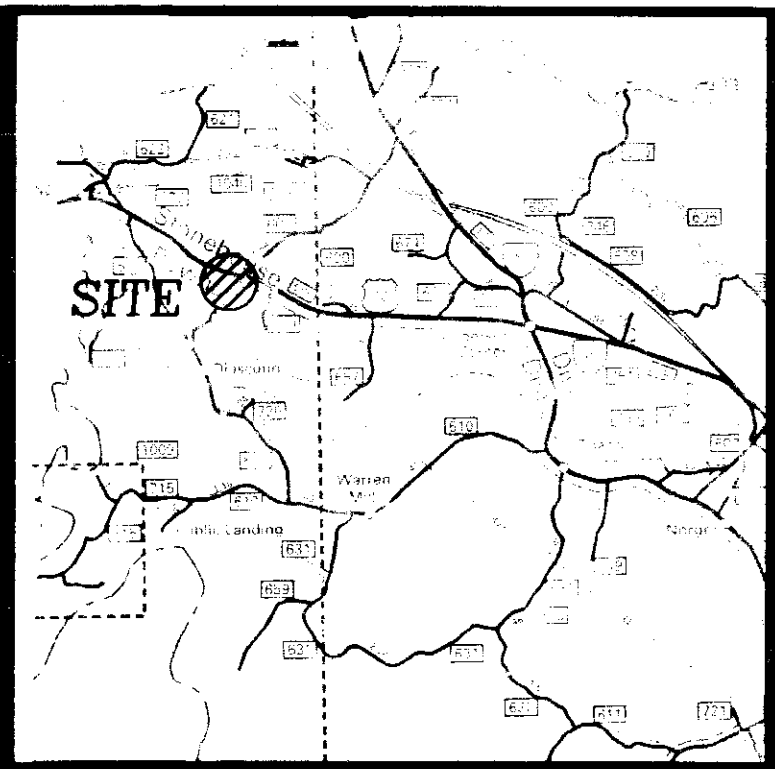


110005103

FAMILY SUBDIVISION PLAT

STANDING IN THE NAME OF JOYCE G. WARD BEING TM# 1010100020 LOCATED: STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA DATE: NOVEMBER 2, 2010 SCALE: 1" = 60' REVISED DATE: DECEMBER 14, 2010 MITCHELL-WILSON ASSOCIATES, P.C. CIVIL ENGINEERS & LAND SURVEYORS 3560 KING WILLIAM AVENUE P.O. BOX 1269 WEST POINT, VIRGINIA 23181 (804) 843-9744



GENERAL NOTES: 1. PROPERTY IS ZONED A-1, GENERAL AGRICULTURE 2. TAX MAP NUMBERS 1010100020 3. ADDRESS: #8879 BARNES ROAD 4. THE PROPERTY IS IN FLOOD ZONE 'X' PER COMMUNITY PANEL NO. 51095C0040C PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 28, 2007. 5. BUILDING SETBACKS - 75' FROM C/L STREET IF R/W IS LESS THAN 50' - 50' FROM ANY STREET R/W WHICH IS 50' OR GREATER' MIN. LOT AREA IS 3 AC. OR MORE - 75' FROM R/W WHICH IS 50' OR GREATER - 100' FROM C/L OF STREET IF R/W IS LESS THAN 50'. SIDE: MAIN STRUCTURE 15', ACCESSORY STRUCTURE 5'; 15' FOR BUILDING EXCEEDING 1 STORY. REAR: MAIN STRUCTURE 35', ACCESSORY STRUCTURE 5'; 15' FOR BUILDING EXCEEDING 1 STORY. LOTS 5 ACRES OR MORE SHALL HAVE A MIN. LOT WIDTH AT THE B.S.L. OF 250'; LOTS 3 ACRES OR MORE BUT LESS THAN 5 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE SETBACK LINE OF 200'; LOTS OF 1 ACRE OR MORE BUT LESS THAN 3 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE B.S.L. OF 150'. 6. PROPERTY IS NOT LOCATED WITHIN A CHESAPEAKE BAY RESOURCE PROTECTION AREA. 7. SUP-0017-2010, NEW LOT OF 1.00 ACRES OR LARGER AND PARENT LOT

SUBDIVISION APPROVAL STATEMENT: 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 §32-1-63.5 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 IS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY ANN L. RUFF, AOSE #372 (757) 810-5293. 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 AN 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 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 APPROVE LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEMS DESIGNS MAY DIFFER AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

NOTES: - NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTION 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. - ALL UTILITIES ARE TO BE PLACED UNDERGROUND - PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC - SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION. - WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE. - ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR VEGETATION WEAKENED BY AGE, STORM, FIRE OR OTHER NATURAL CAUSES. - DEVELOPER/OWNER SHALL INSTALL SIGNS IDENTIFYING THE LANDWARD LIMIT OF THE RPA. SIGNS SHALL BE OBTAINED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY THE MANAGER (JAMES CITY CO.)

ANN L. RUFF AOSE # 372 DATE 12/14/10 PHILLIP N. & KATHRYN B. FITZHUGH TM# 1010400001 INSTR# 060005655

VICINITY MAP

OWNERS CERTIFICATE THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS 'FAMILY SUBDIVISION STANDING IN THE NAME OF JOYCE G WARD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Joyce G. Ward 12-30-10 DATE

Beth Klapper Notary Public No.: 7182762 Commonwealth of Virginia My Commission Expires: December 31, 2012

CERTIFICATE OF NOTARIZATION STATE OF VIRGINIA I, Beth Klapper, a Notary Public in and for the County of James City, do hereby certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in City-County aforesaid, given under my name this 12th day of December, 2010. My Commission Expires December 31, 2012. Beth Klapper 7182762 N/F JOHN P. & CATHERINE K. HOGAN TM# 1010400003 INSTR# 060000489

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 SUBDIVISION WITHIN THE COUNTY. James E. Mitchell, Land Surveyor 12-14-10 DATE

CERTIFICATE OF SOURCE OF TITLE THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILL TO JOYCE G. WARD DATED JULY 25, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY IN WILL BOOK 60, PAGE 566. THE PROPERTY HAVING BEEN CONVEYED TO NELLIE M. GOAD AND JOYCE GOAD WARD BY WILL AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN WILL BOOK 12, PAGE 330

CERTIFICATE OF APPROVAL: THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. Virginia Department of Transportation 1/5/11 DATE Virginia Department of Health 12/30/10 DATE Subdivision Agent of James City County 1/14/11 DATE

Large/Small Plat(s) Recorded herewith as # 110005103

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on Feb. 18, 2011 at 11:44 AM/PM. PG. DOCUMENT # 110005103 BETSY B. WOOLRIDGE, CLERK

ANNA H. HOCKADAY TM# 101000021A INSTR# 970019755

Curve Table with columns: #, DELTA, L, T, Lx, Tm, Ch, Cb. Rows C1 through C6.

