

100008159

CERTIFICATION OF SOURCE OF TITLE: PARCEL B2

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL B2 WAS CONVEYED BY JUDITH JONES-WANNER TO JUDITH JONES-WANNER AND SANFORD B. WANNER BY DEED DATED JANUARY 15, 2008 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #060003171.

OWNER'S CONSENT AND DEDICATION: PARCEL B2

THE BOUNDARY LINE ADJUSTMENT AND FAMILY SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT AND FAMILY SUBDIVISION TAX MAP PARCEL (15-3)(1-11A) AND PARCEL B2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Judith Jones-Wanner 3-29-10
JUDITH JONES-WANNER DATE
Sanford B. Wanner 3/29/10
SANFORD B. WANNER DATE

CERTIFICATE OF NOTARIZATION: PARCEL B2

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

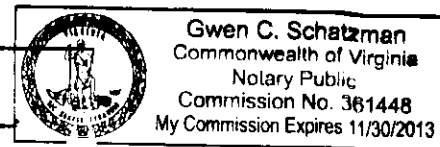
I, GWEN C. SCHATZMAN, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29th DAY OF MARCH, 2010.

MY COMMISSION EXPIRES 11/30/2013

Gwen C. Schatzman
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 361448



CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL (15-3)(1-11A)

THE PROPERTY SHOWN ON THIS PLAT AS TAX MAP PARCEL (15-3)(1-11A) WAS CONVEYED BY RUBY GARRETT JONES TO ROBERT W. MCKOWN, SR. [DECEASED 1991] AND SHERRY H. MCKOWN BY DEED DATED JUNE 9, 1983 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 233, PAGE 452.

OWNER'S CONSENT AND DEDICATION: TAX MAP PARCEL (15-3)(1-11A)

THE BOUNDARY LINE ADJUSTMENT AND FAMILY SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT AND FAMILY SUBDIVISION TAX MAP PARCEL (15-3)(1-11A) AND PARCEL B2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Sherry H. McKown 3/30/10
SHERRY H. MCKOWN (WIDOW) DATE

CERTIFICATE OF NOTARIZATION: TAX MAP PARCEL (15-3)(1-11A)

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

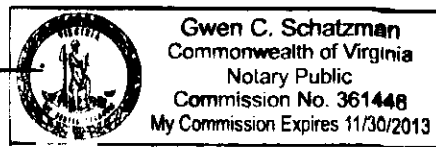
I, GWEN C. SCHATZMAN, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 30th DAY OF MARCH, 2010.

MY COMMISSION EXPIRES 11/30/2013

Gwen C. Schatzman
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 361448



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT 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.

Ronald W. Eads 03-09-10
RONALD W. EADS, L.S. #001948 DATE

AREA TABULATION

Table with columns: PARCEL B2, SQUARE FEET, ACRES. Rows include OLD AREA=, NEW AREA=, TAX MAP PARCEL (15-3)(1-11A), NEW TAX MAP PARCEL (15-3)(1-11A), NEW PARCEL 1=, NEW PARCEL 2=, TOTAL AREA.

GENERAL NOTES

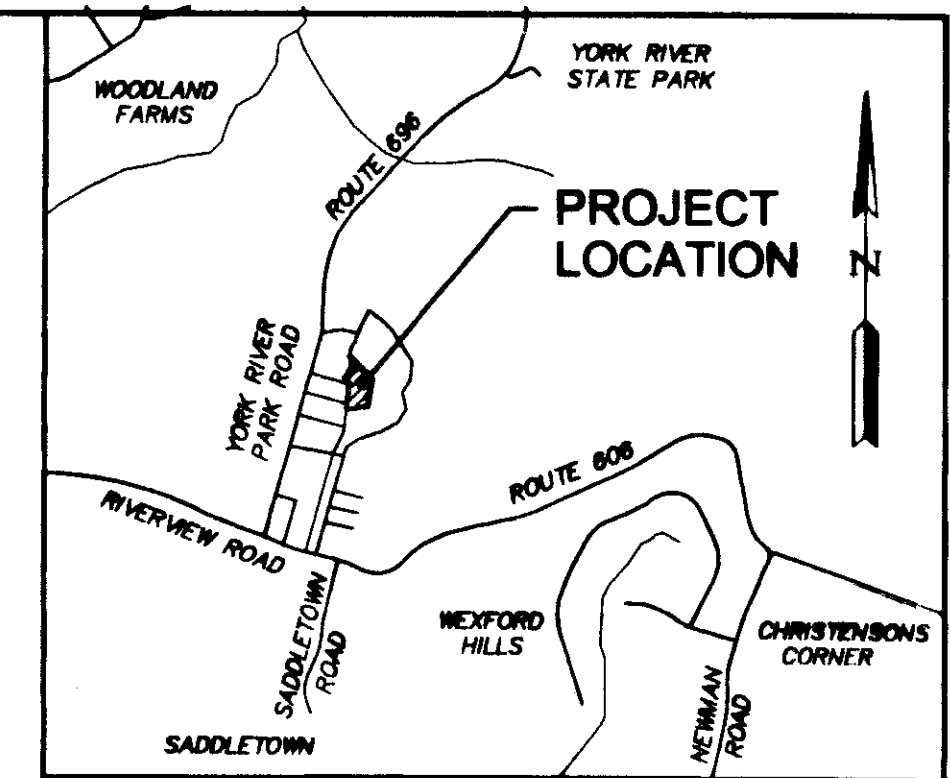
- 1. SETBACKS ARE AS SHOWN ON PLAT.
2. PROPERTY IS ZONED A1, GENERAL AGRICULTURAL.
3. ALL LOTS SHALL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
4. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
5. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
6. PROPERTY SHOWN HEREON IS ALL OF TAX MAP PARCEL NO. (15-3)(1-11A) AND ALL OF TAX MAP PARCEL NO. (15-3)(4-2)-PARCEL B2.
7. THIS IS A FAMILY SUBDIVISION IN ACCORDANCE WITH SECTION 19-17 OF THE SUBDIVISION ORDINANCE, A SPECIAL USE PERMIT (SUP-0001-2010) HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS FOR LOT SIZES OF LESS THAN 3 ACRES. PARCELS "1" AND "2" ARE TO BE CONVEYED TO AN IMMEDIATE FAMILY MEMBER OF THE OWNER.
8. THIS PROPERTY LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0065C, DATED SEPTEMBER 28, 2007.
9. NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
12. 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.
13. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. THE SHARED COMMON DRIVEWAY MUST BE USED BY ALL RESIDENTS OF THIS SUBDIVISION.
15. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

CERTIFICATE OF APPROVAL

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

Virginia D. Schuman 3/30/10
VIRGINIA DEPARTMENT OF HEALTH DATE

Christine D. ... 4/2/10
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



VICINITY MAP SCALE 1"=2000'

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 32.1-183.5 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 #161. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 300 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 SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

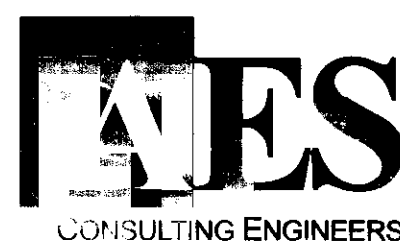
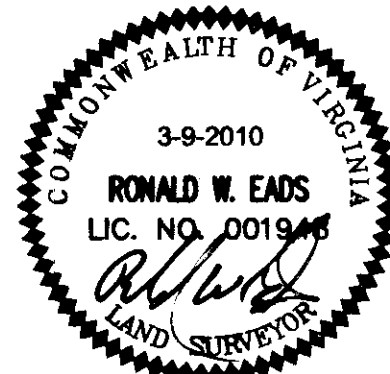
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED, RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL 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.

2 Large/Small Plats Recorded herewith as # 100008159

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 29 DAY OF April, 2010.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:14 AM/PM
INSTRUMENT # 100008159

TESTE: BETSY B. WOOLRIDGE, CLERK
BETSY B. WOOLRIDGE, CLERK
By Susan Hallman D.C.

Table with columns: Rev., Date, Description, Revised By. Row 1: 3-9-2010, REVISED PER JAMES CITY COMMENT LETTER DATED JANUARY 29, 2010, CMA.



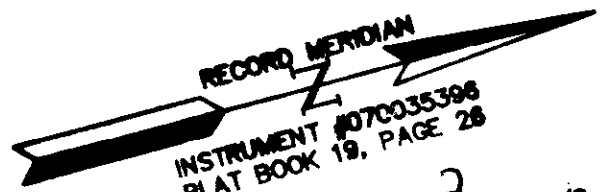
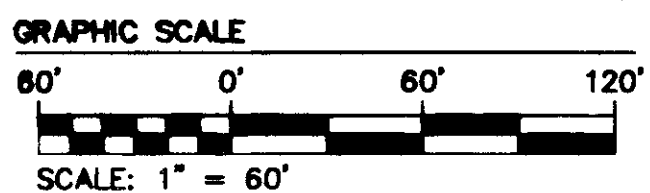
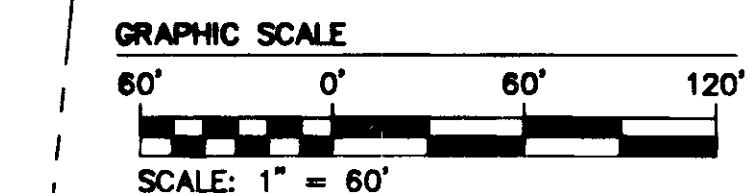
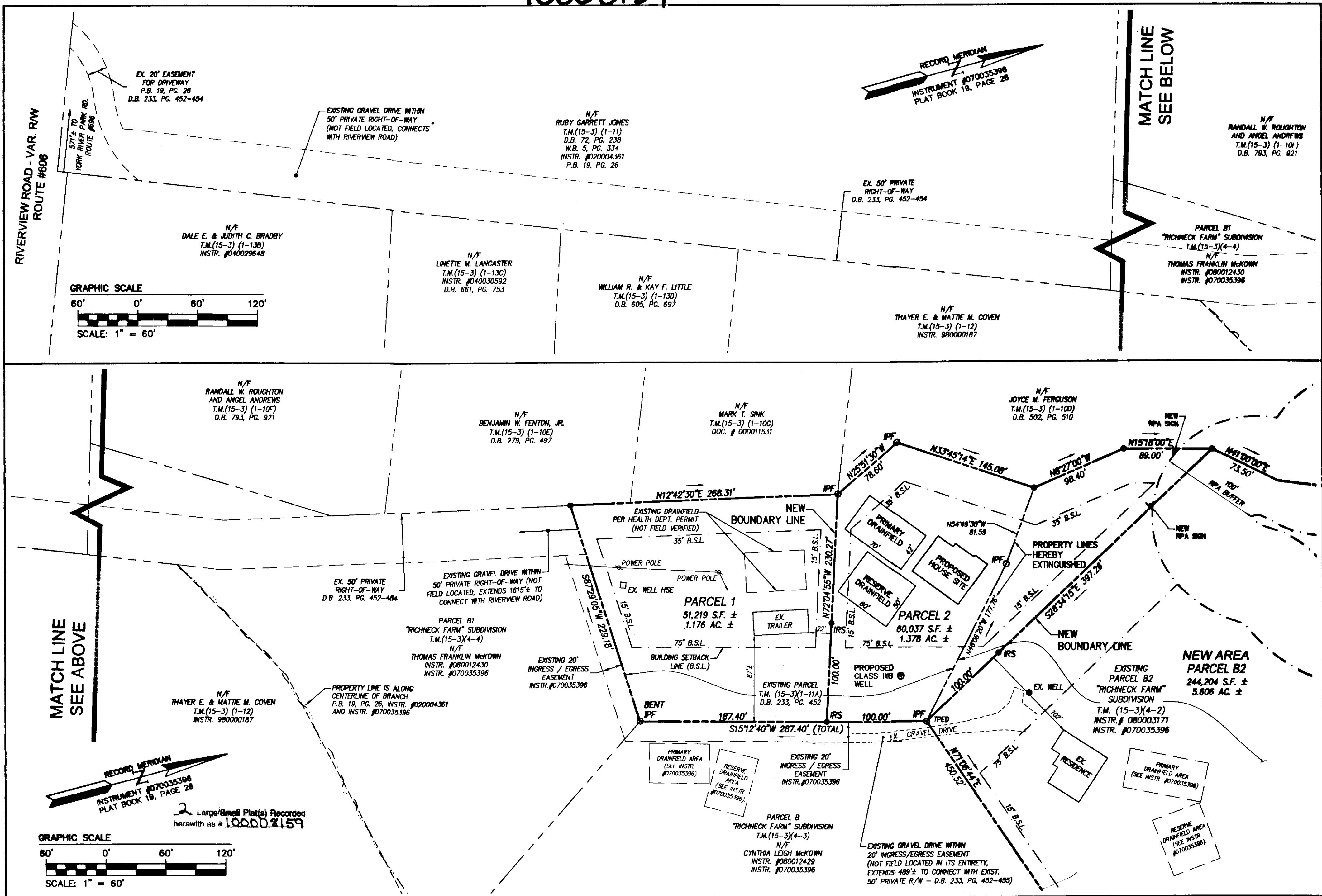
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

BOUNDARY LINE ADJUSTMENT AND FAMILY SUBDIVISION
TAX MAP PARCEL (15-3)(1-11A) AND PARCEL B2
"RICHNECK FARM" SUBDIVISION
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

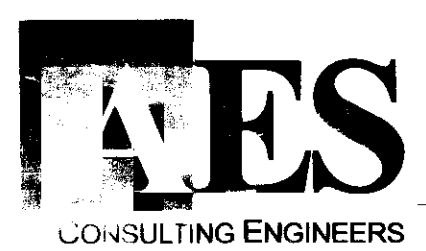
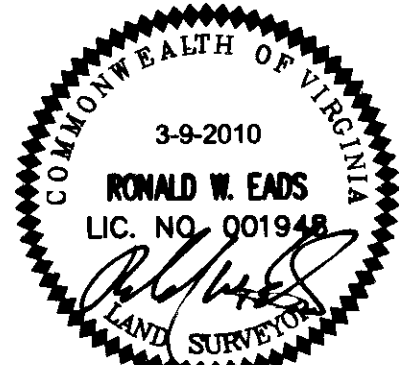
Project Contacts: AES
Project Number: 0143-04
Scale:
Date:
NOTED 01-18-2010
Sheet Number
1 OF 2

10008159



2 Large/Small Plat(s) Recorded herewith as # 10008159

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
4-28-2010  
at 2:14 PM, P.B. PG. \_\_\_\_\_  
DOCUMENT # 10008159  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
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**BOUNDARY LINE ADJUSTMENT AND  
FAMILY SUBDIVISION  
TAX MAP PARCEL (15-3)(1-11A) AND PARCEL B2  
"RICHNECK FARM" SUBDIVISION**  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: AEB  
Project Number: 9143-04  
Scale: 1"=60'  
Date: 01-18-2010  
Sheet Number  
**2 OF 2**

Rev.	Date	Description	Revised By
1	3-9-2010	REVISED PARCEL BOUNDARY LINE AND SUBDIVISION	CMA

S:\job\914304-McKown Family Subd\Survey\Plans\914304-p02-plat.dwg, 3/29/2010 10:12:39 AM, mla.appleton