

090015345

FAMILY SUBDIVISION

OF THE PROPERTY STANDING IN THE NAME OF

KENNETH E. AMOS II  
JAMES CITY COUNTY PROJ. # JCC-5-0003-2009

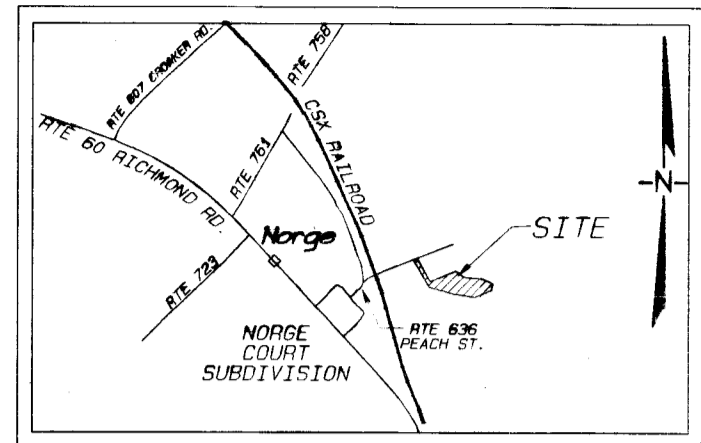
PROPERTY BEING LOT "C"  
OF THE CAROLINE M. AMOS  
FAMILY SUBDIVISION.

PROPERTY SHOWN IS LOCATED  
IN STONEHOUSE DISTRICT  
JAMES CITY COUNTY  
NORGE, VIRGINIA

PROPERTY ADDRESS  
250 PEACH STREET  
WILLIAMSBURG, VA.  
TAX PARCEL ID # 2410100014

PREPARED BY  
ANGLE & DISTANCE LAND SURVEYING, INC.  
156 OLD STAGE ROAD, TOANO, VA. 23168  
757-561-5334  
PLAT DATE 9-29-09  
REVISED PER COUNTY COMMENTS  
2-25-09

AREA COMPUTATIONS  
ORIGINAL LOT AREA = 9.51 +/- ACRES  
NEW LOT "D" = 5.787 +/- ACRES  
NEW LOT "E" = 3.727 +/- ACRES  
TOTAL AREA SUBDIVIDED = 9.51 +/- ACRES



VICINITY MAP -- SCALE 1" = 2000'

GENERAL NOTES

BOUNDARY INFORMATION TAKEN FROM PLATS, PB 43 PAGE 7, PB 51 PAGE 7, BOTH PLATS BY DJG INC. THIS PROPERTY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. PROPERTIES SHOWN ARE BASED ON A CURRENT FIELD SURVEY.

PROPERTY IS ZONED A1, BUILDING SETBACK LINES ARE FRONT = 100' (SEE PREVIOUSLY RECORDED B.L.A. PLAT) REAR = 35' SIDE = 15'

PROPERTIES SHOWN APPEAR TO LIE IN FLOOD ZONE X AS SHOWN ON F.I.R.M. MAP # 510201-0020B EFFECTIVE DATE FEB. 6TH, 1991.

WETLANDS AND LANDS WITHIN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 (C)(1) OF THE JAMES CITY COUNTY CODE.

UNLESS OTHERWISE STATED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY ORDINANCE 19-24 THROUGH 19-36.

IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

SEPTIC TANK AND SOIL INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPT. PRIOR TO ANY NEW STRUCTURE.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

ALL SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE 11, DIVISION 3 OF CHAPTER 24-220 OF THE COUNTY ORDINANCES.

STRUCTURES MAY BE ERECTED UP TO TWO STORIES AND SHALL NOT EXCEED 35 FEET IN HEIGHT FROM GRADE.

LOTS SHOWN NOT LOCATED IN THE PRIMARY SERVICE AREA (PSA). LOTS SHOWN TO BE SERVED BY PRIVATE SEPTIC AND WELL.

DRIVEWAY CONSISTING OF ALL-WEATHER SURFACE OF ROCK, STONE OR GRAVEL WITH A MINIMAL DEPTH OF THREE INCHES AND A MINIMAL WIDTH OF TEN FEET SHALL BE PROVIDED WITHIN THE 30' INGRESS/EGRESS EASEMENT FOR LOT D.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY  
I, M. Anderson Prockshaw, 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 ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 27<sup>th</sup> DAY OF March, YR 2009.  
M. Anderson Prockshaw MY COMMISSION EXPIRES 11/30/2012

SOURCE OF TITLE

PARCEL # 2410100014, WAS CONVEYED BY CAROLYN M. AMOS, et vir, TO KENNETH E. AMOS II, BY DEED DATED SEPT. 22, 2008, RECORDED AS INSTRUMENT # 080024105 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

OWNERS CONSENT

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

3-27-09 Kent E. Amos II  
DATE SIGNATURE

Kenneth E. Amos II  
NAME PRINTED

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY  
Ellen Cook DATE 5/29/09

VIRGINIA DEPT. OF HEALTH  
Donna D. Buede DATE 4-8-09

HEALTH DEPT. 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 HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPT. 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 DEPT. 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: ANN RUFF AOSE CERTIFICATION # 261. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 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 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 STRADITIONAL SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

2 Large/Small Plat(s) Recorded  
herewith as # 090015345

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND JAMES CITY COUNTY ORDINANCES REGARDING THE FLATTING OF SUBDIVISIONS WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

Edward C. Carr II 2-25-09  
EDWARD C. CARR II L.S.# 2505 DATE

STATE OF VIRGINIA

COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 15<sup>th</sup> DAY OF June, 2009  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK          PAGE           
AND/OR INSTRUMENT NUMBER 090015345 @ 11:57 AM

TESTE: Betsy B. Woolridge  
CLERK

BY: Claudia H. Binkholz, Dep. Clerk  
PROPERTY IS TAX PARCELS ID # 2410100014 SHEET 1 OF 2