

120009837

FAMILY SUBDIVISION OF THE PROPERTY STANDING IN THE NAME OF MURRAY S. WOHLFARTH

PARCEL ID # 3520100015C LOCATED IN POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA

PROPERTY ADDRESS 2711 JOLLY POND ROAD WILLIAMSBURG, VA. 23188

PREPARED BY ANGLE & DISTANCE LAND SURVEYING INC. 264 RACEFIELD ROAD, VA. 23168

AREA COMPUTATIONS ORIGINAL PARCEL ID # 3520100015C AREA= 7.00 +/- AC. AFTER SUBDIVISION AREA= 5.20 +/- AC.

NEW LOT "E" AREA= 1.80 ACRES

HEALTH DEPT. STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA...

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 DEPT. TO ACCEPT PRIVATE SOIL EVALUATIONS...

PURSUANT TO 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT...

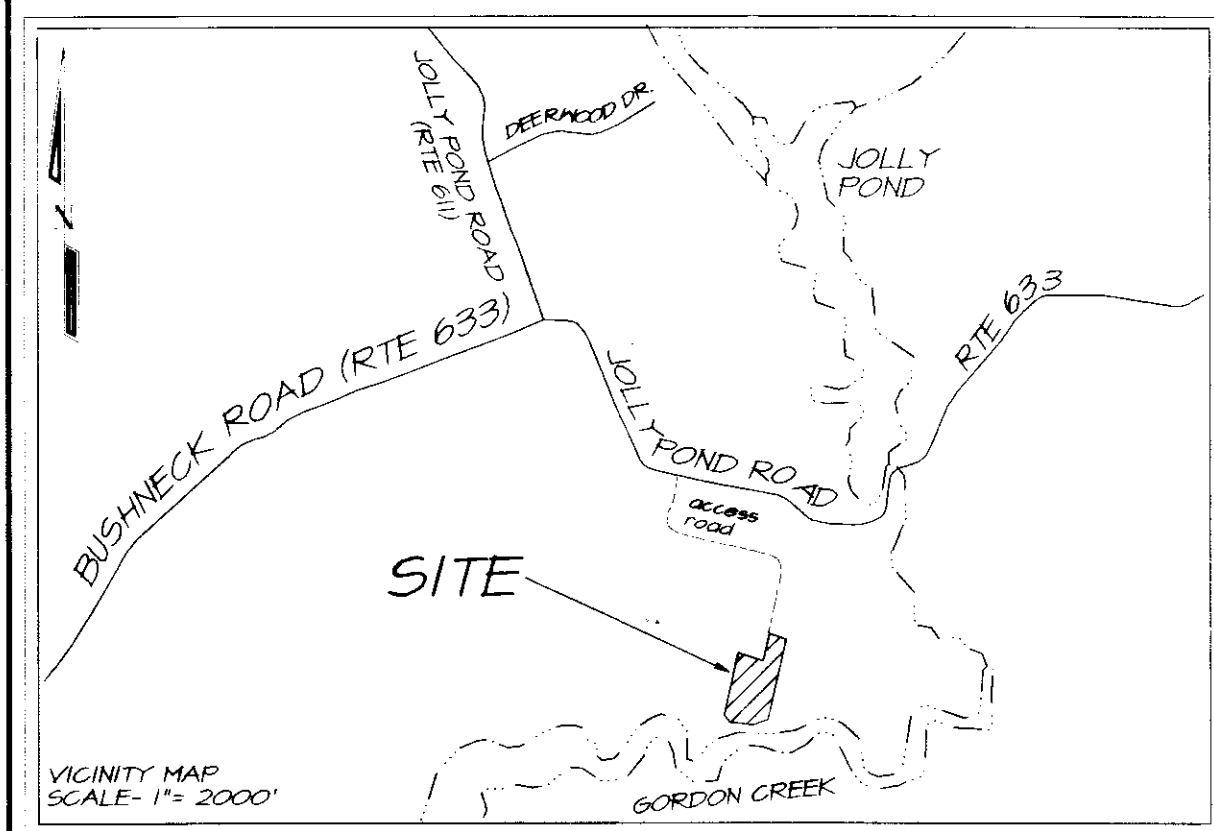
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "GENERALLY APPROVED SYSTEMS" HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT...

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

STATE OF VIRGINIA

COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 3 DAY OF May 2012 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD...



GENERAL NOTES

THE 30' EASEMENT IS TO REMAIN A PRIVATE EASEMENT TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS FOR PASSAGE OF EMERGENCY VEHICLES IN ALL WEATHER.

BOUNDARY INFORMATION TAKEN FROM PLAT BY AES PB 53 PG 10. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL ENCUMBRANCES, COVENANTS OR EASEMENTS OF RECORD THAT COULD AFFECT PROPERTY SHOWN.

PROPERTY IS ZONED A1 PROPERTY IS NOT LOCATED IN THE PRIMARY SERVICE AREA BUILDING SET BACK LINES ARE FRONT = 75' REAR = 35' SIDE = 15'

PORTIONS OF PROPERTY LIE IN FLOOD ZONE AE BASE FLOOD ELEV. DETERMINED TO BE 7.5' PER F.I.R.M. MAP # 510250015G EFFECTIVE DATE SEPT. 20th, 2007.

WETLANDS AND LANDS IN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7C(1)(F) OF THE JAMES CITY CO. CODE.

UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-34 THROUGH 19-36.

NEW PARCELS TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS. ALL PERMITTING AND REQUIREMENTS FOR WELLS AND SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH STATE HEALTH DEPARTMENT REGULATIONS.

ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS, PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.

SEPTIC TANK AND SOIL INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY HEALTH DEPT. PRIOR TO ANY NEW CONSTRUCTION.

NO EXISTING DRAINFIELDS OR WELLS TO BE AFFECTED BY THIS PLAT.

MEAN HIGH WATER ELEVATION=12' (NGVD29) GPS DERIVED

OWNERS CONSENT

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

PARCEL ID # 3520100015C SIGNATURE Murray S. Wohlfarth DATE 2-22-12 NAME PRINTED MURRAY S. WOHLFARTH

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY OF JAMES CITY A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY OF JAMES CITY THIS DAY OF February 22, 2012 MY COMMISSION EXPIRES May 31, 2015

Notary Public signature and seal.

CERTIFICATE OF APPROVAL

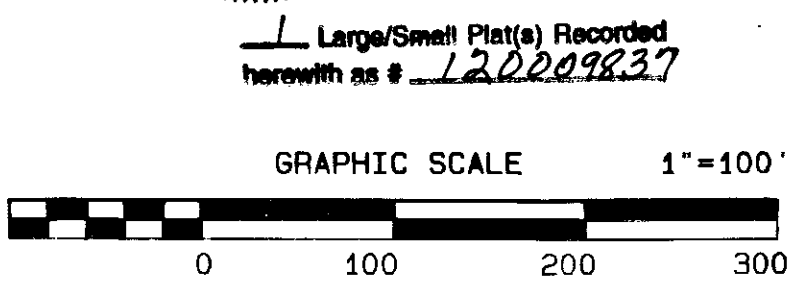
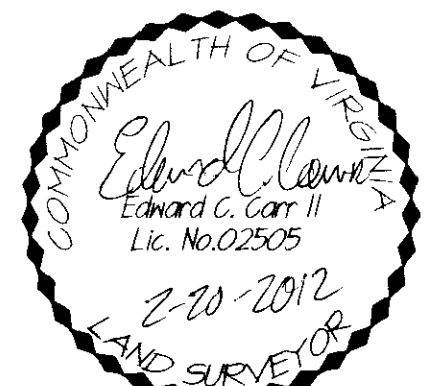
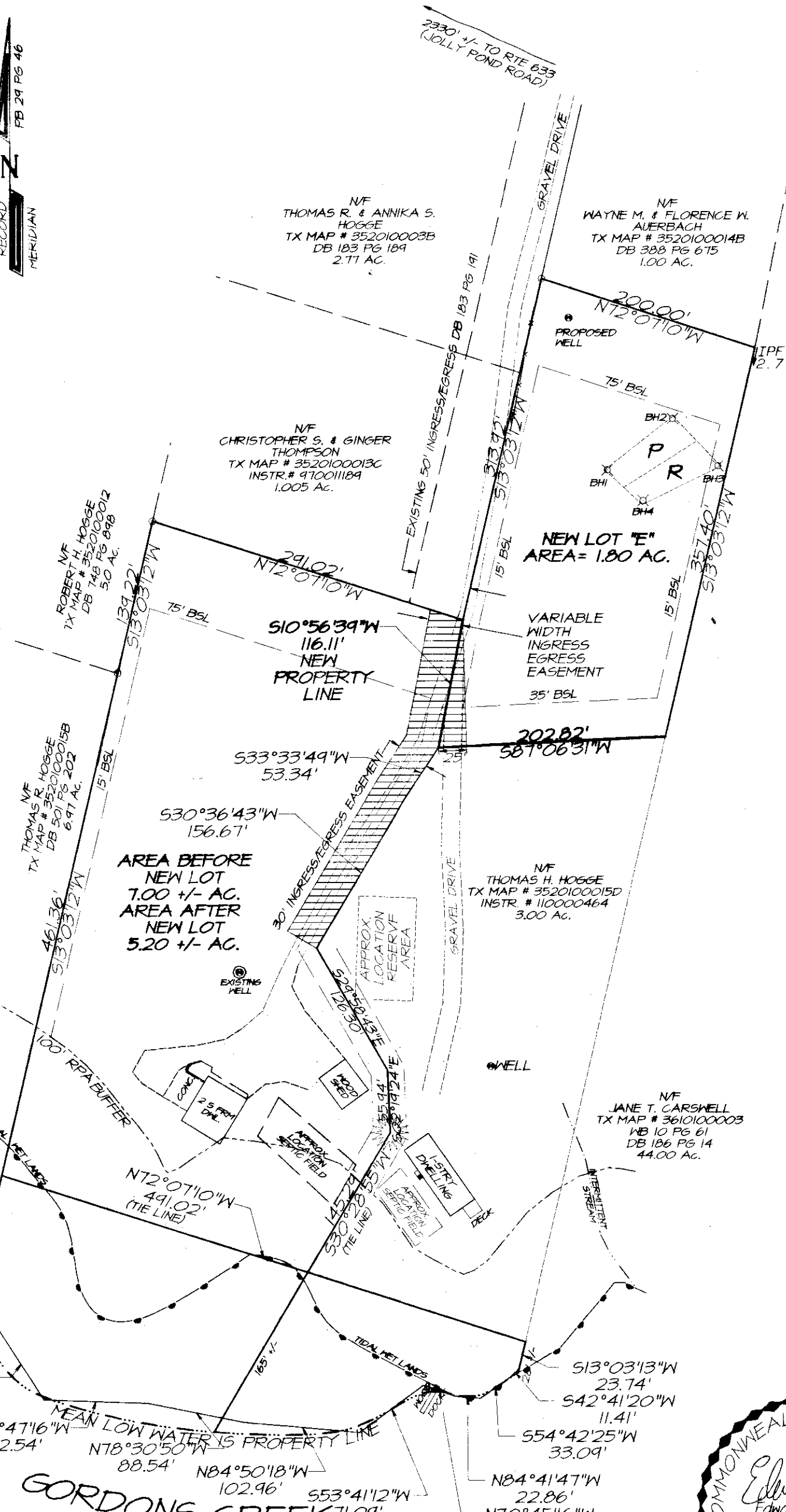
THIS FAMILY SUBDIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING COUNTY ORDINANCES AND MAY BE ADMITTED TO RECORD.

SUBDIVISION AGENT OF JAMES CITY COUNTY SIGNATURE DATE 2/24/12

VIRGINIA DEPT. OF HEALTH SIGNATURE DATE 2/22/12

SOURCE OF TITLE

PARCEL ID # 3520100015C WAS CONVEYED BY INSTRUMENT # 0900271616, DATED OCT. 7th, 2009 BY MURRAY S. WOHLFARTH TO ROBERT W. & MURRY S. WOHLFARTH "TRUSTEE" AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY.



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 3 May 2012 at 3:34 AM PM, PB PG Document # 120009837 BETSY B. WOOLDRIDGE, CLERK Claudia Abinklotz, Dep. Clerk