

100023795

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RALLEY B. ROBINSON, JR. AND LUCILLE ROBINSON WALLACE (GRANTORS) TO ELIZABETH WISE ROBINSON (GRANTEE) BY DEED OF GIFT DATED DECEMBER 11, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY AND THE CITY OF WILLIAMSBURG AS INSTRUMENT #080003146.

OWNER'S CONSENT AND DEDICATION

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

Elizabeth Robinson 9-13-2010
ELIZABETH WISE ROBINSON DATE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Williamsburg

I, John F. Sluss A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 13th DAY OF September, 2010

John F. Sluss
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 7/31/2013

NOTARY REGISTRATION NUMBER: 312410



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 10-28-10
RONALD W. EADS L.S. #001948 DATE

CERTIFICATE OF APPROVAL

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

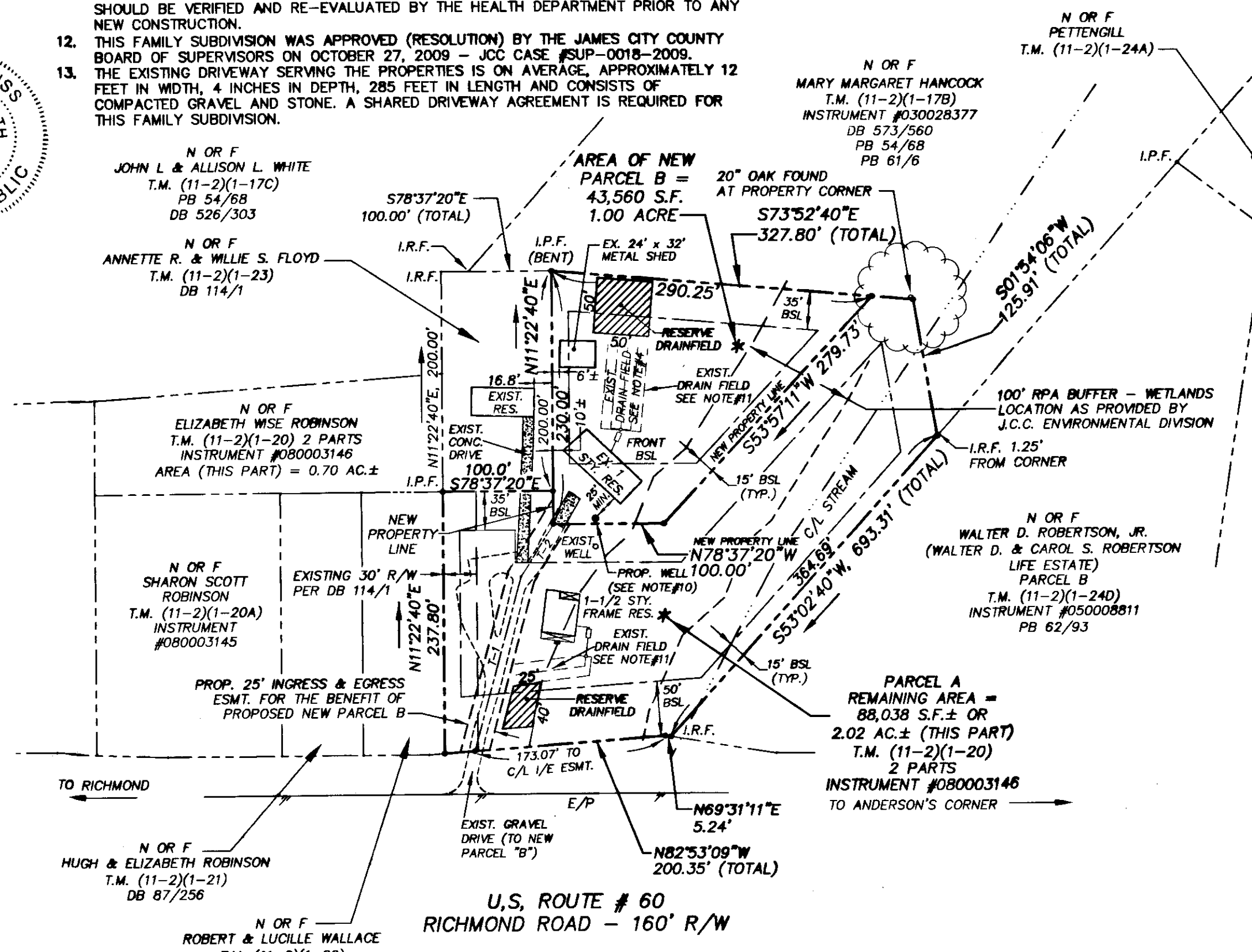
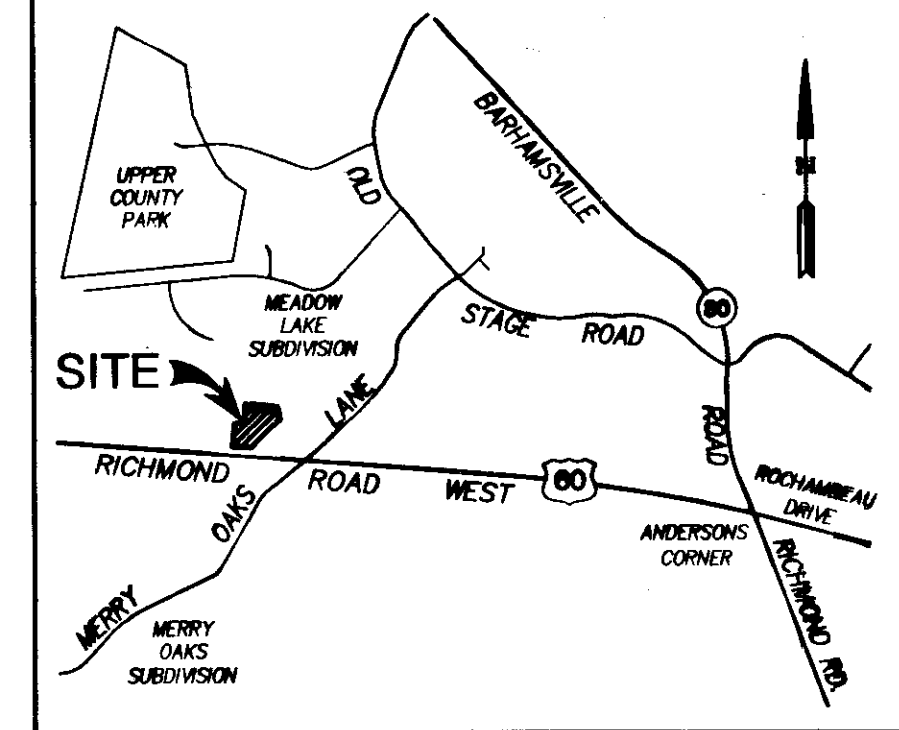
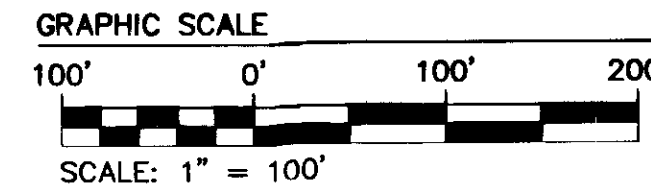
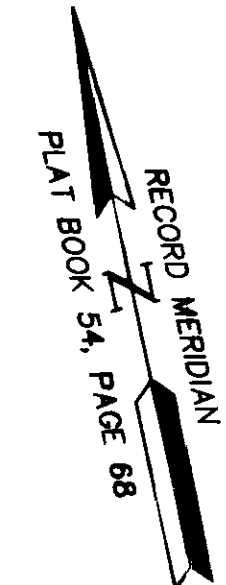
Bryan W. ... 9/15/10
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Donna A. Bredt 09-10-10
VIRGINIA DEPARTMENT OF HEALTH DATE

Carroll ... 10/21/10
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES:

1. ANY NEW UTILITIES AVAILABLE TO THESE PROPERTIES SHALL BE INSTALLED UNDERGROUND.
2. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
3. PROPERTY ADDRESS IS #8788 RICHMOND ROAD, TOANO VA.
4. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. # 51095C0110C DATED 09/28/07.
5. PROPERTY TO BE SUBDIVIDED IS CURRENTLY A PART OF TAX MAP PARCEL (11-2)(1-20), WHICH ACCORDING TO JAMES CITY COUNTY GIS PROPERTY INFORMATION CONSISTS OF (2) PARTS. CURRENTLY ACCORDING TO JAMES CITY COUNTY GIS PROPERTY INFORMATION BOTH PARTS HAVE THE SAME PROPERTY ADDRESS.
6. TAX MAP PARCEL (11-2)(1-20) IS CURRENTLY ZONED A1 (GENERAL AGRICULTURAL DISTRICT).
7. 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.
8. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. THIS PLAT DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. PROPERTY LINES AS SHOWN WERE BASED ON FOUND MARKERS AS NOTED, RECORD, AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN, THERE MAY BE EASEMENTS, COVENANTS AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
10. EXISTING DWELLINGS AS SHOWN ARE CURRENTLY SERVED BY AN EXISTING COMMON WELL AND INDIVIDUAL EXISTING DRAIN FIELDS. THE PROPERTIES WILL BE SERVED BY INDIVIDUAL WELL AND SEPTIC FIELD.
11. EXISTING DRAIN FIELD LOCATIONS AS SHOWN ARE APPROXIMATE AND ARE BASED ON EXISTING VDH PERMIT DATED 08-19-80 AND LAND OWNER RESERVE DRAIN FIELD AREA LOCATIONS AND PROPOSED WELL LOCATIONS AS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY VDH. ACTUAL LOCATIONS ARE TO BE DETERMINED AND ARE SUBJECT TO CHANGE AND VERIFICATION. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
12. THIS FAMILY SUBDIVISION WAS APPROVED (RESOLUTION) BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON OCTOBER 27, 2009 - JCC CASE #SUP-0018-2009.
13. THE EXISTING DRIVEWAY SERVING THE PROPERTIES IS ON AVERAGE, APPROXIMATELY 12 FEET IN WIDTH, 4 INCHES IN DEPTH, 285 FEET IN LENGTH AND CONSISTS OF COMPACTED GRAVEL AND STONE. A SHARED DRIVEWAY AGREEMENT IS REQUIRED FOR THIS FAMILY SUBDIVISION.



INGRESS & EGRESS C/L TABLE

T-1	N26°31'21"E	164.01'
T-2	N43°37'46"E	56.11'

HEALTH DEPARTMENT NOTES:
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ON-SITE 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 32.1-163.8 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE 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 ON-SITE 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 ON-SITE SEWAGE SYSTEMS.

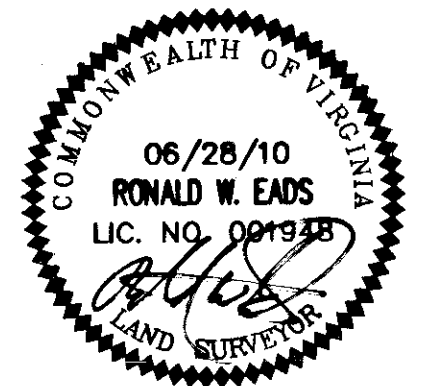
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

1 Large Plat(s) Recorded
herewith as # 100023795

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
CIRCUIT COURT. THIS 3 DAY OF Nov, 2010.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS,
@ 1:23 PM
INSTRUMENT # 100023795

TESTE: Betsy B. Woolridge, Clerk
By: Betsy B. Woolridge, Clerk

Rev.	Date	Description	Revised By
1	08-31-10	REVISED PER JCC COMMENTS RECEIVED 08-03-10	RWE



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FAMILY SUBDIVISION
BEING PART OF THE PROPERTY
OWNED BY ELIZABETH WISE ROBINSON
LOCATED AT #8788 RICHMOND ROAD
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: **RWE**
Project Number: **8298-01**
Scale: **1"=100'**
Date: **08-28-10**
Sheet Number: **1 of 1**