

100018463

OWNERS CERTIFICATE
 THE PLAT OF SUBDIVISION SHOWN ON THIS PLAT AND KNOWN AS LOTS 1 & 2, ARTHUR J. BANGS PROPERTY, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.
 9/3/09 DATE
 [Signature] SIGNATURE
 (FOR DAVID A. NICE BUILDERS, INC.)
 DAVID A. NICE (NAME PRINTED)

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF James City, Amy M. Kessler
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 3rd DAY OF September 2009.
 MY COMMISSION EXPIRES 20
 [Signature] SIGNATURE
 AMY M. KESSLER
 Notary Public
 Commonwealth of Virginia
 216363
 My Commission Expires 18 NOV 30 2009

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ARTHUR J. BANGS, DEVISEE OF WILLIAM A. BANGS, DECEASED TO DAVID A. NICE BUILDERS, INC. BY DEED, DATED MARCH 8, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 990006367.

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.
 [Signature] DATE 10/30/2008
 A.D. SEBERT, L.S.

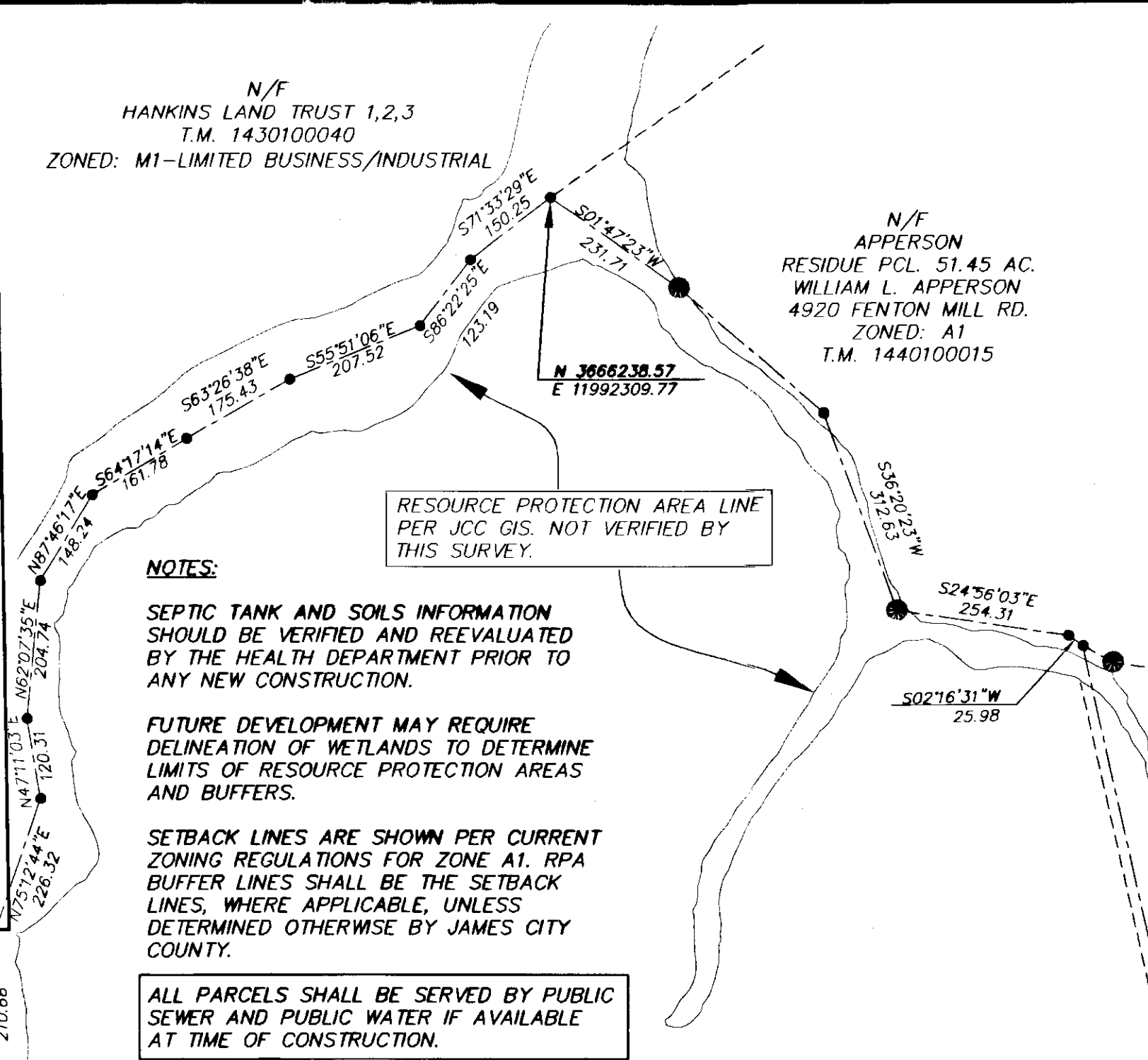
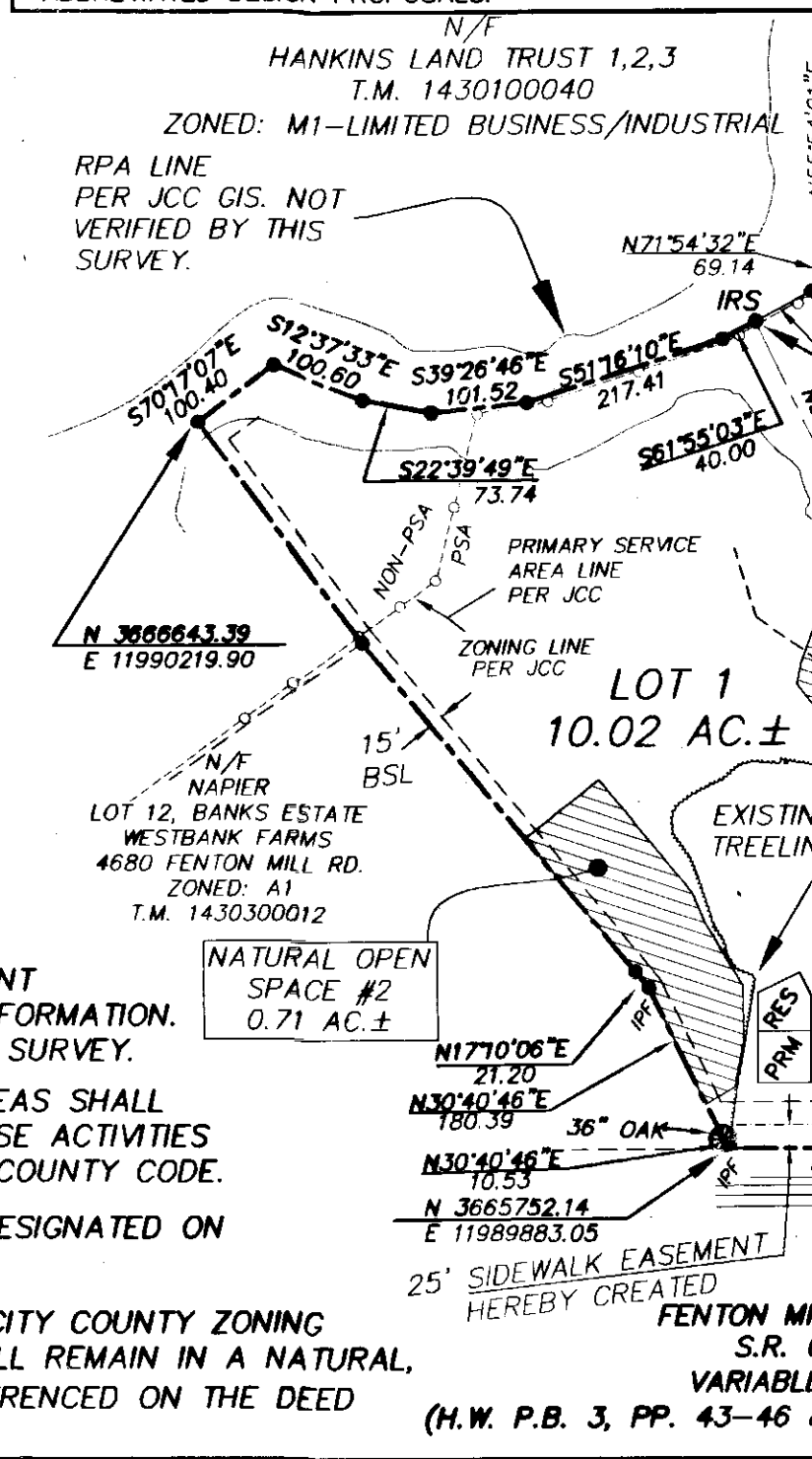
- GENERAL NOTES:**
1. THE PROPERTY SHOWN HEREON IS ALL OF ASSESSOR'S PARCEL 14.30100042 AT #4700 FENTON MILL ROAD.
 2. THE PROPERTY LIES WITHIN THE PRIMARY SERVICE AREA.
 3. THE PROPERTY IS CURRENTLY ZONED A1.
 4. THE PROPERTY APPEARS TO LIE IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. 51095C0045C. DATED 09/28/2007.
 5. THE TOTAL AREA IS 76.68 AC.±
 6. MINIMUM BUILDING SETBACK LINES:
 FRONT = 50'
 SIDE = 15'
 REAR = 35' (OR LINE OF RPA BUFFER)
 7. ALL FUTURE UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
 9. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS ARE SHOWN PER AVAILABLE INFORMATION. OTHER EASEMENTS MAY EXIST. THIS IS NOT A BOUNDARY SURVEY.
 10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
 11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 12. IN ACCORDANCE WITH SECTION 19-29H OF THE JAMES CITY COUNTY ZONING ORDINANCE, THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

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 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: ADAM C. HERMAN, AOSE #185. 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 SITE 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 THE 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.



NOTES:

SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

FUTURE DEVELOPMENT MAY REQUIRE DELINEATION OF WETLANDS TO DETERMINE LIMITS OF RESOURCE PROTECTION AREAS AND BUFFERS.

SETBACK LINES ARE SHOWN PER CURRENT ZONING REGULATIONS FOR ZONE A1. RPA BUFFER LINES SHALL BE THE SETBACK LINES, WHERE APPLICABLE, UNLESS DETERMINED OTHERWISE BY JAMES CITY COUNTY.

ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER IF AVAILABLE AT TIME OF CONSTRUCTION.

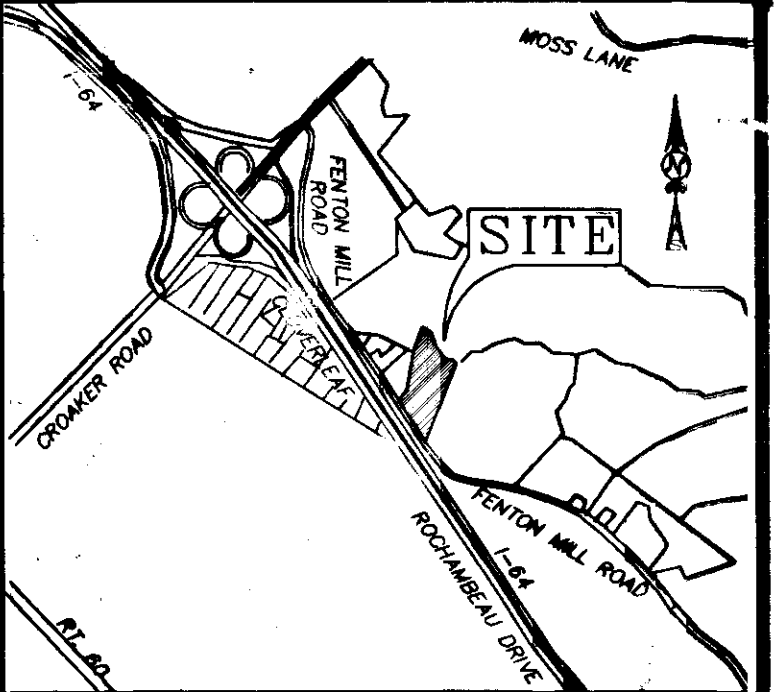
GRAPHIC SCALE
 200 0 200 400
 SCALE: 1" = 200'

AREA
 LOT 1: 10.02 AC.±
 LOT 2: 69.66 AC.±
 TOTAL: 79.68 AC.±

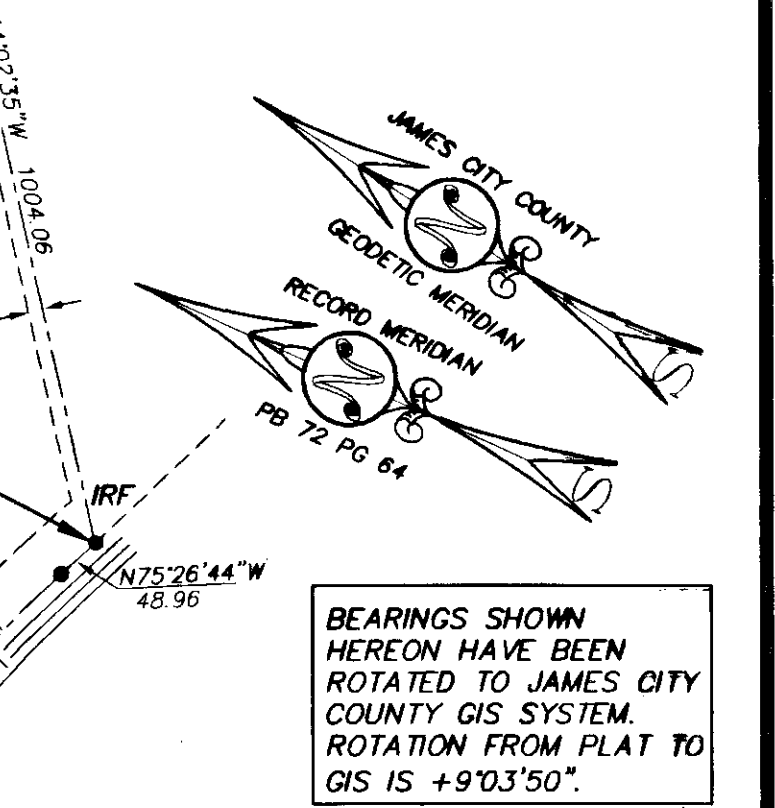
CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TAN	CHORD	CHD. BRG.
C1	1457.40	9°00'00"	228.93	114.70	228.69	N79°56'44"W
C2	1120.92	7°45'11"	151.68	75.95	151.56	S72°01'07"E
C3	903.60	29°46'15"	469.51	240.18	464.25	S49°25'53"E

LEGEND:
 N/F NOW OR FORMERLY
 IRF IRON ROD FOUND
 I/PF IRON PIPE FOUND
 NL/S NAIL SET
 BSL BUILDING SETBACK LINE
 R/W RIGHT-OF-WAY
 SMH SANITARY MANHOLE
 CO SANITARY CLEANOUT
 WM WATER METER
 WV WATER VALVE
 X 98.2 EXISTING SPOT ELEVATION
 • 98.2 PROPOSED SPOT ELEVATION



VICINITY MAP
 SCALE: 1" = 1/2 MILE
 City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 3 September 2010
 at 3:17 AM/PM, PB PG
 DOCUMENT # 100018463
 BETSY B. WOOLRIDGE, CLERK
 [Signature] Clerk
 APPERSON
 PART OF ELMWOOD
 4904 FENTON MILL RD.
 ZONED: A1
 T.M. 2420100018



CERTIFICATE OF APPROVAL
 THIS PLAT OF SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 6/23/09 DATE
 [Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION
 6/25/09 DATE
 [Signature] VIRGINIA DEPARTMENT OF HEALTH
 9/14/09 DATE
 [Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY

SEBERT SURVEYING & LAYOUT, LLC

173 BARLOW ROAD
 WILLIAMSBURG, VA
 PHONE (757) 345-0931
 CELL: (757) 784-2413

PLAT OF SUBDIVISION
 BEING LOTS 1 & 2
 ARTHUR J. BANGS PROPERTY
 STANDING IN THE NAME OF
 DAVID A. NICE BUILDERS, INC.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



DATE: 10/30/2008

REVISIONS:
 01/08/09 ADDED HEALTH DEPT NOTE
 01/13/09 REVISED CONS. EASEMENT
 04/14/09 ADDED BSL, R/W, NOTES
 06/01/09 ADDED S/W EASEMENT

DESIGNED BY: ADB
 SCALE: 1" = 200'
 PROJECT NO. J143-1
 DRAWING NO. 1 OF 1