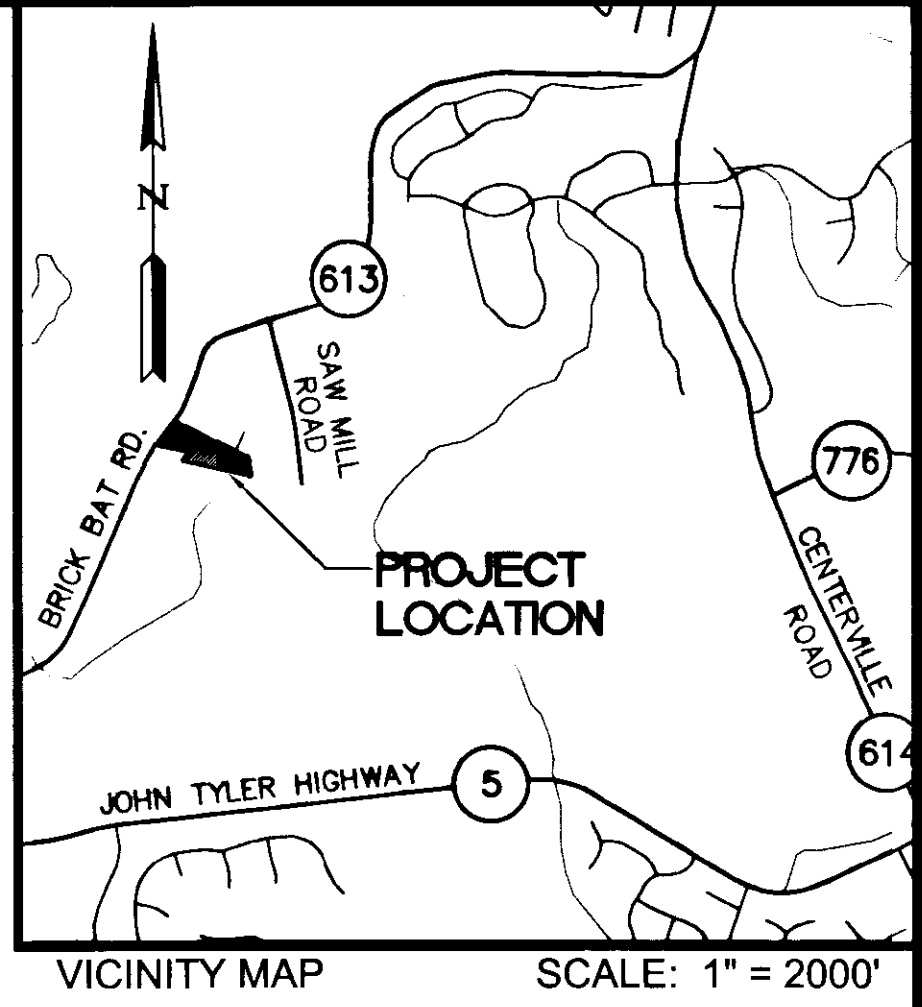
TOTAL AREA = 224,375 S.F.± OR 5.151 ACRES±
 SUBDIVIDED (P.B. 78, PG. 39)

AREA WITHIN V.D.O.T PRESCRIPTIVE R/W =
 4,557 S.F.± OR 0.105 AC±

GENERAL NOTES

070028059

- PROPERTY BOUNDARY BASED ON FOUND MARKERS AS NOTED AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY OF THE ENTIRE PROPERTY. BOUNDARY, EASEMENTS, AND SETBACK INFORMATION AS SHOWN WAS TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED OR VERIFIED BY THIS SURVEY. CONTRACTOR TO CONTACT "MISS UTILITY" PRIOR TO ANY CONSTRUCTION ACTIVITY.
- PROPERTY SHOWN IS ALL OF TAX PARCEL #(35-4)(1-6).
- PROPERTY ADDRESS: #3060 BRICK BAT ROAD.
- TOTAL AREA SUBDIVDED = 224,375 S.F.±, OR 5.151 ACRES± (P.B. 78, PG. 39)
- 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 150' (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) PER F.I.R.M. #510201-0030 B, DATED FEBRUARY 6, 1991.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE. (REFER TO 19-29(g) OF THE SUBDIVISION ORDINANCE.)
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.



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 C. HERMAN, AOSE #185. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

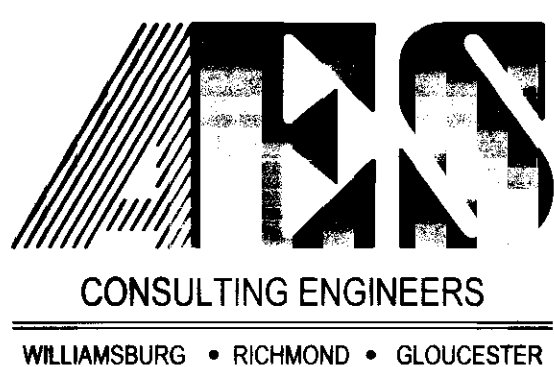
PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS 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 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.

2 Large/Small Plat(s) Recorded herewith as # 070028059

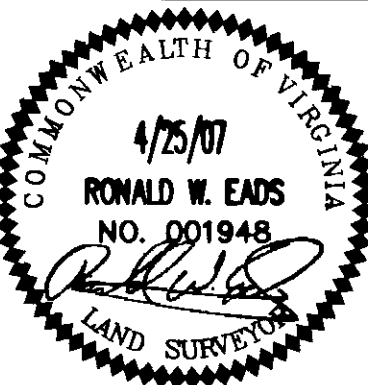
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF Oct., 2007.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS, @ 3:26 AM/PM
 INSTRUMENT # 070028059

TESTE: Betsy B. Woolridge, Clerk
 BETSY B. WOOLRIDGE, CLERK
By Claudia H. Bishoff, D.P. Clerk



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 A TOTAL OF 5.15 ACRES±
 STANDING IN THE NAME OF
JOSEPH F. AND PATRICIA A. CHAUVIN
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
3.	9/6/07	REVISED PER VDOT COMMENTS 8/5/07	JDB	RWE
2.	8/21/07	REVISED PER COUNTY COMMENT LETTER OF 6-6-07	JDB	RWE
1.	5/18/07	REVISED PER COUNTY COMMENT LETTER	JDB	RWE

Designed AES	Drawn JDB
Scale NOTED	Date 4/25/07
Project No. 9854	
Drawing No. 1 OF 2	

S:\Jobs\9854\00-1860 Brick Bat Road\dwg\Sub\Plats\985400_Sub01.dwg 8/20/2007 3:52:33 PM EDT