

080020279

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO JAMES CITY COUNTY BY EVELYN MAYNARD HARRIS, VIVIAN MAYNARD CLOPTON, CATHERINE MAYNARD PIERCE, JOHNNIE B. MAYNARD, JAMES THOMAS MAYNARD AND HELEN B. MAYNARD BY DEED DATED MARCH 28, 1988 RECORDED IN DEED BOOK 387, PG. 495 AND BY DELMARVA PROPERTIES, INC. A VIRGINIA CORPORATION BY DEED DATED MARCH 29, 1994 RECORDED IN DEED BOOK 678, PG. 495 AND BY SLEEPY HOLLOW CORPORATION OF TOANO BY DEED OF EXCHANGE DATED APRIL 6, 1995 AND RECORDED IN DEED BOOK 740, PG. 888. ALL OF THE FOREGOING DEEDS ARE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATE

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

Sanford B. Wanner 6/16/08
 FOR JAMES CITY COUNTY DATE
Sanford B. Wanner COUNTY ADMINISTRATOR
 PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, MARY FRANCES RIEGER,
 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 NAME THIS 16th DAY OF
June, 2008. MY COMMISSION EXPIRES Oct. 31, 2009.
150638
 NOTARY REGISTRATION NO.
Mary Frances Rieger
 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.

Thomas C. Sublett 4/10/08
 THOMAS C. SUBLETT #1886 DATE

CERTIFICATE OF APPROVAL

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

James L. Denney, P.E. 6/12/08
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 7/5/08
 SUBDIVISION AGENCY OF JAMES CITY COUNTY DATE

GENERAL NOTES:

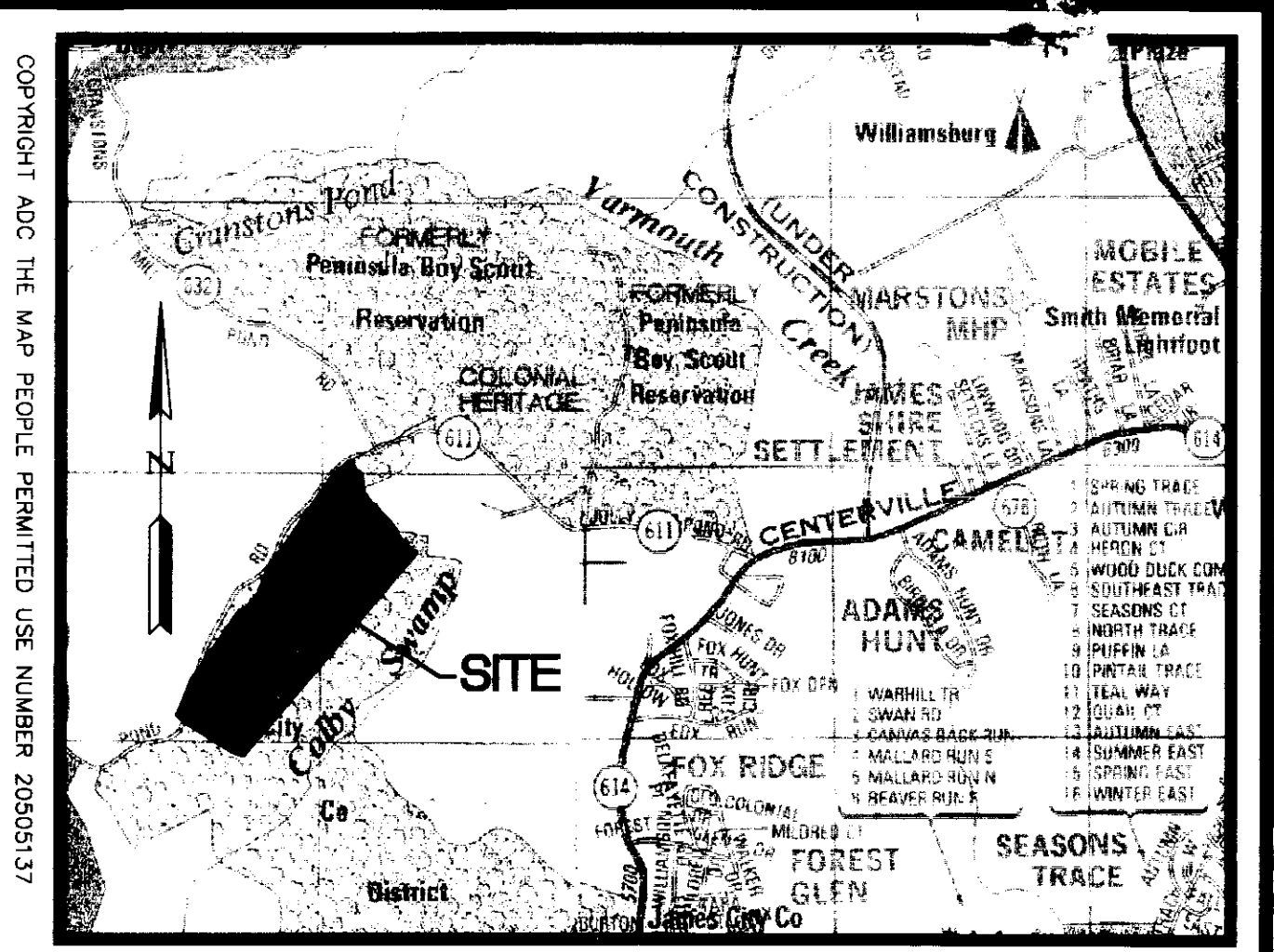
- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL # (30-1)(10-9). PROPERTY ADDRESS FOR REMAINDER PARCEL IS 5537 CENTERVILLE ROAD. PROPERTY ADDRESS FOR PROPOSED MIDDLE SCHOOL IS 850 JOLLY POND ROAD. PROPERTY ADDRESS FOR PROPOSED ELEMENTARY SCHOOL IS 800 JOLLY POND ROAD.
- PARCEL IS CURRENTLY ZONED PL - PUBLIC LANDS
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER
- SETBACKS AS SHOWN ARE PER AES SITE PLAN

SETBACKS PER ZONING ORDINANCE:

FRONT 35' FROM ANY STREET R/W WITH R/W 50' OR GREATER
 60' FROM CENTERLINE OF ANY STREET WITH R/W LESS THAN 50'
 SIDE 15' FOR MAIN STRUCTURES AND 5' FOR ACCESSORY STRUCTURES
 REAR 35' FOR MAIN STRUCTURES AND 5' FOR ACCESSORY STRUCTURES
 LESS THAN ONE STORY

ALL SETBACKS ARE INCREASED BY 1 FOOT PER FOOT OF BUILDING HEIGHT OVER 35'

- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23(C)(1) OF THE JAMES CITY COUNTY CODE.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. # 5109500110C DATED 09/28/07.
- THE MASTER PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 26, 2008 AS CASE # SUP-0030-2007, & SUP-0031-2007.
- THIS PROJECT IS LOCATED WITHIN SUB-WATERSHED 101 OF THE GORDON CREEK WATERSHED.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL HAVE NO MAINTENANCE RESPONSIBILITY FOR THE DETENTION PONDS AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES CAUSED BY FAILURE OF THE PONDS OR THEIR OUTFLOW STRUCTURES.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- IRRIGATION IS NOT PERMITTED FROM THE PUBLIC WATER SYSTEM.
- CONSERVATION EASEMENTS DEDICATED TO JAMES CITY COUNTY SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

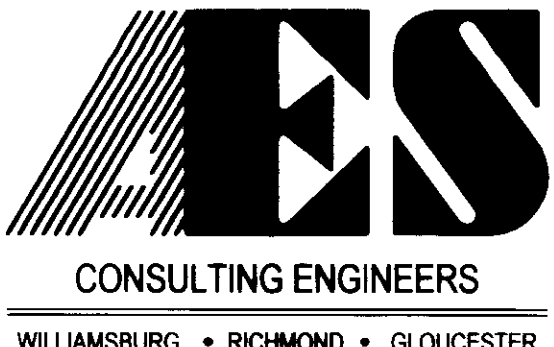


LOCATION MAP SCALE: 1"=2000'

AREA TABULATION (AREA TO SURVEY TIE LINES)

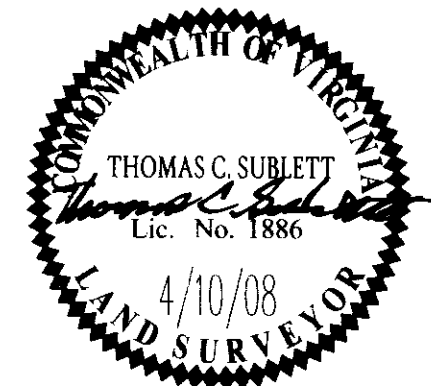
	SQUARE FEET	ACRES
AREA OF PARCEL 1	3,508,558 S.F.±	80.546 AC.±
AREA OF REMAINDER PARCEL	25,862,896 S.F.±	583.730 AC.±
TOTAL AREA SUBDIVIDED	29,371,454 S.F.±	674.276 AC.±
AREA OF NATURAL OPEN SPACE (AREA INCLUDED IN PARCEL 1)	941,701 S.F.±	21.618 AC.±

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12 DAY OF August, 2008.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:58 AM/PM
 INSTRUMENT # 080020279
 TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
 BY: Clayton H. Birkholz, Dep. Clerk



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

PLAT OF SUBDIVISION
 9TH ELEMENTARY AND 4TH
 MIDDLE SCHOOLS COMBINED SITE
 OWNER: JAMES CITY COUNTY
 PREPARED FOR WILLIAMSBURG JAMES CITY COUNTY PUBLIC SCHOOLS
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE

Designed	Drawn
AES	JFS
Scale	Date
N/A	4/10/08
Project No.	
9856	
Drawing No.	
1 of 3	