

080009108

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

2-8-08 *Karen A Engel*
DATE KAREN A. ENGEL

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York I, *Kathleen Ryan 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 8th DAY OF February, 2008. MY COMMISSION EXPIRES 1-31-2012
Kathleen Ryan Taber # 398362
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

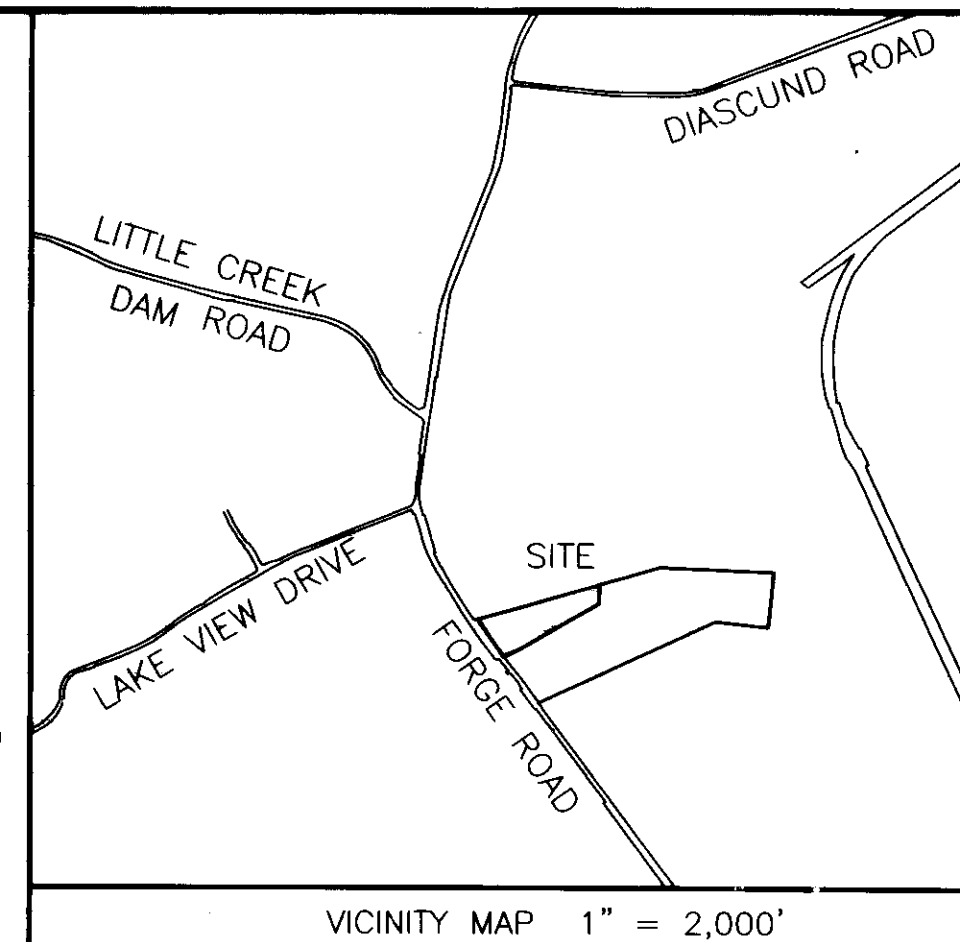
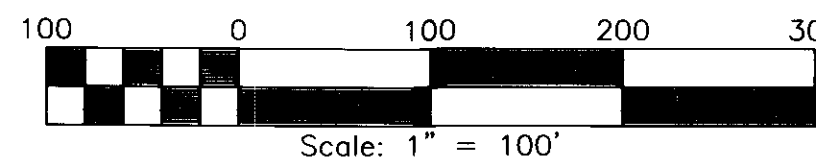
TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF KAREN A. ENGEL AND WAS ACQUIRED FROM BAXTER C. CARR, JR. & RUTH C. CARR BY DEED DATED JUNE 30, 2006, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VA. AS INSTRUMENT # 060019890.

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
3. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
4. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
5. PARCEL A IS CURRENTLY BEING SERVED BY PRIVATE WELL AND SEPTIC. PARCEL B TO BE SERVED BY PRIVATE WELL AND SEPTIC.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
7. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0010B, DATED FEBRUARY 6, 1991
8. UNDERGROUND AND ABOVE GROUND UTILITIES WERE NOT LOCATED.
9. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
10. ALL OUTDOOR SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
11. EXISTING PRIMARY AND RESERVED DRAINFIELD SITES SHOWN HEREON PER OWNER.
12. EXTERIOR PROPERTY LINES AND EXISTING IMPROVEMENTS ON PARCEL "A" ARE PER INSTRUMENT #060015558
13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
14. PER SECTION 23-7(c) OF CHAPTER 23 OF THE CHESAPEAKE PRESERVATION ORDINANCE, THE DEVELOPER SHALL INSTALL RPA SIGNS IDENTIFYING THE LANDWARD LIMITS OF THE RPA.

PROPERTY INFORMATION

GPIN # 2110100010
AREA OF PARCEL "A" = 14.949
AREA OF PARCEL "B" = 3.005 ACRES
TOTAL AREA = 17.954 ACRES
(INSTR. # 060015558-PLAT)
EXISTING ADDRESS:
#2242 FORGE ROAD
JAMES CITY COUNTY, VA
ZONING DISTRICT: A-1
BUILDING SETBACK (BSL)
FRONT = 75'
REAR = 35'
SIDE = 15'



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.

1-30-08 *Charles A. Calhoun*
DATE CHARLES A. CALHOUN LIC. #002554

RECORD MERIDIAN
INSTR. #060015558

N/F
DARLENE HICKS DOZIER
INSTR. # 04005830L
FIDUCIARY # 5830
D.B. 129, PG. 615 (PLAT)
GPIN # 2110100007

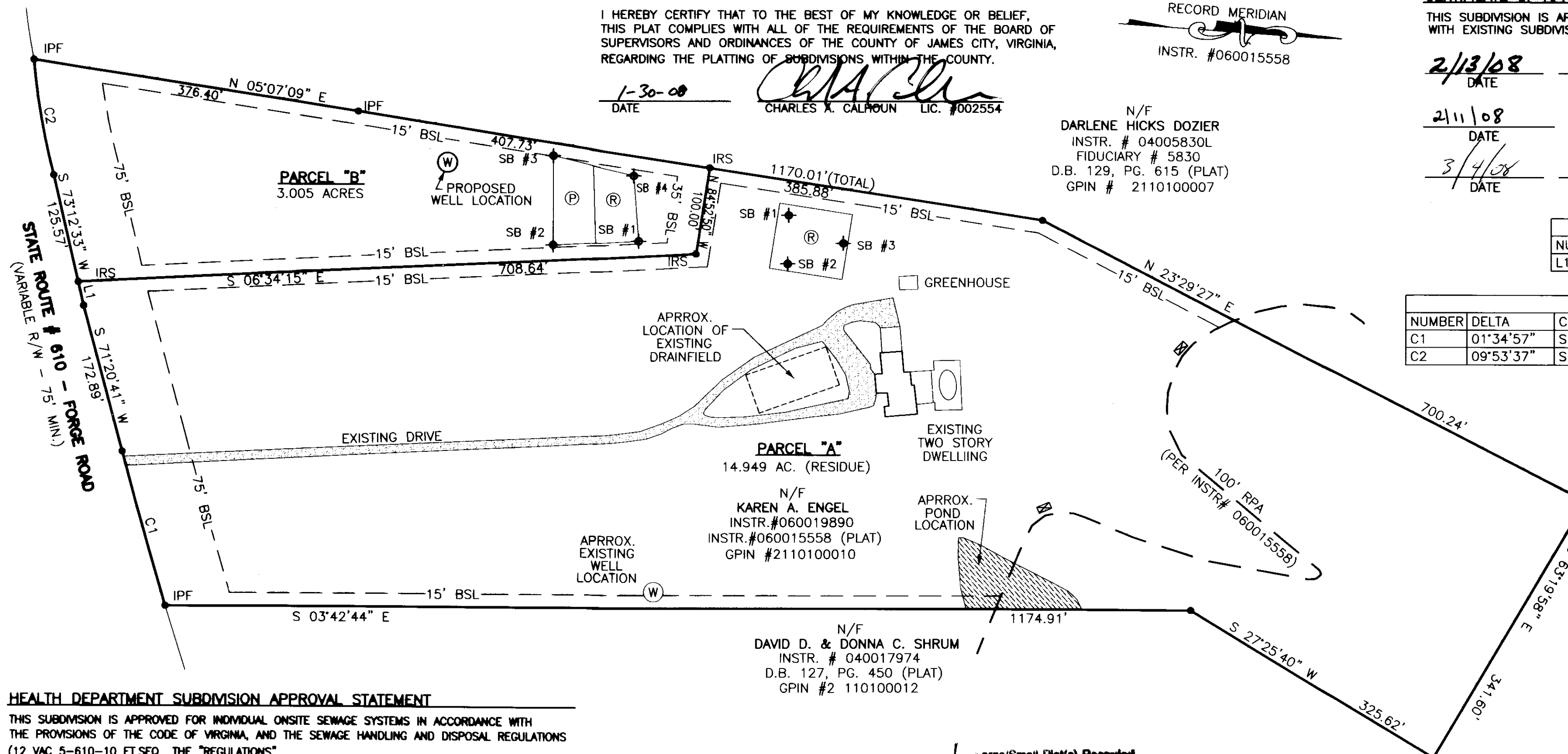
CERTIFICATE OF APPROVAL

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

2/13/08 *J.W. Brewer*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
2/11/08 *Donna B. Breda*
DATE VIRGINIA DEPARTMENT OF HEALTH
3/4/08 *Charles A. Calhoun*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 73°12'33" W	28.12'

CURVE TABLE						
NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	01°34'57"	S 70°33'13" W	91.99	6661.11	183.98	183.97
C2	09°53'37"	S 76°17'30" W	67.38	778.51	134.43	134.26



N/F
STEVE L. & PAMELA C. MASSIE
D.B. 271, PG. 657
FIDUCIARY # 5830
P.B. 29, PG. 39
GPIN # 1130100028

SUBDIVISION PLAT OF THE LAND OF
KAREN A. ENGEL
LOCATED ON ROUTE 610- FORGE ROAD
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 10/23/07 SCALE: 1"=100' JOB #07-355
REV. 01/30/08
SHEET 1 OF 1

HEALTH DEPARTMENT SUBDIVISION APPROVAL STATEMENT

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 LOCAL HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 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: ANN L. RUFF, AOSE #0281. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

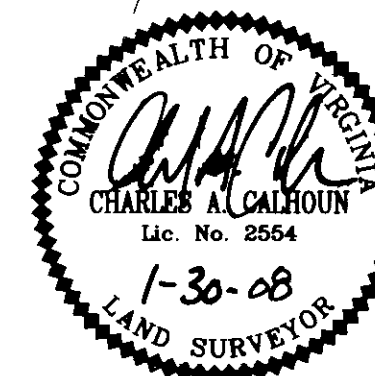
PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL.

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 2nd DAY OF April, 2008.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT 080009108 @ 9:16 AM
TESTE *Betsy B. Washburne, Clerk*
BY *Claudia H. ...* CLERK

Large/Small Plat(s) Recorded herewith as # 080009108

- LEGEND**
- ⊕ SOIL BORING
 - IRS = IRON ROD SET
 - IPF = IRON PIPE FOUND
 - ⊙ = PRIMARY DRAINFIELD
 - ⊗ = RESERVE DRAINFIELD
 - ⊠ = PROPOSED LOCATION OF RPA SIGN



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