

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CHARLES H. MIHALCOE AND THELMA INEZ MIHALCOE TO THELMA INEZ MIHALCOE BY DEED DATED JULY 13, 1990 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DEED BOOK 494, PAGE 423.

OWNER'S CERTIFICATE

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

Thelma Inez Mihalcoe 7/8/08
 THELMA INEZ MIHALCOE DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City County, Angylene D. Kappes

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 8 DAY OF July, 2008. MY COMMISSION EXPIRES July 31, 2010

Angylene D. Kappes 7054427
 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 5/12/08
 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.

Amy D. Reubertow 7/24/08
 VIRGINIA DEPARTMENT OF HEALTH DATE

Paul L. Deen 7/30/08
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Ronald W. Eads 8/20/08
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

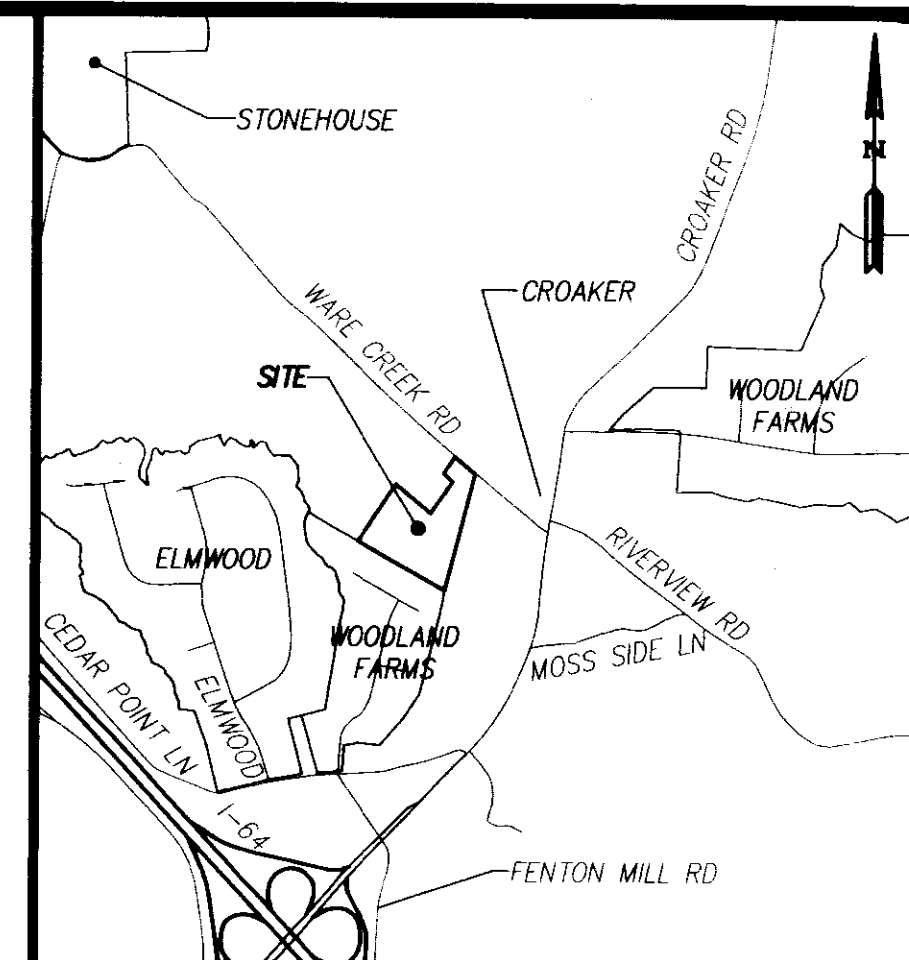
GENERAL NOTES

- PROPERTY LINES AS SHOWN ARE BASED ON CURRENT FIELD BOUNDARY SURVEY, FOUND MARKERS AS NOTED, RECORD AND OTHER AVAILABLE INFORMATION. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE 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 #14-1(1-18).
- PROPERTY ADDRESS: #4627 WARE CREEK ROAD.
- TOTAL AREA SUBDIVIDED = 773,288 S.F.±, OR 17.752 ACRES±
- ALL LOTS ARE TO BE SERVED BY INDIVIDUAL PRIVATE WELLS AND SEPTIC SYSTEMS.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PROPERTY IS CURRENTLY ZONED A-1 (GENERAL AGRICULTURAL DISTRICT).

SETBACKS (A-1):

FRONT: 100' FROM THE CENTERLINE OF ANY STREET RIGHT-OF-WAY THAT IS LESS THAN 50'; LOTS OF 3 ACRES OR MORE BUT LESS THAN 5 ACRES SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 200' (SEE PLAT); LOTS OF 5 ACRES OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 250' (SEE PLAT)
 SIDES: 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 AS SHOWN LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0045C, EFFECTIVE DATE SEPTEMBER 28, 2007.
- 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)(1) OF THE JAMES CITY COUNTY CODE.
- 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.
- WITH ANY FUTURE SUBDIVISION OR DEVELOPMENT OF THE PROPERTY AS SHOWN, THE OWNER(S) MUST COMPLY WITH THE CURRENT STATE AND LOCAL CHESAPEAKE BAY PRESERVATION ORDINANCES.



VICINITY MAP
 SCALE: 1" = 2000'
 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.

AREA TABULATION

PARCEL 1A = 130,867 S.F.± OR 3.004 ACRES±
PARCEL 1B = 639,613 S.F.± OR 14.684 ACRES±
RIGHT-OF-WAY DEDICATION = 2,807 S.F.± OR 0.064 ACRES±
TOTAL AREA = 773,288 S.F.± OR 17.752 ACRES±
SUBDIVIDED
AREA WITHIN V.D.O.T PRESCRIPTIVE R/W = 4,141 S.F.± OR 0.095 ACRES±

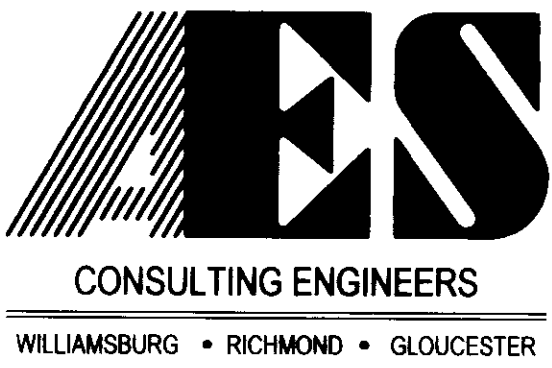
REFERENCES:
 DEED BOOK 494, PAGE 423
 DEED BOOK 162, PAGE 90 - V.E.P.CO. EASEMENT
 DEED BOOK 38, PAGE 514 - V.E.P.CO. EASEMENT
 DEED BOOK 37, PAGE 380 - V.E.P.CO. EASEMENT
 PLAT BOOK 36, PAGE 96
 DEED BOOK 152, PAGE 562
 PLAT BOOK 32, PAGE 16
 PLAT BOOK 9, PAGES 45
 2 Large/Small Plat(s) Recorded
 herewith as # 080021368

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 25 DAY OF August, 2008.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:25 AM/PM
 INSTRUMENT # 080021368

TESTE: *Betsy B. Woodridge*
 BETSY B. WOODRIDGE, CLERK
Ray Claudia H. Brinkholz, Dep. Clerk

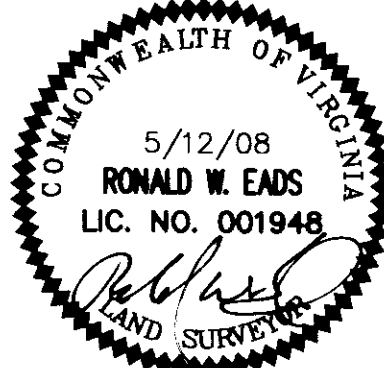
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S:\Users\9947\00-11-Rolling Springs\dwg\Sur\Plat\9947_Cover.dwg 5/29/2008 9:09:57 AM EDT



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

PLAT OF SUBDIVISION
 OF LOT 1, "ROLLING SPRINGS"
 OWNED BY THELMA INEZ MIHALCOE
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVIEWED BY
1.	07-03-08	REVISED PER COUNTY COMMENT LETTER, DATED 06-27-08	JDB	RWE

Designed AES	Drawn JDB
Scale NOTED	Date 5/12/08
Project No. 9947	
Drawing No. 1 OF 2	