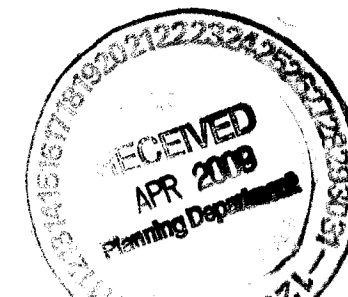


5-0006-2009

090011936



SOILS SCIENTIST'S 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 AUTHORIZED BY THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. (12 VAC 5-610-10 et seq., the Regulations)

THIS SUBDIVISION WAS SUBMITTED TO THE 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. 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: CLYDE C. DAVIS, JR. AOSE, LICENSE NO. 161, PHONE NO. 804-843-3029 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 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 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.

Clyde C. Davis Jr
CLYDE C. DAVIS, JR. AOSE # 161

DONNA MARIE WEITZEL
Notary Public
Commonwealth of Virginia
333855
My Commission Expires Feb 28, 2011

DONNA MARIE WEITZEL
Notary Public
Commonwealth of Virginia
333855
My Commission Expires Feb 28, 2011

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT IS A PORTION OF THE PROPERTY THAT WAS CONVEYED BY THE FOLLOWING DEEDS :

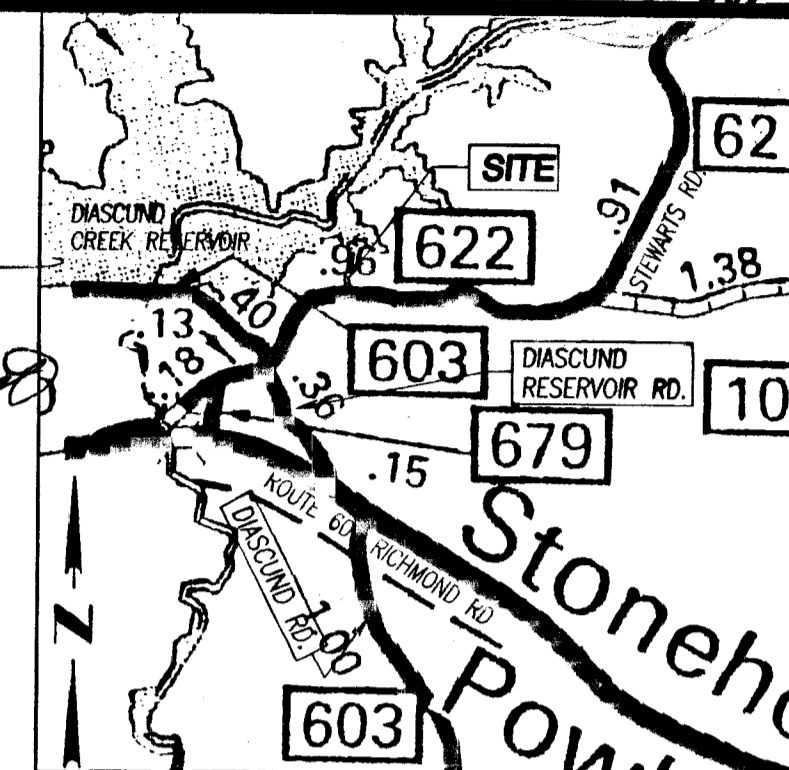
- 1) CHARLES A. PETERS AND MARY T. PETERS TO W. BARRY BRYANT DATED THE 1st DAY OF SEPTEMBER, 1993 AND RECORDED ON THE 1st DAY OF SEPTEMBER, 1993 IN DEED BOOK 638 PAGE 833.
- 2) BY CHARLES A. PETERS AND MARY T. PETERS TO W. BARRY BRYANT AND DONNA S. BRYANT DATED THE 28th DAY OF SEPTEMBER, 2007 AND RECORDED ON THE 2nd DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 07027486.
- 3) BY CHARLES A. PETERS AND MARY T. PETERS TO W. BARRY BRYANT AND DONNA S. BRYANT DATED THE 18th DAY OF NOVEMBER, 2008 AND RECORDED ON THE 19th DAY OF DECEMBER, 2008 IN INSTRUMENT NO. 0800047489.

ALL DEEDS ARE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS NO.1000 STEWARTS ROAD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

DATE: 3/19/09
W. Barry Bryant
W. BARRY BRYANT
Donna S. Bryant
DONNA S. BRYANT



VICINITY MAP SCALE: 1" = 2000'±

GENERAL NOTES :

1. NUMBER OF LOTS: THREE (3)
2. ZONED: A1
3. PARCEL ID: 0240100008A
4. PRESENT OWNERS: W. BARRY & DONNA S. BRYANT 1000 STEWARTS ROAD LANEXA VA 230898
5. 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.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
7. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION
8. A PORTION OF PARCEL A LIES IN A HUD FLOOD HAZARD ZONE "A" PER MAP #51095X0020C EFFECTIVE DATE OF 9-28-2007. THE REMAINDER OF PARCEL A AND ALL OF LOT 1 ARE NOT LOCATED IN FLOOD ZONE "A".
9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
11. ALL LOTS SHOWN ARE TO BE SERVED BY PRIVATE WATER AND SEWER.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/ COUNTY OF James City County
I, Donna Marie Weitzel, A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY IN THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS 19 DAY

OF March, 2009

Donna Marie Weitzel

NOTARY PUBLIC

MY COMMISSION EXPIRES Feb. 28, 2011

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/ COUNTY OF James City Co.
I, Donna Marie Weitzel, A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY IN THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS 19 DAY

OF March, 2009

Donna Marie Weitzel

NOTARY PUBLIC

MY COMMISSION EXPIRES Feb. 28, 2011

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE: 3-17-2009
Paul A. Jalbert
PAUL A. JALBERT

CLERK'S CERTIFICATE STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 28 DAY OF April, 2009. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:50 AM

TESTE: *Robert B. Woodhead* CLERK
By *C. Landon* Notary Public, Sp. Clerk
PLAT BOOK : _____, PAGE: _____

CERTIFICATE OF APPROVAL

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

3/19/09 *B. M. A. W.*
DATE: VIRGINIA DEPARTMENT OF TRANSPORTATION

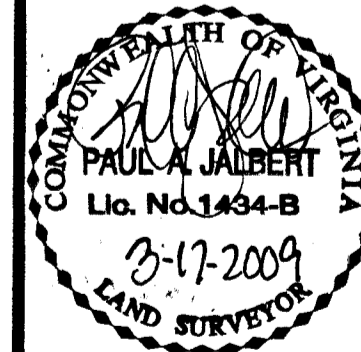
4/16/09 *Donna A. Beebe*
DATE: VIRGINIA DEPARTMENT OF HEALTH

4/22/09 *Ellen Cook*
DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY

APPROVAL BLOCK



Goodfellow, Jalbert, Beard, and Associates Inc.
7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 748-7097 Fax (804) 730-7275
ENGINEERING - SURVEYING - PLANNING



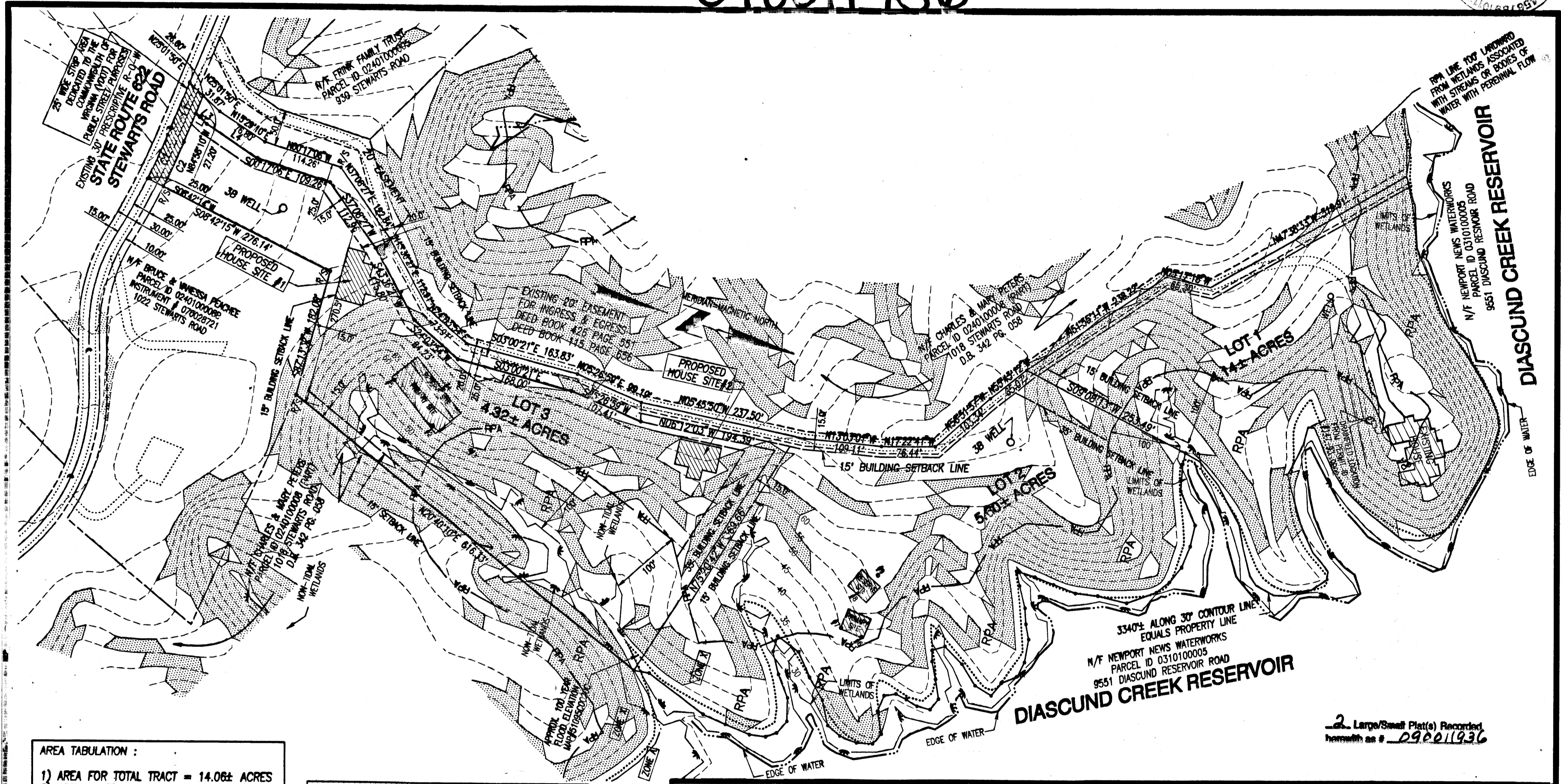
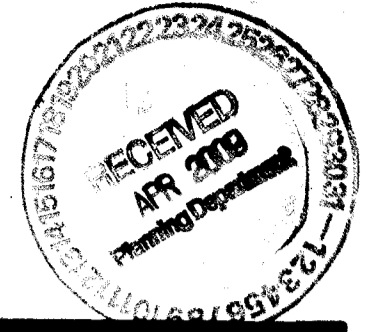
No. 1000 STEWARTS ROAD
STONE HOUSE DISTRICT, JAMES CITY COUNTY VA

DESIGNED BY: PAJ DATE: 3-17-2009 SHEET No. 1
DRAWN BY: PAJ SCALE: 1" = 100' 2
CHECKED BY: PAJ P.N. 3249-0037

AREA TABULATION :
1) AREA FOR TOTAL TRACT = 14.06± ACRES
2) AREA IN REMAINING IN PARENT TRACT (LOT 1) = 4.14± ACRES
3) AREA IN LOT 2 = 5.60± ACRES
4) AREA IN LOT 3 = 4.32± ACRES

2 Large/Small Plat(s) Recorded
Instrument # 090011936

090011936



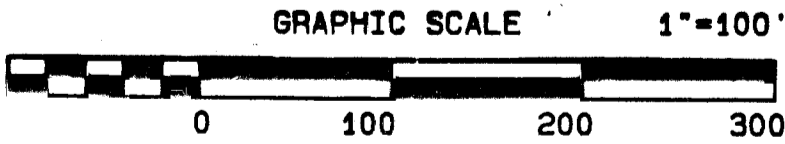
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- 4) AREA IN LOT 3 = 4.32± ACRES

HATCHED AREAS EQUALES AREAS OF SLOPES OF 25% AND GREATER

LINE AND CURVE TABLE

LINE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1059.99'	3°40'25"	67.96'	N83°07'58"W	67.95'
C2	1084.99'	3°40'25"	69.56'	N83°07'58"W	69.55'
L1			79.62'	N84°58'10"W	
L2			70.52'	N84°58'10"W	
L3			21.32'	S25°01'50"W	
L4			85.73'	S15°29'10"W	



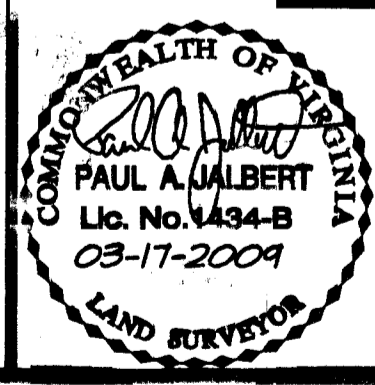
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
28 April 2009
 at 8:50 AM/PM, PB = PG
 DOCUMENT # 090011936
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Goodfellow, Jalkert, Beard, and Associates Inc.
 7104 Mechanicsville Turnpike / P.O. Box 539
 Mechanicsville, Virginia 23111
 (804) 746 - 7097 Fax (804) 730 - 7278
 ENGINEERING - SURVEYING - PLANNING

No. 1000 STEWARTS ROAD
STONE HOUSE DISTRICT, JAMES CITY COUNTY VA

DESIGNED BY: PAJ DATE: 03-17-2009 SHEET No. 2
 DRAWN BY: PAJ SCALE: 1" = 100' 2
 CHECKED BY: PAJ P.N. 3249-0037 2

APPROVAL BLOCK



2 Large/Small Plat(s) Recorded
 hereon as # 090011936