

VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF CITY OF WILLIAMSBURG TAX MAP PARCEL #378-0A-00-007, TAX MAP PARCEL #378-0A-00-002, & TAX MAP PARCEL #378-05-00-001.
- PROPERTY IS CURRENTLY ZONED RS-1 RESIDENTIAL.
- SETBACK REQUIREMENTS: AS SHOWN
- BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF WILLIAMSBURG, VIRGINIA (MAP NUMBERS 51095C0140C AND 51095C0145C) DATED SEPTEMBER 28, 2007, SOME PORTIONS OF THIS PROPERTY LIE WITHIN THE 100-YEAR FLOODPLAIN WHICH CORRESPONDS TO ELEVATION 7.1 ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- EXISTING HOMES ON THE SUBJECT PROPERTIES ARE SERVED BY PUBLIC WATER AND SANITARY DRAINFIELDS. NEW PARCEL 2 HAS BEEN SHOWN TO FULLY CONTAIN AN EXISTING PRIMARY DRAINFIELD, AND A RESERVE DRAINFIELD HAS BEEN LOCATED ON THE PROPERTY. ANY FUTURE DEVELOPMENT OF NEW PARCEL 1 WILL BE SUBJECT TO SUBDIVISION IMPROVEMENTS.

AREA TABULATION

TAX MAP PARCEL #	OLD AREA
(378-0A-00-002)	= 911,600 S.F.± OR 20.927 AC.±
(375-05-00-001)	= 81,955 S.F.± OR 1.881 AC.±
(378-0A-00-007)	= 233,035 S.F.± OR 5.350 AC.±
TOTAL AREA	= 1,226,590 S.F.± OR 28.158 AC.±

PARCEL	NEW AREA
NEW PARCEL 1	= 1,096,636 S.F.± OR 25.226 AC.±
EXISTING (375-05-00-001)	= 81,955 S.F.± OR 1.881 AC.±
NEW PARCEL 2	= 45,797 S.F.± OR 1.051 AC.±
TOTAL AREA	= 1,226,590 S.F.± OR 28.158 AC.±

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 7 DAY OF OCT 2011.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:52 AM/PM
INSTRUMENT # 111580
TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
By Claudia N. Bunkholz, Esq. Clerk

CERTIFICATION OF SOURCE OF TITLE

TAX MAP PARCEL #378-0A-00-007, TAX MAP PARCEL #378-0A-00-002, & TAX MAP PARCEL #378-05-00-001

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HELEN J. MAHONE & RICHARD D. MAHONE (GRANTORS) TO THE MAHONE FAMILY LIMITED PARTNERSHIP, LLP, A VIRGINIA LIMITED LIABILITY PARTNERSHIP (GRANTEE) BY DEED DATED OCTOBER 30, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT #9801277 AND CORRECTED AS INSTRUMENT #990028.

OWNER'S CONSENT AND DEDICATION

THE LOT LINE VACATION AND BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS TAX MAP PARCEL #378-0A-00-007, TAX MAP PARCEL #378-0A-00-002, & TAX MAP PARCEL #378-05-00-001 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

W. Thomas McDaniel, Jr. DATE 3 OCT 11
MAHONE FAMILY LIMITED PARTNERSHIP, LLP

CERTIFICATE OF NOTARIZATION

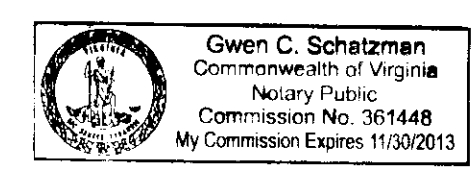
STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY
TO-WIT:

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 30 DAY OF OCTOBER, 2011.

MY COMMISSION EXPIRES 11/30/2011
Gwen C. Schatzman
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 361448



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.

2 Large/Small Plat(s) Recorded herewith as # 111580

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 CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

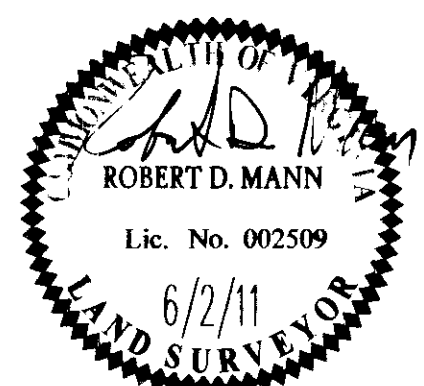
Robert D. Mann DATE 06/02/2011
ROBERT D. MANN, L.S. #002509

CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Rod T. Heister DATE 10/4/11
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

Rev	Date	Description	Revised By

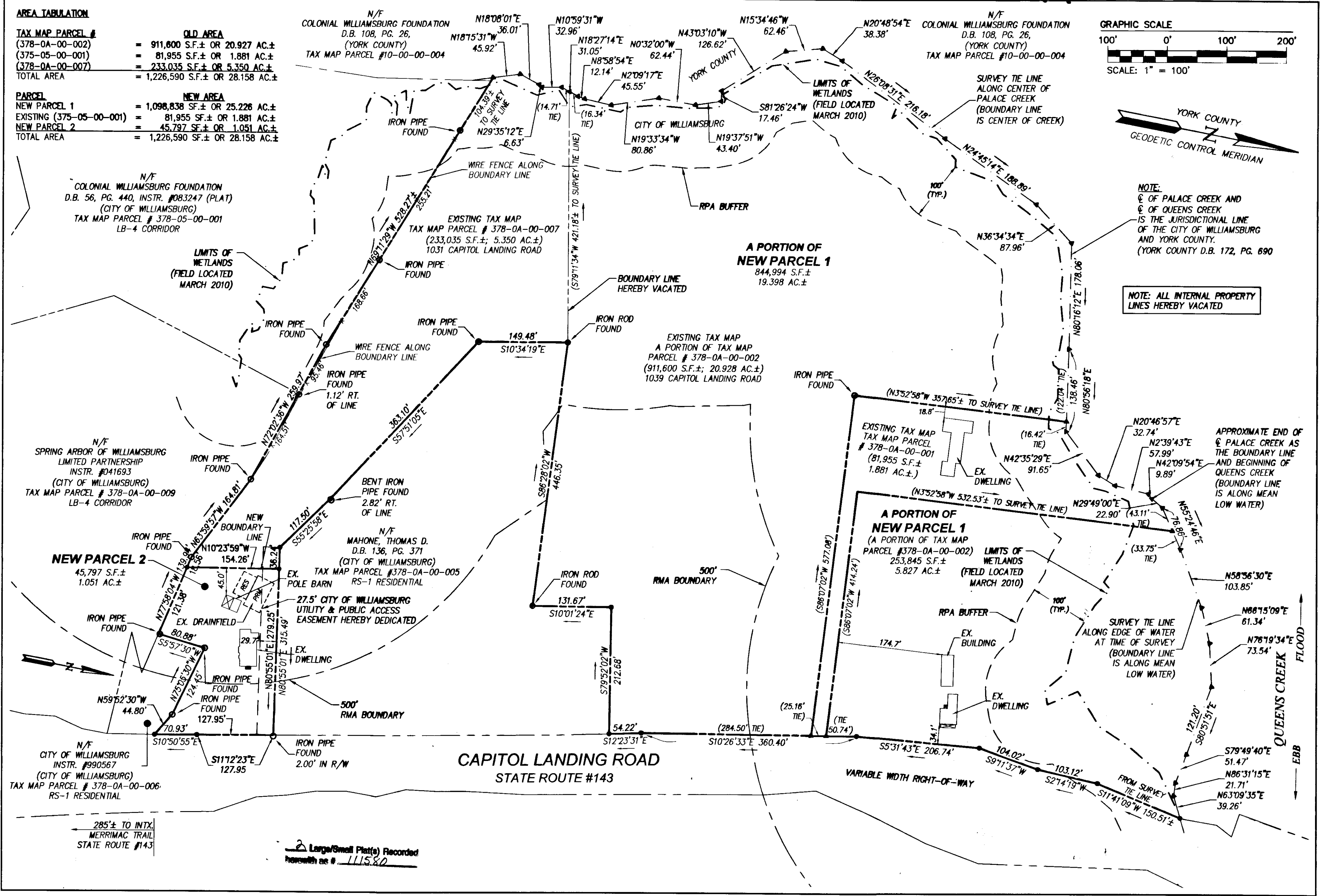


INES
CONSULTING ENGINEERS
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.inesva.com
Hampton Roads | Central Virginia | Middle Peninsula

PLAT FOR BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION
MAHONE FAMILY LIMITED PARTNERSHIP, LLP
STRYKER DISTRICT CITY OF WILLIAMSBURG VIRGINIA

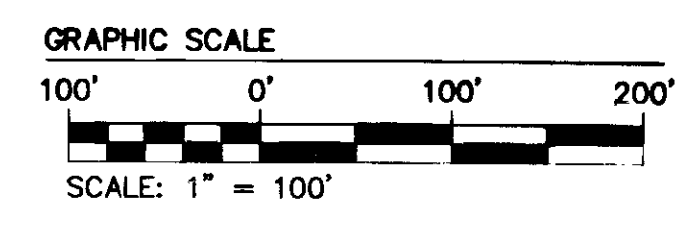
Project Contacts: RDM, JAG
Project Number: 9665-01
Scale: 1"=100' Date: 3/24/11
Sheet Number: 1 OF 2

111580



AREA TABULATION

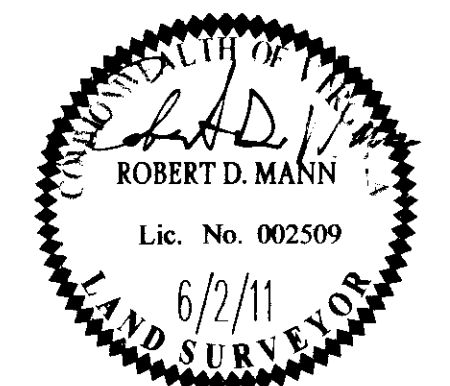
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NOTE:
 ☉ OF PALACE CREEK AND
 ☉ OF QUEENS CREEK
 IS THE JURISDICTIONAL LINE
 OF THE CITY OF WILLIAMSBURG
 AND YORK COUNTY.
 (YORK COUNTY D.B. 172, PG. 690)

**NOTE: ALL INTERNAL PROPERTY
 LINES HEREBY VACATED**

City of Williamsburg & County of James City	
Circuit Court: This PLAT was recorded on	7 October 2011
at 10:52 AM/RM, PB PG	
DOCUMENT #	111580
BETSY B. WOOLRIDGE, CLERK	
<i>Betsy B. Woolridge</i> Clerk	
Rev. Date	Revised by



NES
 CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
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**PLAT FOR BOUNDARY LINE ADJUSTMENT
 AND PROPERTY LINE VACATION**
**MAHONE FAMILY
 LIMITED PARTNERSHIP, LLP**
 STRYKER DISTRICT CITY OF WILLIAMSBURG VIRGINIA

Project Contacts:	TCS, JAG
Project Number:	9665-01
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