

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.

1/5/08 *Mark M. Johnston*
 DATE MARK M. JOHNSTON
 1/5/08 *Tracey G. Johnston*
 DATE TRACEY G. JOHNSTON

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Susan C. Kohlman, 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 5th DAY OF January 2008, 2007.
 MY COMMISSION EXPIRES 6/30/2008
Susan C. Kohlman #183329
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF MARK M. & TRACEY JOHNSTON AND WAS ACQUIRED FROM CHRISTINE EARLES PATTERSON BY DEED DATED JUNE 28, 2005, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VA. AS INSTRUMENT # 050016418.

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.

9-24-07 *Charles A. Calhoun*
 DATE CHARLES A. CALHOON

CERTIFICATE OF APPROVAL

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

1-24-08 *James W. Brown*
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 1-24-08 *Susan B. Mann*
 DATE VIRGINIA DEPARTMENT OF HEALTH
 2/8/08 *[Signature]*
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 23 DAY OF July, 2008
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE
 TESTE *[Signature]* Clerk

BY *Claudia H. Binkholz* Clerk

GENERAL NOTES

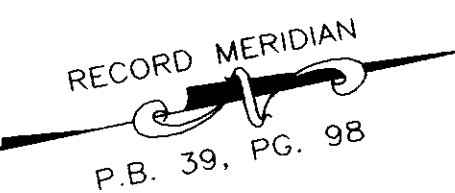
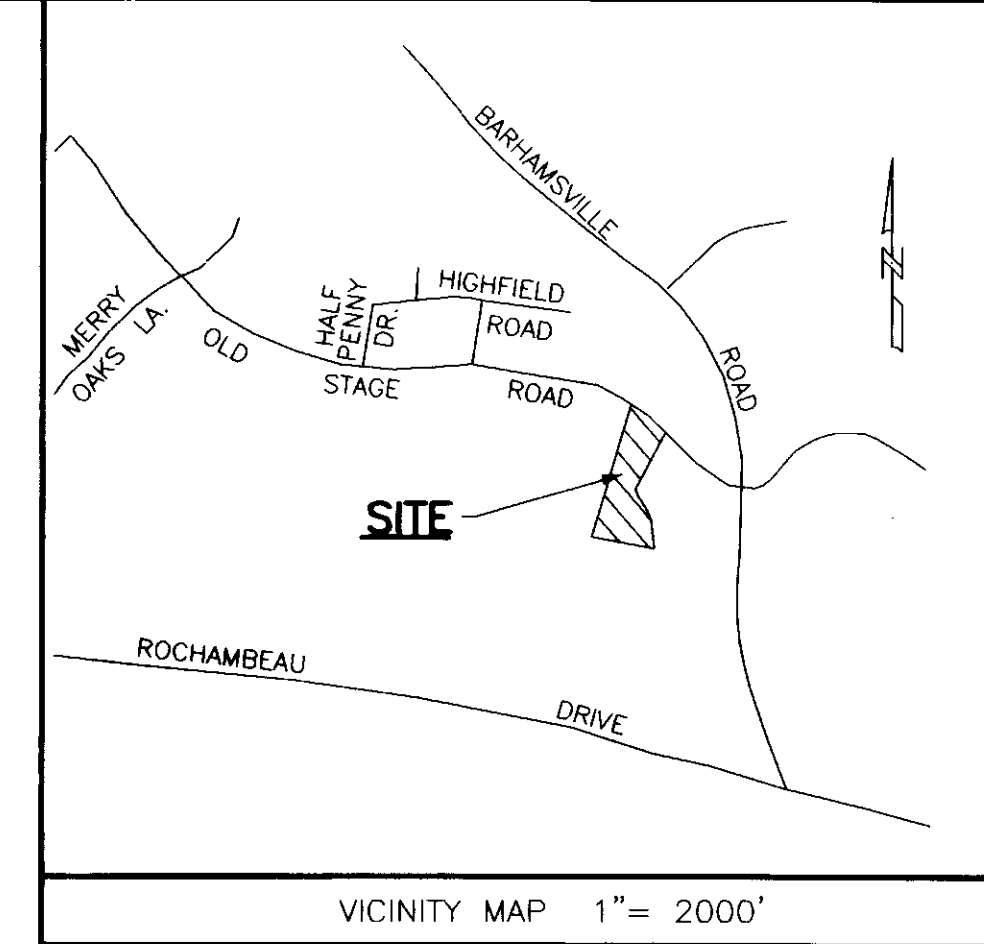
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
3. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
4. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
5. PARCEL A-1 SHOWN IS CURRENTLY BEING SERVED BY PRIVATE WELL AND SEPTIC. PARCEL B-1 SHOWN 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. 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.
12. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREA SHALL REMAIN IN AN UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23.7 OF THE JAMES CITY COUNTY CODE. (REFER TO 19-29 (g) OF THE SUBDIVISION ORDINANCE.
13. CONTOURS SHOWN ARE BASED ON AN ASSUMED DATUM.
14. EXISTING PRIMARY AND RESERVED DRAINFIELD SITES SHOWN HEREON PER H.D.I.D. 147-82-010, LOCATIONS SHOWN ARE APPROXIMATE AND NOT FIELD VERIFIED.
15. WIDTH AT FRONT SETBACK LINE ON PARCEL B-1 IS 200'

LEGEND

- IRF = Iron Rod Found
- IRS = Iron Rod Set
- IPF = Iron Pipe Found
- ⊕ = Soil Boring Location
- ⊠ = Proposed Location Of RPA Signs

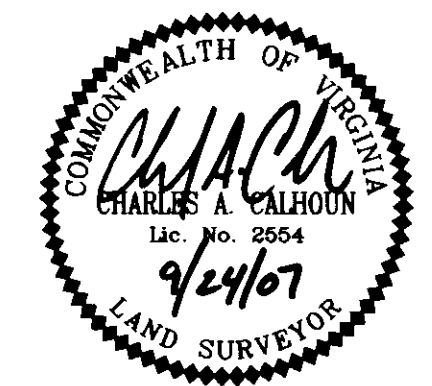
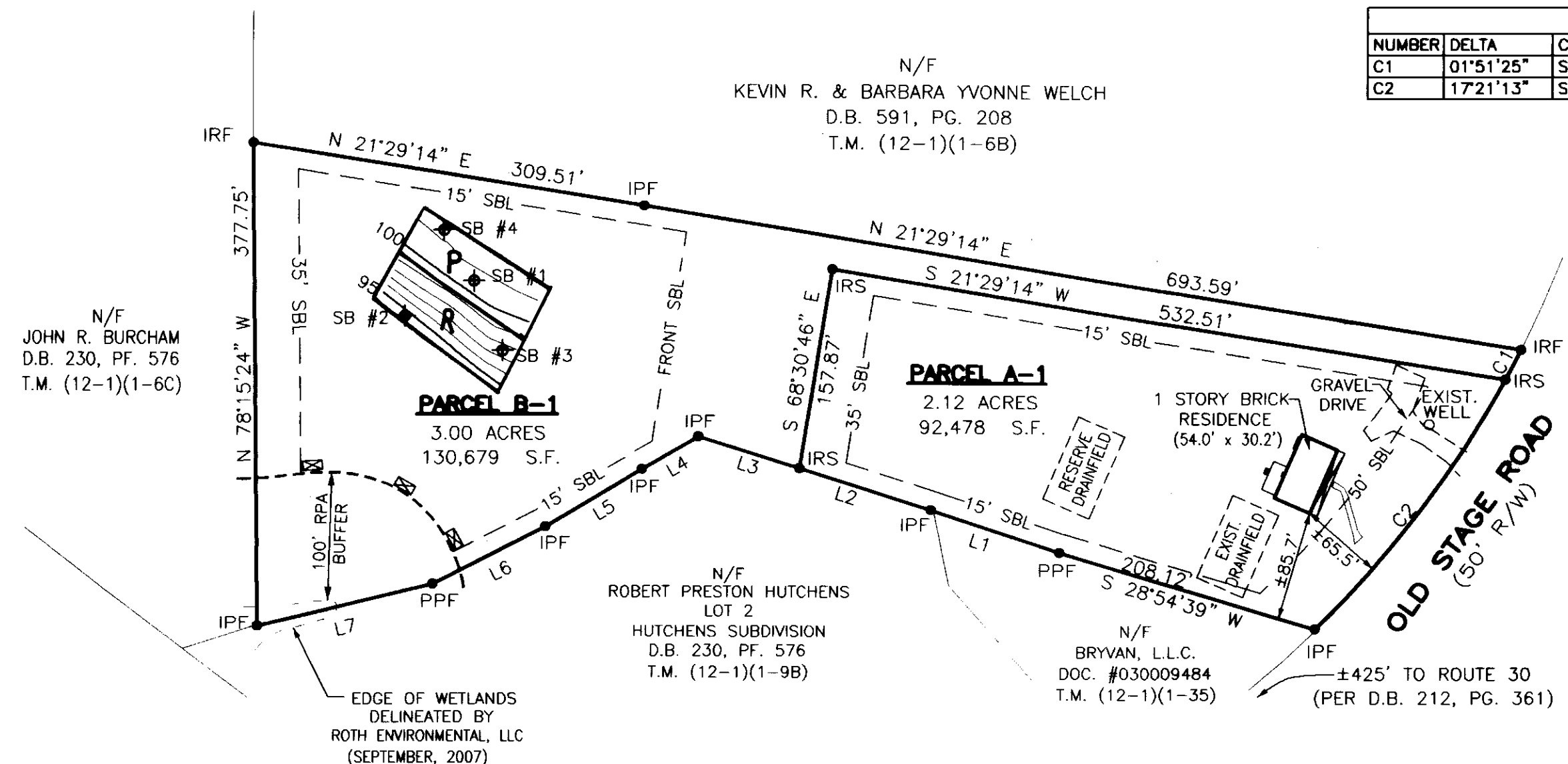
PROPERTY INFORMATION

PARCEL ID: 1210100006A
 ZONING DISTRICT: A-1
 EXISTING ADDRESS:
 #109 OLD STAGE ROAD
 JAMES CITY COUNTY, VA
 BUILDING SETBACK (SBL)
 FRONT = 50'
 REAR = 35'
 SIDE = 15'



CURVE TABLE						
NUMBER	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD
C1	01°51'25"	S 50°04'12" E	13.18	813.14	26.35	26.35
C2	17°21'13"	S 40°27'53" E	124.09	813.14	246.28	245.34

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 30°24'23" W	105.91'
L2	S 29°42'59" W	107.25'
L3	S 29°42'59" W	82.75'
L4	S 17°57'52" E	50.98'
L5	S 18°26'31" E	88.07'
L6	S 14°39'06" E	98.63'
L7	S 01°09'46" E	140.72'



Large/Small Plat(s) Recorded herewith as # 080018703

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"), AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES.

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 COLLABORATIVELY 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:

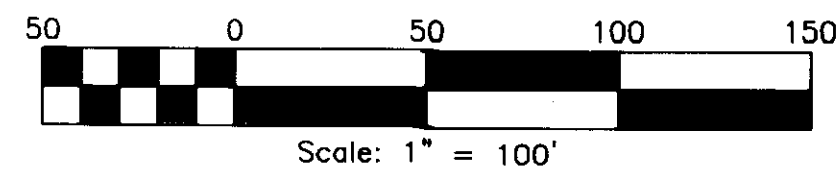
Ann L. Ruff
 (ANN L. RUFF, AOSE #0261, 757-566-1552)

THIS SUBDIVISION APPROVAL IS ISSUED IN COMPLIANCE WITH THAT CERTIFICATION. PURSUANT TO SECTION 360 OF THE "REGULATIONS", THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED ON ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, UNLESS ALL 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 APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS" UNLESS OTHERWISE STATED. HOWEVER, ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

THE APPROVED ONSITE SEWAGE SYSTEM SITES ARE SHOWN ON THIS PLAT. IF SAID SITES ARE NOT SHOWN ON THIS PLAT, THOSE SITES ARE SHOWN ON A SEPARATE PLAT ON FILE WITH THE PENINSULA HEALTH DISTRICT, WILLIAMSBURG AREA OFFICE, 1126 PROFESSIONAL DR., WILLIAMSBURG, VA 23185.

080018703



SUBDIVISION PLAT OF THE LAND OF
MARK M. & TRACEY G. JOHNSTON
 LOCATED ON OLD STAGE ROAD
 STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
 DATE: 9/24/07 SCALE: 1"=100' JOB #05-523
 SHEET 1 OF 1

LandTech Resources, Inc.
 Surveying - Engineering - GPS

201-A Bulifants Blvd., Williamsburg, VA 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com