

080010745

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DOROTHY E. MIDKIFF, TO JOSEPH F. CHAUVIN AND PATRICIA A. CHAUVIN BY DEED DATED DECEMBER 16, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #970020089.

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS DOROTHY E. MIDKIFF SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Signature of Joseph F. Chauvin dated 11/15/07 and Patricia A. Chauvin dated 11/15/07.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF Williamsburg, I, 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 15th DAY OF November, 2007. MY COMMISSION EXPIRES 7/31/07.

Signature of John F. Sluss #312410

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.

Signature of Ronald W. Eads, L.S. #1948 dated 4-26-07

CERTIFICATE OF APPROVAL

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

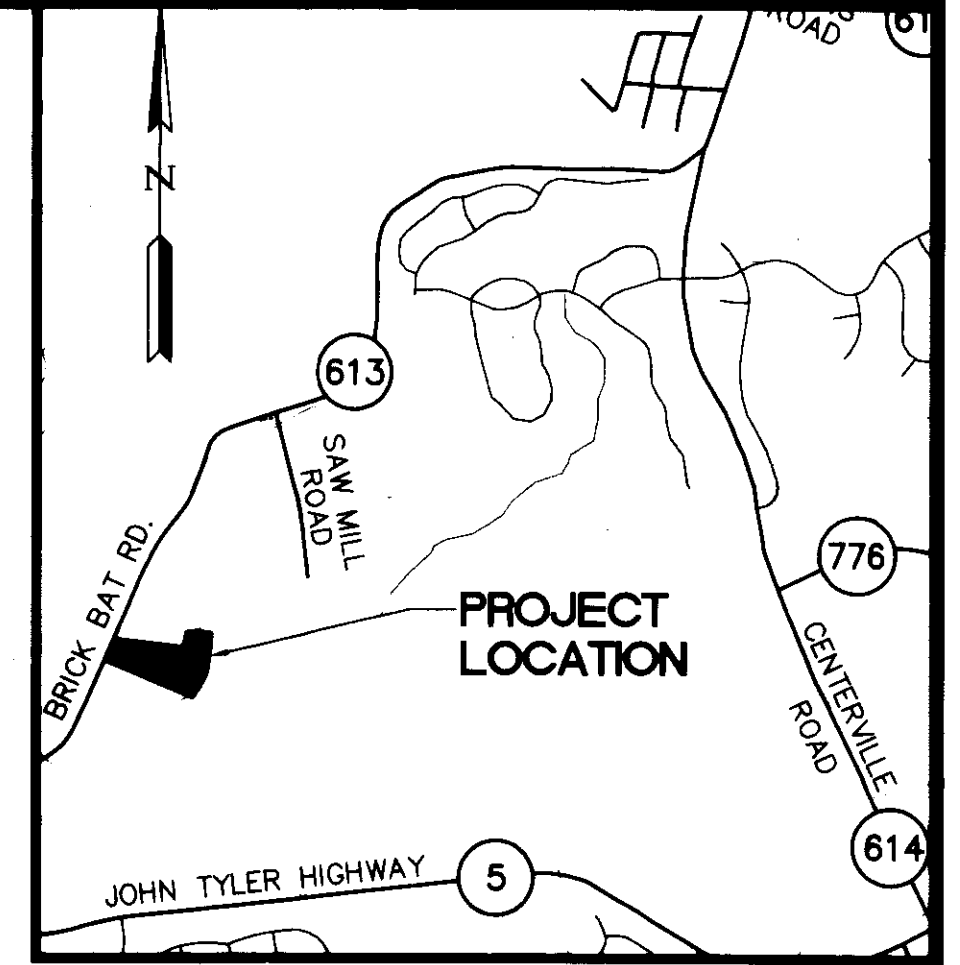
Signature of Virginia Department of Health dated 1-8-08

Signature of Virginia Department of Transportation dated 1/10/08

Signature of Subdivision Agent of James City County dated 2/17/08

GENERAL NOTES

- 1. PROPERTY BOUNDARY BASED ON FOUND MARKERS AS NOTED AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY... 2. PROPERTY SHOWN IS ALL OF TAX PARCEL #35-4(1-14B). 3. PROPERTY ADDRESS: #3542 BRICK BAT ROAD. 4. TOTAL AREA SUBDIVIDED = 4,234,032 S.F.±, OR 9.72 ACRES± 5. ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS. 6. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. 7. PROPERTY IS CURRENTLY ZONED A-1 (GENERAL AGRICULTURAL DISTRICT). SETBACKS (A-1): FRONT: 100'; MINIMUM LOT WIDTH AT SETBACK IS 200' OR 250' (SEE PLAT) SIDE: 15' REAR: 35' (SEE PLAT) 8. NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 9. 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. 10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. 11. 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.) 12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. 13. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.



VICINITY MAP SCALE: 1" = 2000'

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.

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on April 22, 2008 at 12:25 AM PM, PG. DOCUMENT # 080010745 BETSY B. WOOLRIDGE, CLERK

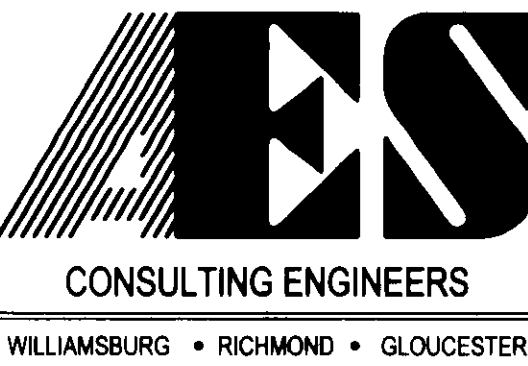
REFERENCES: INSTRUMENT #030038440 VEPCO

AREA TABULATION table with columns for Parcel 3A, Parcel 3B, Right-of-Way Dedication, Total Area, and Area within V.D.O.T Prescriptive R/W.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 22nd DAY OF April, 2008, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 12:25 AM/PM INSTRUMENT # 080010745

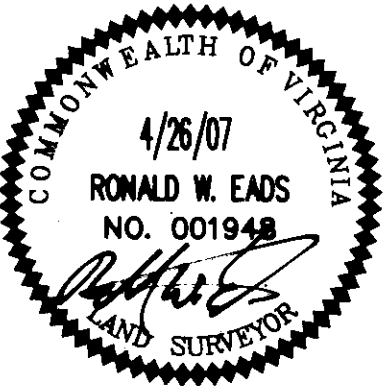
TESTE: BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

S:\web\9853\00-3542 Brick Bat Road\dwg\Sur\Plat\985300_SUB08.dwg 9/6/2007 9:25:04 AM EDT



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

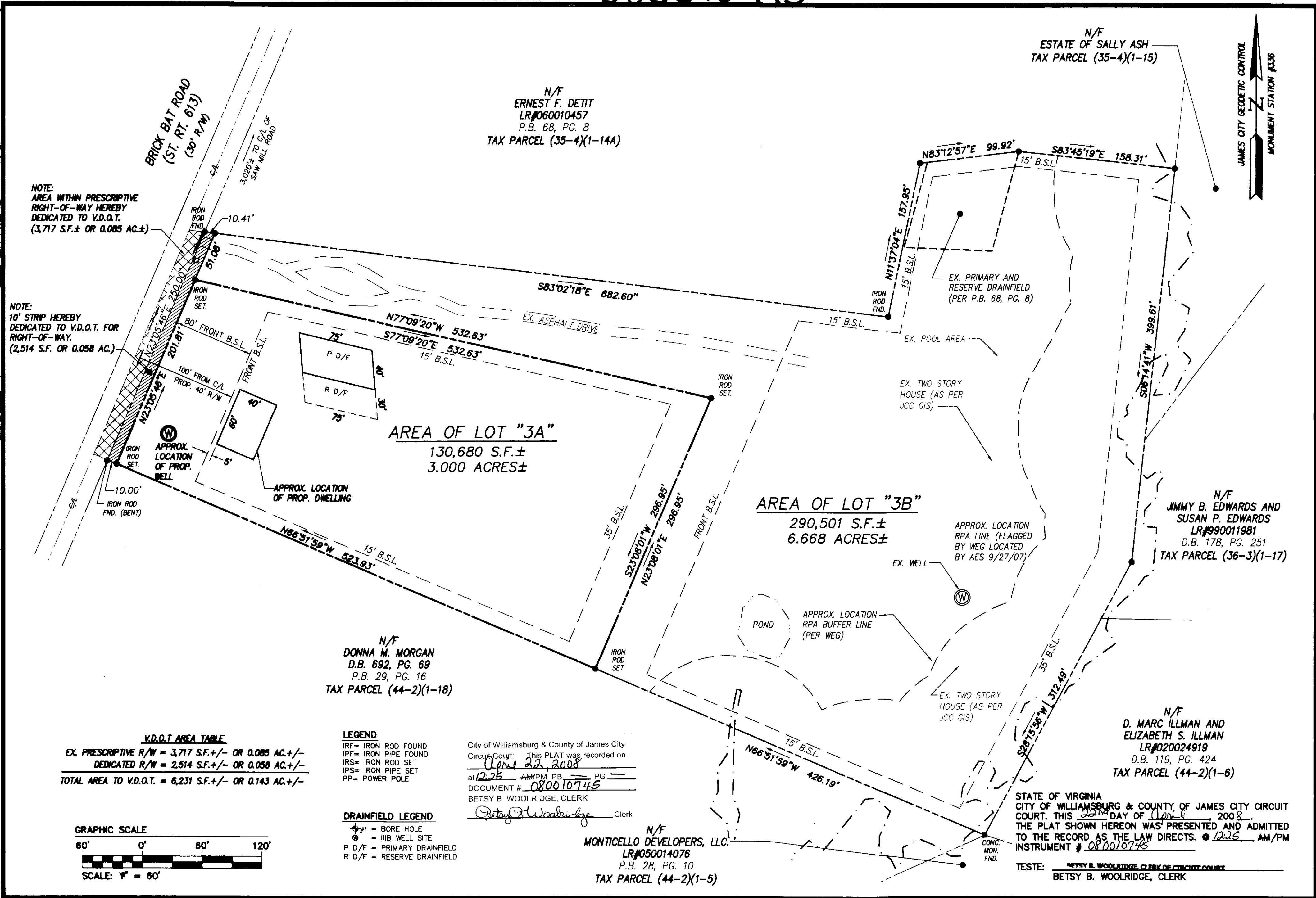
PLAT OF SUBDIVISION OF LOT 3 "DOROTHY E. MIDKIFF" SUBDIVISION STANDING IN THE NAME OF JOSEPH F. AND PATRICIA A. CHAUVIN POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



Revision table with columns for No., Date, Revision / Comment / Note, Revised By, and Reviewed By.

Design and drawing information table including Project No. 9853, Drawing No. 1 OF 2, and Date 4/26/07.

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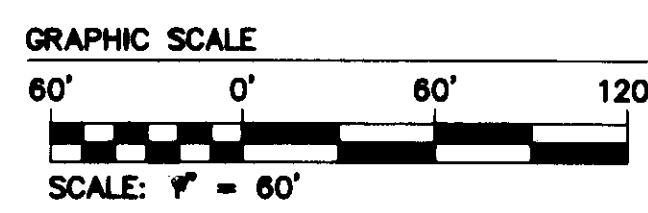


NOTE:
AREA WITHIN PRESCRIPTIVE
RIGHT-OF-WAY HEREBY
DEDICATED TO V.D.O.T.
(3,717 S.F.± OR 0.085 AC.±)

NOTE:
10' STRIP HEREBY
DEDICATED TO V.D.O.T. FOR
RIGHT-OF-WAY.
(2,514 S.F. OR 0.058 AC.)

V.D.O.T. AREA TABLE

EX. PRESCRIPTIVE R/W = 3,717 S.F.±/- OR 0.085 AC.±/-
DEDICATED R/W = 2,514 S.F.±/- OR 0.058 AC.±/-
TOTAL AREA TO V.D.O.T. = 6,231 S.F.±/- OR 0.143 AC.±/-

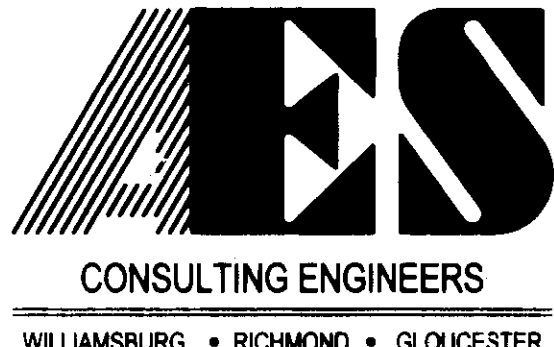


- LEGEND**
- IRF= IRON ROD FOUND
 - IPF= IRON PIPE FOUND
 - IRS= IRON ROD SET
 - IPS= IRON PIPE SET
 - PP= POWER POLE
- DRAINFIELD LEGEND**
- ⊕ = BORE HOLE
 - ⊙ = IIIB WELL SITE
 - P D/F = PRIMARY DRAINFIELD
 - R D/F = RESERVE DRAINFIELD

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 22, 2008
at 12:25 AM/PM, PG. 11
DOCUMENT # 080010745
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

N/F
MONTICELLO DEVELOPERS, LLC.
LR#050014076
P.B. 28, PG. 10
TAX PARCEL (44-2)(1-5)

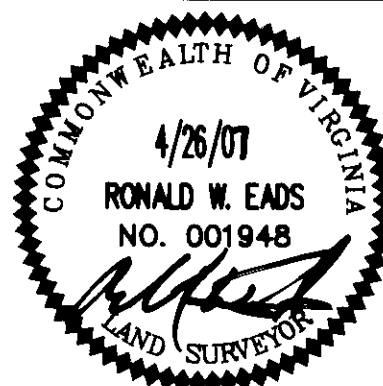
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT
COURT. THIS 22nd DAY OF June 2008.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED
TO THE RECORD AS THE LAW DIRECTS. @ 12:25 AM/PM
INSTRUMENT # 080010745
TESTE: BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT
BETSY B. WOOLRIDGE, CLERK



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
OF LOT 3 "DOROTHY E. MIDKIFF" SUBDIVISION
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
4.	02/26/08	REVISED FRONT BSL PER COUNTY COMMENT	RWE	RWE
3.	10/26/07	REVISED PER COUNTY COMMENT LETTER	JDB	RWE
2.	9/27/07	ADDED WETLAND FLAGS AS SURVEYED	JDB	RWE
1.	5/18/07	REVISED PER COUNTY COMMENT LETTER	JDB	RWE

Designed AES	Drawn JDB
Scale 1"=60'	Date 4/26/07
Project No. 9853	
Drawing No. 2 OF 2	

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