

090007924

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT AND SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

8/10/08 NEAL E. KNEMEYER
8/15/08 S. DANIEL POTTER
8/15/08 KAREN K. POTTER

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".

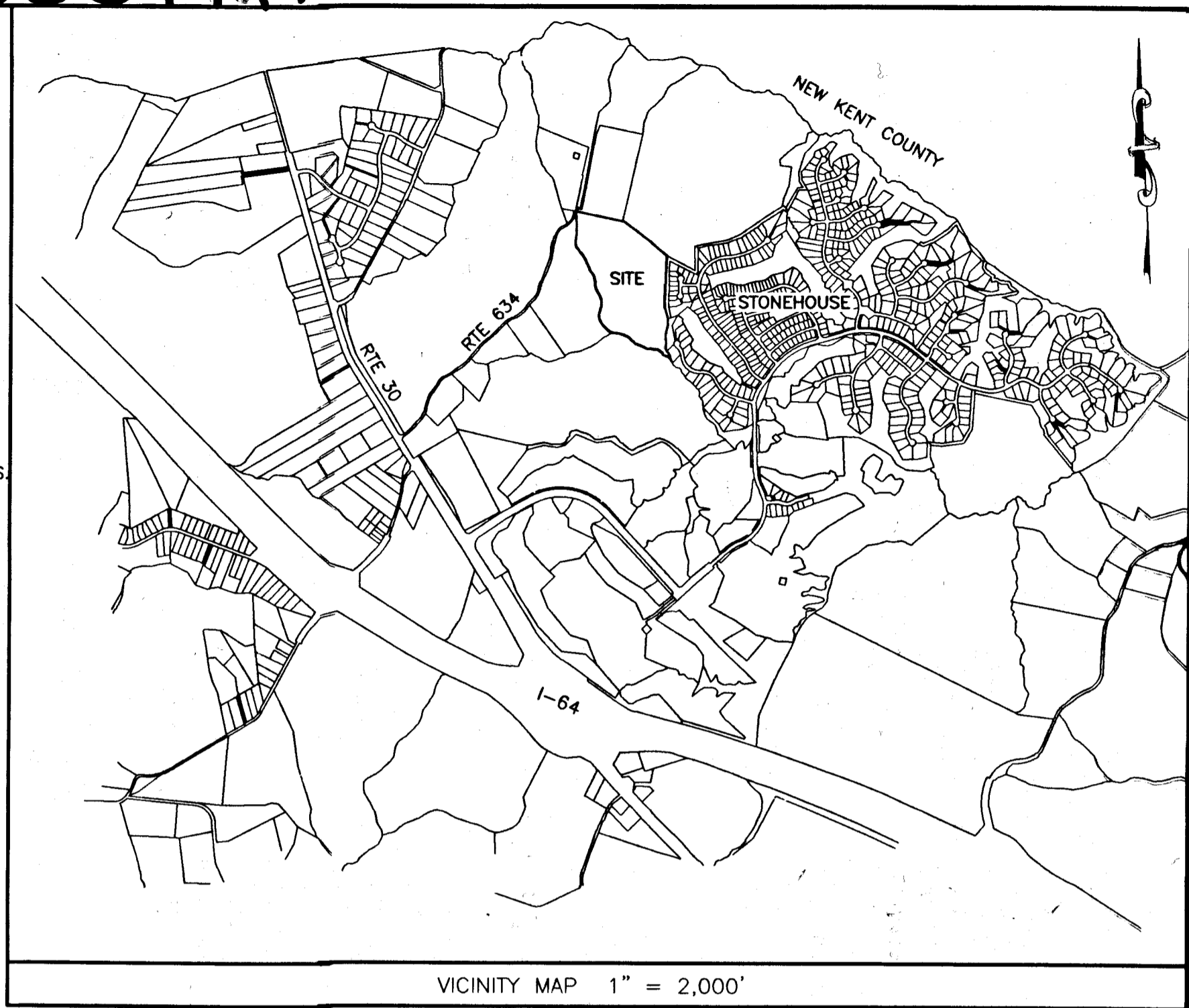
THIS SUBDIVISION WAS SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT.

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 ONSITE 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 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 DRIVE, WILLIAMSBURG, VIRGINIA, 23185.



VICINITY MAP 1" = 2,000'

CERTIFICATE OF NOTARIZATION (NEAL E. KNEMEYER)

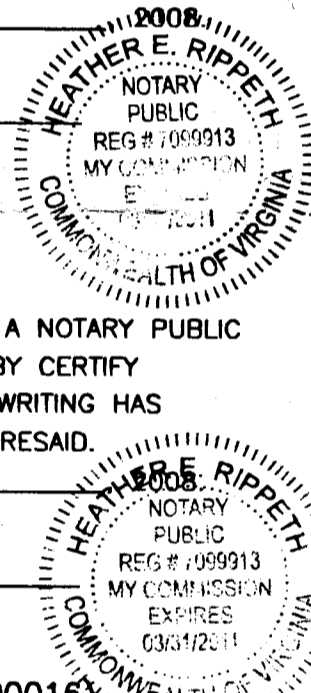
STATE OF VIRGINIA
CITY/COUNTY OF James City I, Virginia
I, NEAL E. KNEMEYER, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

CERTIFICATE OF NOTARIZATION (S. DANIEL POTTER)

STATE OF VIRGINIA
CITY/COUNTY OF James City I, Virginia
I, S. DANIEL POTTER, 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.

CERTIFICATE OF NOTARIZATION (KAREN K. POTTER)

STATE OF VIRGINIA
CITY/COUNTY OF James City I, Virginia
I, KAREN K. POTTER, 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.



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. LOT 5 IS CURRENTLY BEING SERVED BY PRIVATE WELL AND SEPTIC. ALL OTHER LOTS 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 51095C0030C, DATED SEPTEMBER 28, 2007.
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. EXISTING PRIMARY AND RESERVED DRAINFIELD SITES SHOWN HEREON PER OWNER.
12. WETLANDS SHOWN ON THIS PLAT WERE DELINEATED BY ROTH ENVIRONMENTAL, FIELD LOCATED, AND CONFIRMED BY THE CORPS OF ENGINEERS BY LETTER DATED 2/26/08.
13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
14. 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. FRONT SBL FOR LOT 1 IS EQUAL TO LOT WIDTH OF 200', AND IS GREATER THAN 100' FROM THE CENTER OF THE STREET.
15. THIS PLAT IS RECOGNIZED BY JAMES CITY COUNTY AS PROJECT NO. JCC-S-0018-2008.
16. SEE P.B. 91, PG. 29 FOR PREVIOUS BOUNDARY SURVEY.
17. THE INGRESS/EGRESS EASEMENTS SHOWN ON THE PLANS ARE THE MEANS OF ACCESS TO ALL LOTS. THE 50' INGRESS/EGRESS EASEMENT SHOWN AT FIRE TOWER ROAD IS THE ONLY PERMITTED ENTRANCE FOR THIS SUBDIVISION.

EXISTING PROPERTY INFORMATION

PARCEL ID #042010016 = 35.18 AC.
PARCEL ID #042010016A = 11.14 AC.
PARCEL ID #042010015 = 2.17 AC.

EXISTING ADDRESS: #10102 FIRE TOWER ROAD, JAMES CITY COUNTY, VA
ZONING DISTRICT: A-1
BUILDING SETBACKS: FRONT = 100' FROM CENTERLINE OF STREET, REAR = 35', SIDE = 15'

NEW AREA TABULATIONS

LOT 1 = 3.000 AC.
LOT 2 = 5.000 AC.
LOT 3 = 4.942 AC.
LOT 4 = 6.707 AC.
LOT 5 = 14.637 AC.
LOT 6 = 4.658 AC.
LOT 7 = ±9.483 AC.
R/W DEDICATION = 0.061 AC.
TOTAL = ±48.488 AC.

CERTIFICATE OF SOURCE OF TITLE (PARCEL ID 0420100016)

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF NEAL E. KNEMEYER, S. DANIEL POTTER, AND KAREN K. POTTER AND WAS ACQUIRED FROM ROBERT F. & CLARICE SHERMAN AND LINDA S. & JOHNNY M. STURGILL BY DEED DATED JULY 1, 2002, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #020015229.

CERTIFICATE OF SOURCE OF TITLE (PARCEL ID 0420100016A)

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF NEAL E. KNEMEYER, S. DANIEL POTTER, AND KAREN K. POTTER AND WAS ACQUIRED FROM ROBERT F. & CLARICE SHERMAN AND LINDA S. & JOHNNY M. STURGILL BY DEED DATED JULY 1, 2002, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #020015230.

CERTIFICATE OF SOURCE OF TITLE (PARCEL ID 0420100015)

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF NEAL E. KNEMEYER, S. DANIEL POTTER, AND KAREN K. POTTER AND WAS ACQUIRED FROM CHARLES A. COOK BY DEED DATED AUGUST 30, 2006 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #060022806.

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.

7/15/08 CHARLES A. CALHOUN LIC. #002554

CERTIFICATE OF APPROVAL

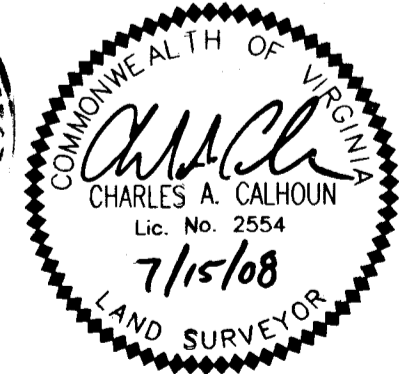
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

8/29/08 Paul L. Das, P.E. VIRGINIA DEPARTMENT OF TRANSPORTATION
8/27/08 Virginia Department of Health
9/22/08 Ellen Lusk SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 19th DAY OF March, 2008. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT 090007924 @ 3:22 PM

TESTE Deborah B. Woodruff, Clerk
BY: Claudia Adkins, Clerk



KNEMEYER-POTTER SUBDIVISION AND BOUNDARY LINE ADJUSTMENT ON 3 PARCELS OF LAND LOCATED ON FIRE TOWER ROAD (JCC-S-0018-2008) STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA DATE: 04/4/08 SCALE: 1"=120' JOB #06-413 REV: 07/15/08 SHEET 1 OF 2



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

S-0018-2008

090007924

LINE TABLE								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 20°41'17" E	64.56'	L17	N 16°35'31" W	317.30'	L32	S 22°46'49" E	391.08'
L2	N 20°41'17" E	25.23'	L18	N 12°01'52" W	148.49'	L33	N 36°38'52" W	233.39'
L3	S 20°41'17" W	25.23'	L19	N 10°05'02" E	192.80'	L34	N 25°07'40" W	306.25'
L4	S 77°05'49" E	182.93'	L20	N 29°46'15" W	229.50'	L35	N 37°04'03" E	153.42'
L5	S 47°52'27" E	26.88'	L21	S 79°52'36" E	73.17'	L36	S 22°46'49" E	402.36'
L6	S 47°52'27" E	202.18'	L22	S 39°12'36" W	445.11'	L37	N 36°38'52" W	173.94'
L7	S 47°52'27" E	202.18'	L23	S 22°46'49" E	383.84'	L38	N 57°18'34" E	18.17'
L9	S 02°25'24" W	118.68'	L24	N 36°38'52" W	233.91'			
L10	N 00°46'43" W	190.16'	L25	N 25°07'40" W	301.86'			
L11	N 00°02'03" W	86.13'	L26	N 16°35'31" W	47.56'			
L12	N 12°16'22" W	181.85'	L27	S 37°04'03" W	200.69'			
L13	S 22°46'49" E	414.39'	L28	S 69°08'02" E	240.37'			
L14	S 22°46'49" E	380.04'	L29	S 13°41'47" W	382.37'			
L15	N 36°38'52" W	234.42'	L30	S 56°43'22" E	314.74'			
L16	N 25°07'40" W	297.47'	L31	S 56°43'22" E	112.49'			

RECORD MERIDIAN
P.B. 70 PG. 90-93

TIE LINES ALONG CREEK		
TIE LINE	DIRECTION	DISTANCE
A-B	S 06°00'11" W	339.71'
	S 18°03'07" W	218.62'
B-C	N 72°55'12" W	209.79'
	N 74°39'48" W	151.26'
	N 46°23'05" W	293.88'
	N 78°52'44" W	284.46'
C-D	N 37°55'14" W	218.49'
	N 03°32'57" E	316.54'
	N 19°58'15" W	516.72'
	N 29°36'37" W	342.49'

- 25% OR GREATER SLOPE PER JCC GIS CONTOURS
- WETLANDS AREA
- INGRESS/EGRESS EASEMENT TO BENEFIT LOTS 1-7 (SEE NOTE 18)
- RESTRICTIVE ACCESS EASEMENT

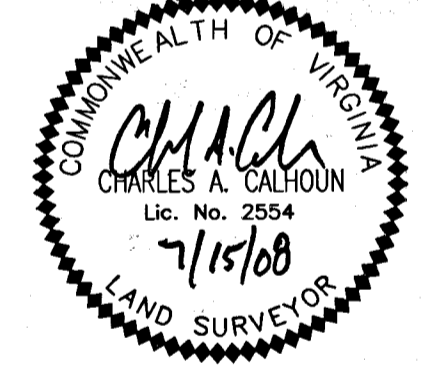
N/F
DAVID W. OTEY, JR.
TRUSTEE OF THE CORI SIKHIE FOUNDATION
INSTR.# 040020616
PB. 91 PG. 42 (PLAT)

N/F
CHERRI U. SPELLMEYER
INSTR.# 06002677
PB. 48 PG. 79(PLAT)

N/F
H.P. & MARY C. HAZELWOOD, JR.
INSTR.# 97000280

N/F
DONALD A. HAZELWOOD
DB. 665 PGS. 189-190

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
19 March 2008
at 2:22 AM/PM, PB PG
DOCUMENT # 090007924
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



KNEMEYER-POTTER SUBDIVISION
AND
BOUNDARY LINE ADJUSTMENT
ON 3 PARCELS OF LAND
LOCATED ON FIRE TOWER ROAD
(JCC-S-0018-2008)

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 04/4/08 SCALE: 1"=120' JOB #06-413
REV: 07/15/08 SHEET 2 OF 2

LandTech Resources, Inc.
Surveying • Engineering • GPS
205-E Bullfants Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2735.00'	248.48'	248.39'	S 74°29'40" E	05°12'20"
C2	275.00'	115.28'	114.44'	S 59°52'59" E	24°01'06"
C3	285.00'	118.51'	117.66'	N 59°47'13" W	23°49'30"
C4	215.00'	93.41'	92.68'	S 59°15'09" E	24°53'35"
C5	2685.00'	97.65'	97.65'	S 76°03'19" E	02°05'02"
C6	2685.00'	146.29'	146.27'	S 73°27'09" E	03°07'18"
C7	225.00'	94.32'	93.63'	S 59°52'59" E	24°01'06"
C8	2710.00'	246.21'	246.12'	S 74°29'40" E	05°12'20"
C9	250.00'	104.80'	104.03'	S 59°52'59" E	24°01'06"
C10	310.00'	121.40'	120.62'	S 59°05'35" E	22°26'14"
C11	215.00'	7.23'	7.23'	S 56°20'44" W	01°55'40"
C12	215.00'	25.93'	25.92'	S 51°55'34" W	06°54'40"
C13	215.00'	27.05'	27.03'	S 44°51'59" W	07°12'30"
C14	215.00'	28.83'	28.81'	S 37°25'14" W	07°41'00"
C15	215.00'	48.37'	48.27'	S 27°08'00" W	12°53'29"

- LEGEND**
- ⊕ SOIL BORING
 - IRF = IRON ROD FOUND
 - ⊙ = PRIMARY DRAINFIELD
 - ⊗ = RESERVE DRAINFIELD
 - ⊙ = PROPOSED LOCATION OF RPA SIGN
 - ⊙ = PROPOSED LOCATION WELLS

