

100001476

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BARBARA M. WELLRATH, MARRIED, BRIAN M. MENZEL, MARRIED, BONNIE M. AMO, MARRIED, AND HEATHER A. AMOS, SINGLE TO OLD SHIPYARD LANDING, L.L.C. BY DEED DATED OCTOBER 4, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT # 060024837.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Carroll Kusan 12/16/09
 OLD SHIPYARD LANDING, L.L.C. DATE

NOTARY

STATE OF VIRGINIA, JEFFERSON COUNTY OF JAMES CITY, TO-WIT:

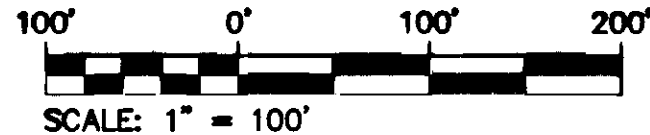
MARY R. SELDEN, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 16TH DAY OF DECEMBER, 2009.

MY COMMISSION EXPIRES JULY 31, 2010.

Mary R. Selden
 NOTARY PUBLIC #183637

GRAPHIC SCALE



CERTIFICATE OF APPROVAL

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

Carroll Kusan 12/18/09
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

John Jordan 9/14/09
 HEALTH DEPARTMENT DATE

Bruce A. Williams 9/10/09
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, 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.

Thomas C. Sublett 9/24/07
 THOMAS C. SUBLETT, L.S. #1886 DATE

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 27 DAY OF Jan, 2010.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:39 AM/PM

INSTRUMENT # 100001476

TESTE: Betsy B. Woolridge, Clerk Large/Small-Plat(s) Recorded herewith as # 100001476
 Betsy B. Woolridge, Clerk By *Debra Hallman D.C.*

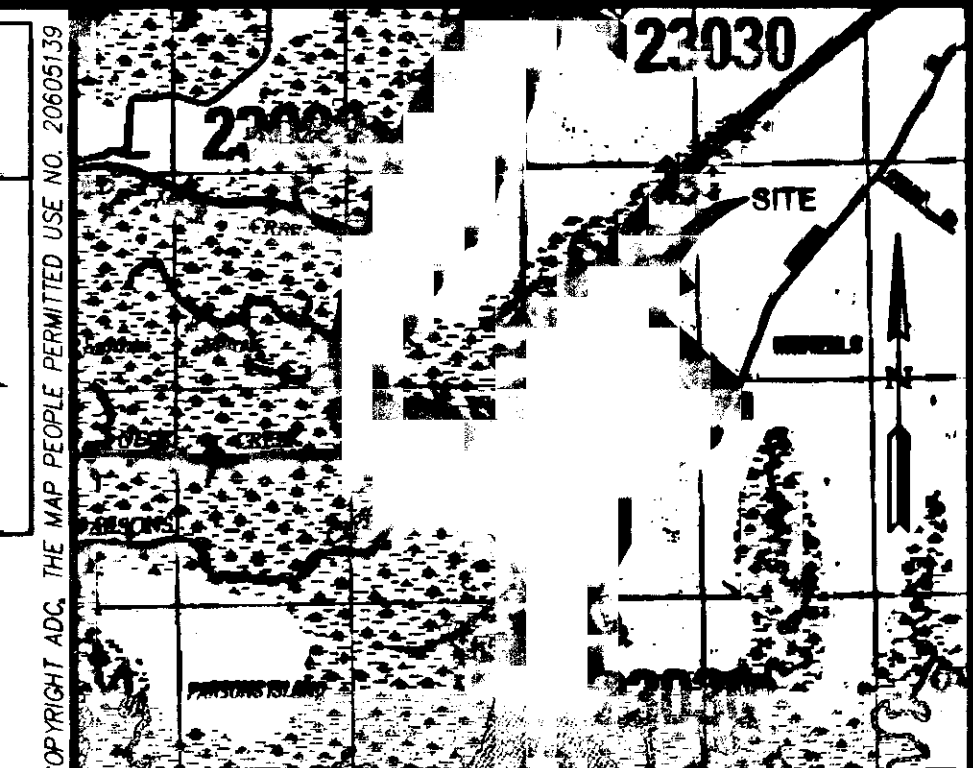
REFERENCES:
 INSTR. # 060024837
 INSTR. # 040013650
 D.B. 101, PG. 330

PROPERTY ADDRESSES

PARCEL A - 6550 MENZELS ROAD
 PARCEL D - TBD

AREA TABULATION

PREVIOUS PARCEL A (INCLUDES LANDING SITE)	116.9± AC.
TOTAL:	116.9± AC.
NEW PARCEL A	110.50± AC.
NEW PARCEL D	6.40± AC.
TOTAL	116.9± AC.

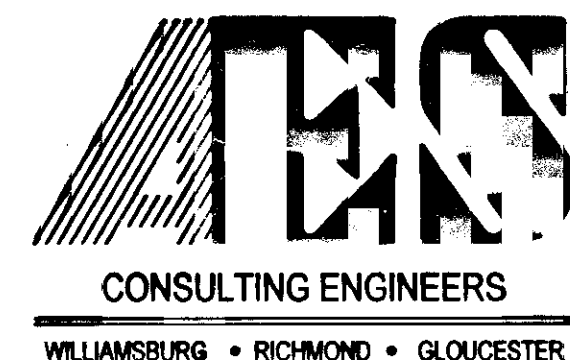


VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

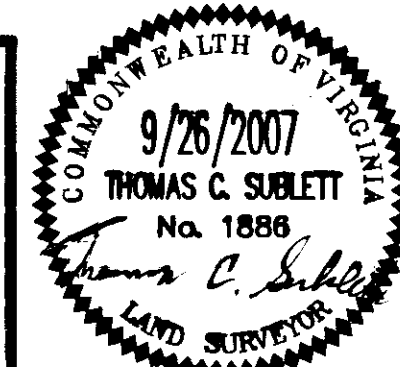
- PROPERTY IS ZONED A-1 (GENERAL AGRICULTURAL DISTRICT) TAX PARCELS (20-3)(1-2) AND (20-3)(1-TBD)
- SETBACK REQUIREMENTS ARE PER SEC. 24-215 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN ZONE AE (AREA OF 100 YEAR FLOOD), ZONE X (AREA OF 500 YEAR FLOOD), AND ZONE X (AREA OUTSIDE OF 500 YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510201 0015 B, EFFECTIVE DATE FEBRUARY 6, 1991.
- THIS PLAT OF BOUNDARY LINE ADJUSTMENT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY BY AES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ALL EXISTING PROPERTY LINES ARE BASED ON A PLAT OF RECORD ENTITLED, "PLAT OF 3 PARCELS ALONG THE CHICKAHOMINY RIVER, BETWEEN PLUM MARSH AND UNCLES NECK CREEK, JAMES CITY COUNTY, VIRGINIA" MADE BY JAMES W. KIDD, L.S. OF FOSTER & MILLER, P.C., DATED 8/16/2006 & 10/4/2006 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #060024837.
- WETLANDS SHOWN WERE DELINEATED BY KERR ENVIRONMENTAL & FIELD LOCATED BY AES CONSULTING ENGINEERS UNLESS OTHERWISE NOTED.
- 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.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- DRAINFIELD LOCATIONS ARE BASED ON STAKES AND SKETCH PROVIDED BY BROOKSIDE SOIL EVALUATIONS AND SOLUTIONS AND SURVEY LOCATED BY AES.
- PARTIAL WETLAND DELINEATION HAS BEEN PERFORMED ON PARCEL A. SHOULD ANY FURTHER SUBDIVISION OCCUR REGARDING PARCEL A, LOCATION OF THE RPA BUFFER SHALL BE SHOWN TO THE FULLEST EXTENT IN ALL AREAS FOR THE LOTS ASSOCIATED WITH SUCH FURTHER SUBDIVISION.



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

PLAT OF SUBDIVISION
PROPERTY OF SHIPYARD LANDING, L.L.C.
PARCEL A & D

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVIEWED BY
2	04/30/09	REVISED PER COUNTY COMMENTS	MWP	TCS
1	12/16/08	ADDED DRAINFIELD LOCATION AND WELL	JFS	TCS

Designed AES	Drawn MEG
Scale 1"=100'	Date 9/26/07
Project No. 9273-04	
Drawing No. 1 of 2	

