

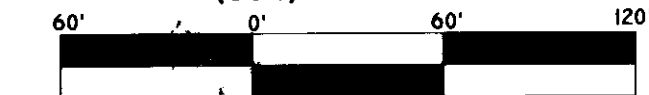
090001269

FAMILY SUBDIVISION

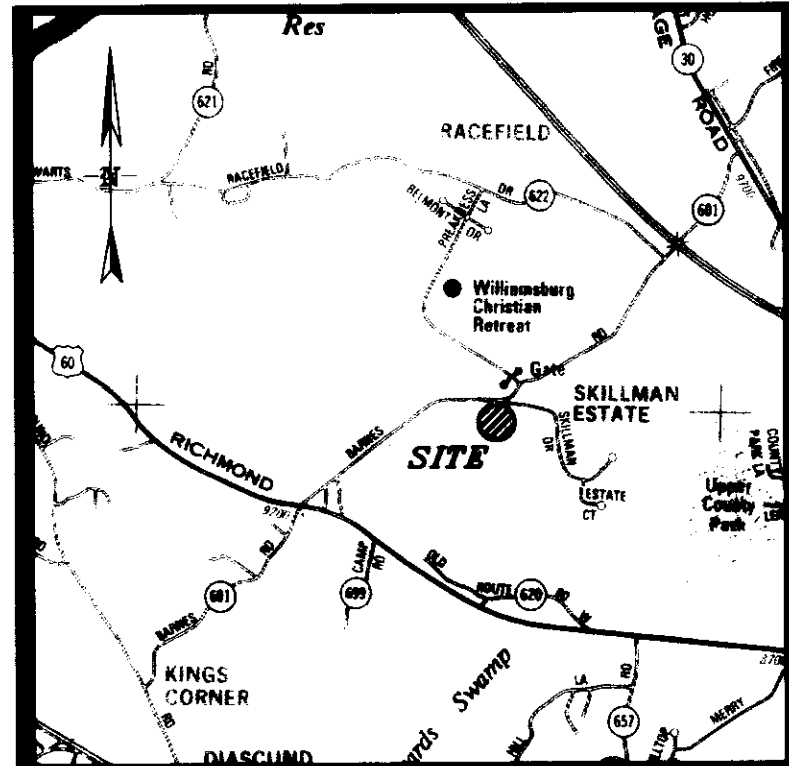
STANDING IN THE NAME OF JAMES C. & WANDA M. HILL

BEING LOT I, SKILLMAN ESTATES LOCATED: STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA DATE: NOVEMBER 20, 2008 SCALE: 1" = 60' REVISED DATE: DECEMBER 22, 2008

MITCHELL-WILSON ASSOCIATES, P.C. CIVIL ENGINEERS & LAND SURVEYORS 3560 KING WILLIAM AVENUE P.O. BOX 1269 WEST POINT, VIRGINIA 23181 (804) 843-9744



JCC CASE NO. S-0061-2008



VICINITY MAP SCALE: 1" = 2000'

- GENERAL NOTES: 1. PROPERTY IS ZONED A-1, GENERAL AGRICULTURE 2. TAX MAP NUMBERS (4-3)(4-1) 3. ADDRESS: #100 SKILLMAN DRIVE 4. THE PROPERTY IS IN FLOOD ZONE 'X' PER COMMUNITY PANEL NO. 51095C0040C PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 28, 2007. 5. BUILDING SETBACKS - 75' FROM C/L STREET IF R/W IS LESS THAN 50' - 50' FROM ANY STREET R/W WHICH IS 50' OR GREATER MIN. LOT AREA IS 5 AC. OR MORE - 75' FROM R/W WHICH IS 50' OR GREATER - 100' FROM C/L OF STREET IF R/W IS LESS THAN 50' SIDE: MAIN STRUCTURE 15', ACCESSORY STRUCTURE 5'; 15' FOR BUILDING EXCEEDING 1 STORY. REAR: MAIN STRUCTURE 35'; ACCESSORY STRUCTURE 5'; 15' FOR BUILDING EXCEEDING 1 STORY LOTS 5 ACRES OR MORE SHALL HAVE A MIN. LOT WIDTH AT THE B.S.L. OF 250'; LOTS 3 ACRES OR MORE BUT LESS THAN 5 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE SETBACK LINE OF 200'; LOTS OF 1 ACRE OR MORE BUT LESS THAN 3 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE B.S.L. OF 150'. 6. PROPERTY IS NOT LOCATED WITHIN A CHESAPEAKE BAY RESOURCE PROTECTION AREA. 7. SLP-0034-2007, NEW LOT OF 1.10 ACRES OR LARGER AND PARENT LOT

SUBDIVISION APPROVAL STATEMENT: THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ON-SITE 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 ON-SITE 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 IS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: CLYDE C. DAVIS, JR., AOSE #161. 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 ON-SITE 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. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ON-SITE SEWAGE SYSTEMS.

NOTES: - NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTION 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. - ALL UTILITIES ARE TO BE PLACED UNDERGROUND - PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC - SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION. - 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. - ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR VEGETATION WEAKENED BY AGE, STORM, FIRE OR OTHER NATURAL CAUSES. - DEVELOPER/OWNER SHALL INSTALL SIGNS IDENTIFYING THE LANDWARD LIMIT OF THE RPA. SIGNS SHALL BE OBTAINED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY THE MANAGER (JAMES CITY CO.)

- [P] PROPOSED PRIMARY/RESERVE DRAINFIELD LOCATION [SB] SOIL BORING LOCATION [W] PROPOSED WELL LOCATION

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVE LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS". HOWEVER ACTUAL SYSTEMS DESIGNS MAY DIFFER AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. Clyde C. Davis, Jr. AOSE #161 DATE 12-22-08

N/F JOHN M.L. BARNES ESTATE c/o JAMES F. COWLES TM# (11-1)(1-1) WB 12, PG 747

OWNERS CERTIFICATE THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS 'FAMILY SUBDIVISION STANDING IN THE NAME OF JAMES C. AND WANDA M. HILL' IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

James C. Hill DATE 12-22-08

CERTIFICATE OF NOTARIZATION STATE OF VIRGINIA COUNTY OF JAMES CITY, I, CAROL M. MITCHELL, 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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 22 DAY OF DECEMBER, 2008 MY COMMISSION EXPIRES 12/31/2010

Carol M. Mitchell NOTARY REG. # 240626 Wanda M. Hill DATE 12-22-08

L. MEREDITH & BARBARA M. AVERITT TM# (4-3)(4-2) INSTR# 060000106 PB 31, PG 45 #122 SKILLMAN DRIVE

CERTIFICATE OF NOTARIZATION STATE OF VIRGINIA COUNTY OF JAMES CITY, I, CAROL M. MITCHELL, 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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 22 DAY OF DECEMBER, 2008 MY COMMISSION EXPIRES 12/31/2010

Carol M. Mitchell NOTARY REG. # 240626

SURVEYOR'S 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 SUBDIVISION WITHIN THE COUNTY.

James E. Mitchell, LAND SURVEYOR DATE 12-22-08

CERTIFICATE OF SOURCE OF TITLE THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAM O. THUSTON AND RUTH E. THUSTON TO JAMES C. HILL AND WANDA M. HILL BY DEED DATED SEPTEMBER 20TH, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 282, PAGE 171.

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

Betsy B. Woolridge DATE 12/23/08 VIRGINIA DEPARTMENT OF TRANSPORTATION Susan Morris DATE 12-28-08 VIRGINIA DEPARTMENT OF HEALTH Ellen Cook DATE 11/8/09 SUBDIVISION AGENT OF JAMES CITY COUNTY

Large/Small Plat(s) Recorded herewith as # 090001269

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 12 January 2009 at 2:56 AM/PM, PB PG DOCUMENT # 090001269 BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge Clerk

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY DATED NOVEMBER 2008. THIS PLAT MEETS ALL THE REQUIRED MINIMUM STANDARDS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES E. MITCHELL, LAND SURVEYOR VIRGINIA LICENSE #14528.

