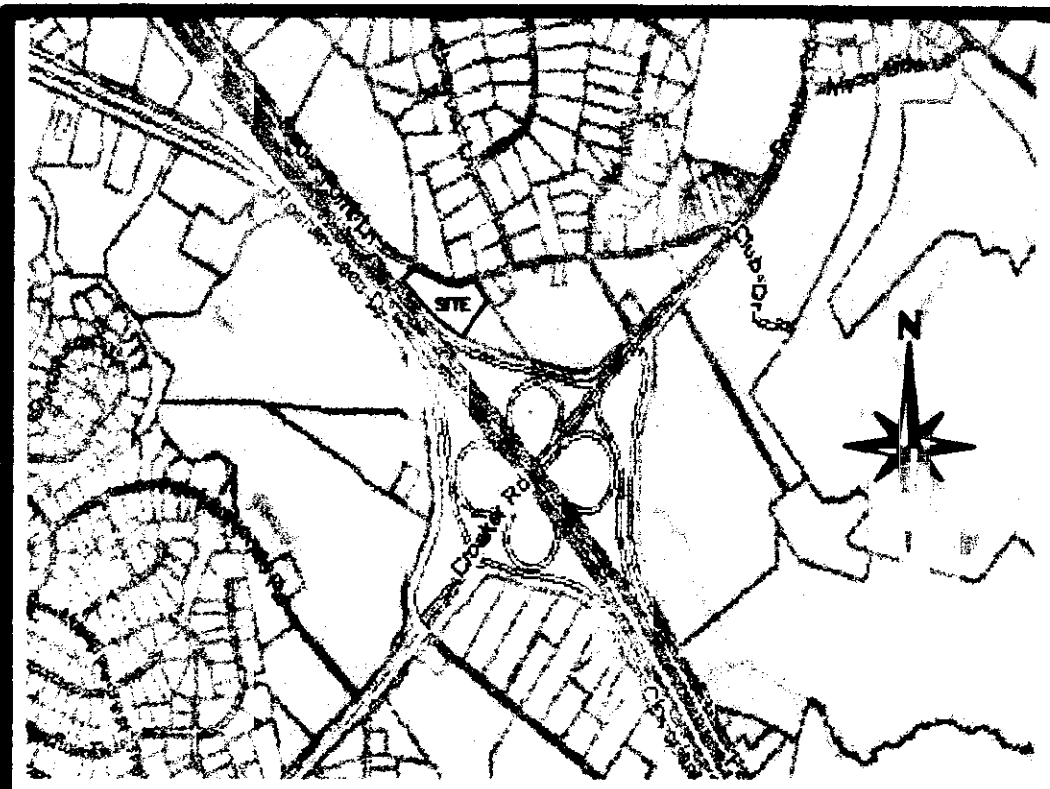


100013675

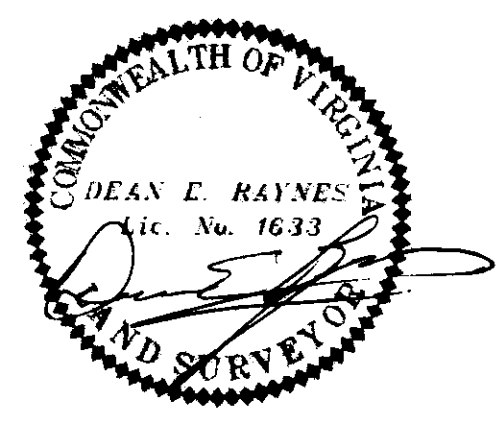
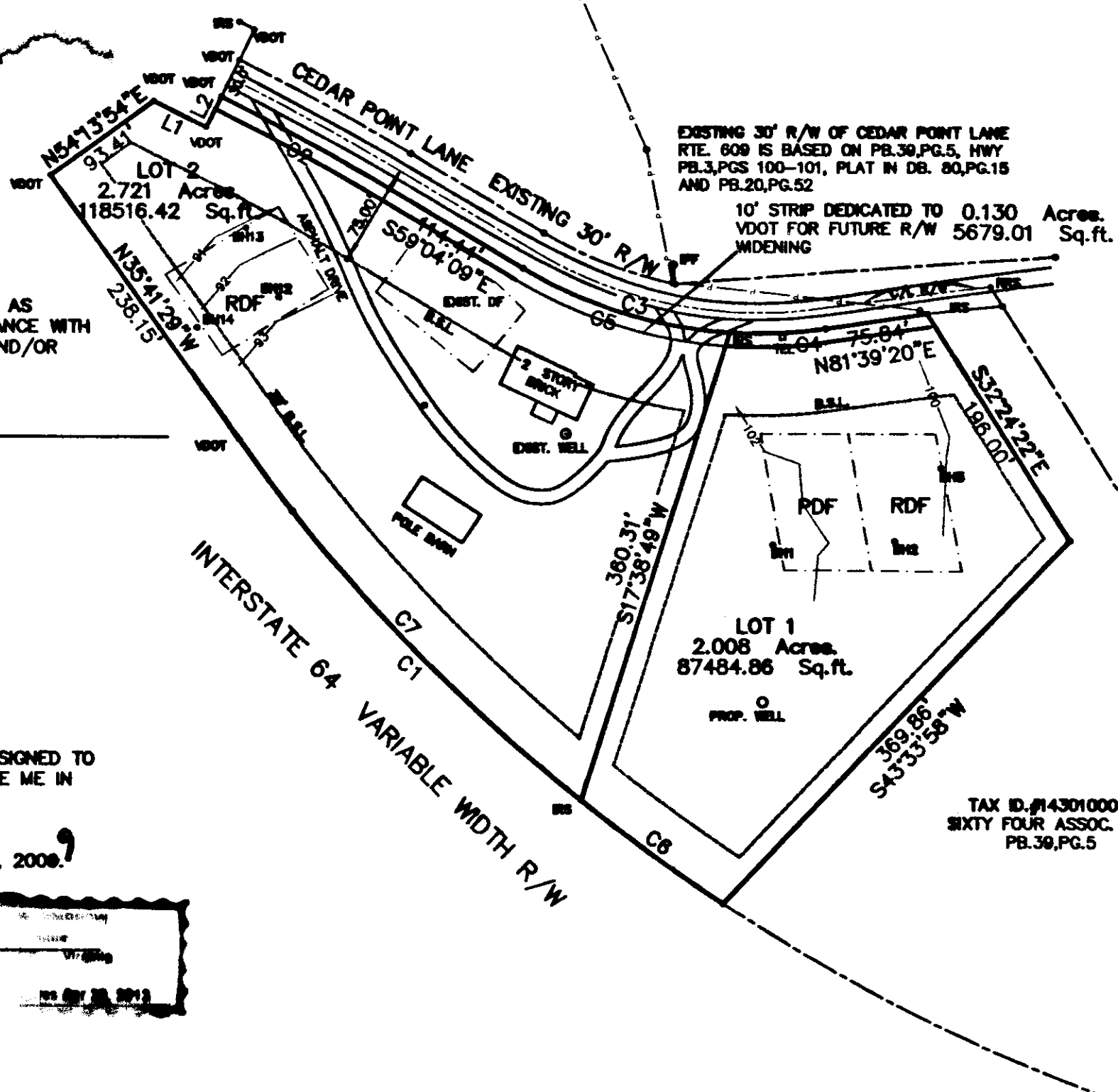


NUM	BEARING	DISTANCE
L1	S63°49'57"E	42.95'
L2	N26°28'41"E	24.87'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	20°57'57"	496.33'	1356.39'	S46°10'28"E	493.57'
C2	4°45'52"	141.15'	1697.44'	N61°27'06"W	141.11'
C3	39°16'31"	231.20'	337.29'	S78°42'25"E	226.70'
C4	11°57'19"	70.38'	337.29'	N87°37'59"E	70.25'
C5	27°19'12"	160.83'	337.29'	S72°43'46"E	159.31'
C6	5°28'06"	129.45'	1356.39'	S53°55'23"E	129.40'
C7	15°29'51"	366.88'	1356.39'	S43°26'25"E	365.76'

PLAT OF SUBDIVISION  
 OF PROPERTY BEING KNOWN AS  
 SCRUGGS L.T. #1  
 LOCATED IN STONEHOUSE DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1"=100' DATE: 06/29/2009  
 J.N. 333.3  
 PAGE 1 OF 1



OWNER'S CERTIFICATE:  
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SCRUGGS LT #1 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.  
 DATE: 12/18/09 SIGNATURE: Mike Scruggs

CERTIFICATE OF NOTORIZATION:  
 COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY Scurrow  
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID,  
 DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
 GIVEN UNDER MY HAND THIS 18th DAY OF December, 2009.  
 SIGNATURE: Kimberly W. Aronson  
 MY COMMISSION EXPIRES 4/30/13

CERTIFICATE OF SOURCE OF TITLE:  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY A.R. FARTHING TO WALTER J. & RUTH W. SCRUGGS BY DEED DATED 04/22/1981 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DB. 80, PG. 13.

SURVEYOR'S 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.

AOSE CERTIFICATION:  
 THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC 5-610-10 et seq., THE REGULATIONS)

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 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: \_\_\_\_\_ THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

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

- NOTES:
1. THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
  2. LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
  3. THE BOUNDARY LINES SHOWN HEREON REPRESENT AN IN THE FIELD BOUNDARY SURVEY.
  4. THIS PROPERTY IS ZONED A-1.
  5. TAX PARCEL ID# 1430100030.
  6. PROPERTY ADDRESS IS 4391 CEDAR POINT LN.
  7. SEPTIC AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
  8. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
  9. ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED BY SECTION 19-35.
  10. TOTAL AREA = 4.729 AC.  
AREA IN LOTS = 4.729 AC.  
AREA TO VDOT = 0.130 ACRES (5,679.01 s.f.)  
NUMBER OF LOTS = 2
  11. THE OWNER WILL NEED TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.
  12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
  13. THE EXISTING WELL AND DRAINFIELD FOR LOT 2 WILL BE USED FOR EXISTING DWELLING ONLY.
  14. JAMES CITY COUNTY PROJECT IDENTIFICATION # JCC.
  15. BASED ON COUNTY WETLANDS MAPPING AND FIELD INSPECTION THERE ARE NO WETLANDS ON THIS PROPERTY.
  16. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

Large/Small Plat(s) Recorded herewith as # 100013675

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT: THIS PLAT WAS RECORDED ON 30 June 2010 AT 3:30 AM/PM. PG. 1 DOCUMENT# 100013675

By: Brian B. Woodridge, Clerk  
 By: Claudia H. Binkley, Deputy

CERTIFICATE OF APPROVAL:

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
 DATE: 12/18/09 BY: Emy A. W.  
 DATE: 12/18/09 BY: DAB  
 DATE: 1/10 BY: [Signature]  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 CO. \_\_\_\_\_ SUBDIVISION AGENT JAMES CITY

DEAN E. RAYNES C.L.S. #1633  
 HIS LAND SURVEYING, INC.  
 P.O. BOX 188  
 PROVIDENCE FORGE VIRGINIA 23148  
 (804) 966-7817

SIGN: AOSE/PE \_\_\_\_\_ DATE \_\_\_\_\_