

120024087

**SOILS SCIENTIST'S 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 AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. (12 VAC 5-610-10 ET SEQ., THE REGULATIONS)

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 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: GREGORY MONNETT, AOSE, LICENSE NO. 007 PHONE NO. 804-796-3911 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 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 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.

GREGORY MONNETT AOSE # 1193

**CERTIFICATE OF SOURCE OF TITLE**

A PORTION OF THE THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY THAT WAS CONVEYED BY HAVENS LANDS, LLC AND DONALD L. BENTON TO SHEPHERDS LANDING PARTNERSHIP BY DEED DATED THE 9th DAY OF JANUARY 2008 AND RECORDED ON THE 15th DAY OF JANUARY, 2008 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA. AT INSTRUMENT 080001819.

A PORTION OF THE THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY THAT WAS CONVEYED BY HAVENS LANDS, LLC TO SHEPHERDS LANDING PARTNERSHIP BY DEED DATED THE 11th DAY OF NOVEMBER, 2011 AND RECORDED ON THE 16th DAY OF DECEMBER, 2011 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA. AT INSTRUMENT #110025082

A PORTION OF THE THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY THAT WAS CONVEYED BY DONALD L. BENTON TO SHEPHERDS LANDING PARTNERSHIP BY DEED DATED THE 10th DAY OF JANUARY 2007 AND RECORDED ON THE 14th DAY OF JANUARY 2007 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA. AT INSTRUMENT #D07004709

A PORTION OF THE THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY THAT WAS CONVEYED BY JAMES H. SHEPHERD TO DONALD L. BENTON BY DEED DATED THE 15th DAY OF NOVEMBER 20 10 AND RECORDED ON THE 18th DAY OF NOVEMBER 2010 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA. AT INSTRUMENT #1000007730.

**SURVEYOR'S STATEMENT**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE: 06-28-2012  
PAUL A. JALBERT

**CLERK'S CERTIFICATE STATE OF VIRGINIA, COUNTY OF JAMES CITY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 11th DAY OF November 2012. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. at 2:53 pm

TESTE: Betsy B Woolridge, CLERK  
by Patrick Maratuso, D.C.  
PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_

3 Large/Small Plat(s) Recorded herewith as # 120024087

**OWNER'S CERTIFICATE**

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

DATE: 7/20/12  
GREG MONNETT - MANAGING PARTNER  
DONALD L. BENTON - LIENHOLDER

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City  
I, Beth Klapper, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 17th DAY

OF October, 2012

Beth Klapper  
NOTARY PUBLIC

MY COMMISSION EXPIRES December 31, 2012

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City  
I, Beth Klapper, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 19th DAY

OF October, 2012

Beth Klapper  
NOTARY PUBLIC

MY COMMISSION EXPIRES December 31, 2012

Notary Public No. 7182782  
Commonwealth of Virginia  
My Commission Expires: December 31, 2012

Notary Public No. 7182782  
Commonwealth of Virginia  
My Commission Expires: December 31, 2012

PRESENT OWNER: PARCEL 1  
SHEPHERDS LANDING PARTNERSHIP  
TAX ID 2140100031  
INSTRUMENT #07004709  
ZONED: R-8  
2579 LITTLE CREEK DAM ROAD  
1.217 ACRES REMAIN WILL BE ADDED TO TAX ID 214010033

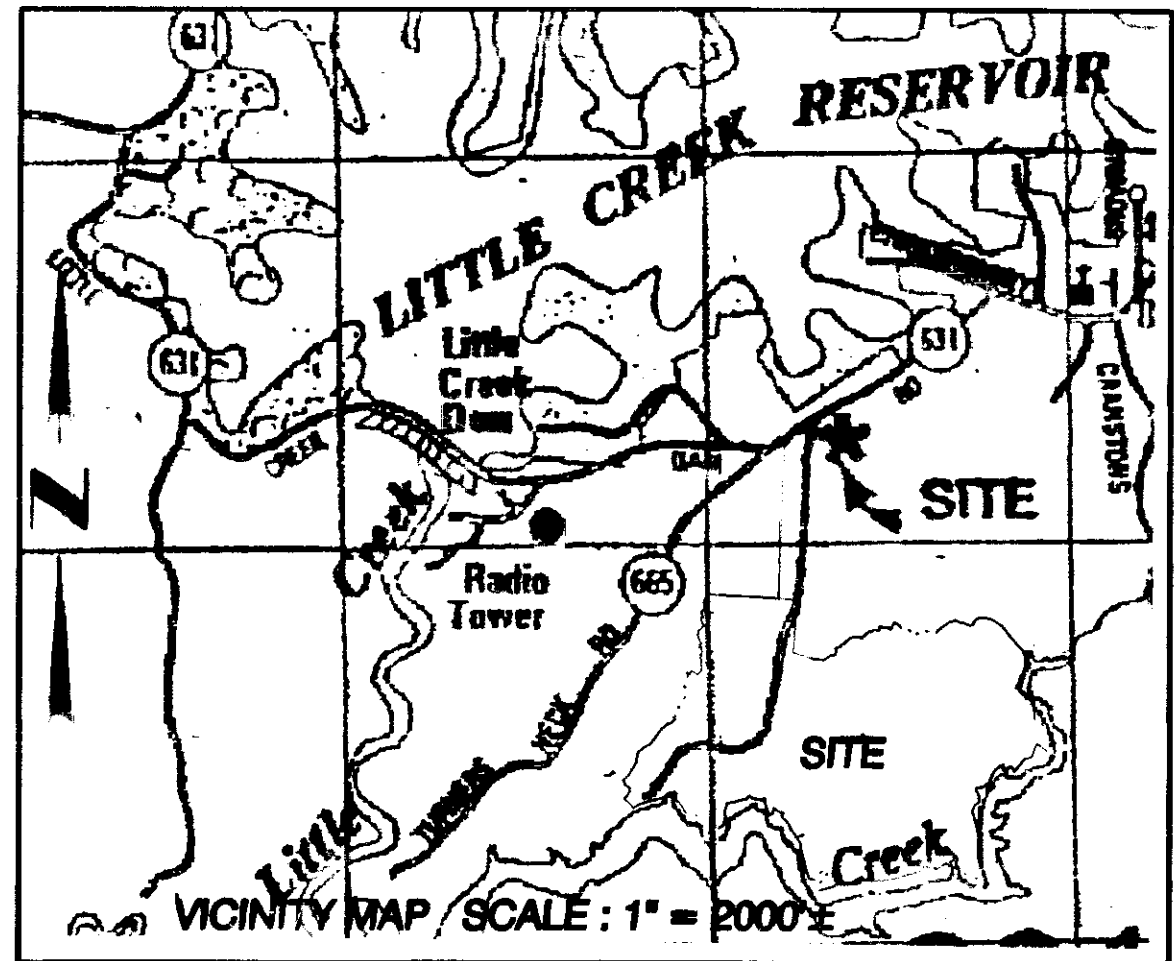
PRESENT OWNERS: PARCEL 2  
SHEPHERDS LANDING PARTNERSHIP  
INSTRUMENT # 110025082  
TAX ID # 2140100033  
ZONED: R-8  
2995 LITTLE CREEK DAM ROAD  
18.05 ± ACRES REMAIN PLUS THE ADDITION OF 1.217 ACRES FROM TAX ID 2140010033 FOR A TOTAL OF 19.267 ± ACRES

PRESENT OWNERS: PARCEL 3  
DONALD L. BENTON  
INSTRUMENT #100007730  
TAX ID # 214010032  
ZONED: R-8  
2599 LITTLE CREEK DAM ROAD

PRESENT OWNERS: PARCEL 4  
SHEPHERDS LANDING PARTNERSHIP  
INSTRUMENT #080001819  
TAX ID # 2140100046  
ZONED: A1  
2601 LITTLE CREEK DAM ROAD  
191.5± ± ACRES PLUS THE ADDITION OF 3.107± ACRES FROM TAX ID 2140010031, 2140010032, & 21401000323 FOR A TOTAL OF 194.607± ACRES

**GENERAL NOTES :**

- 12. 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. (Refer to 19-29(n) of the Subdivision ordinance; Ordinance 30A-38 adopted October 12, 2010.)
- 13. RPA Signs. Include provisions on the plan for installation of signs identifying the landward limit of the RPA for all lots into which the RPA is shown to encroach. Refer to Section 23-7(c) of the Chapter 23 Chesapeake Bay Preservation ordinance.



**GENERAL NOTES :**

- 1. NUMBER OF LOTS: FOUR
- 2. ZONED : A-1 SETBACK REFERENCES 24-215 THROUGH 24-217 ZONED -R-81 SETBACK REFERENCES 24-351 THROUGH 24-353
- 3. SHEPHERDS LANDING PARTNERSHIP INSTRUMENT # 080001819 TAX ID # 2140100046
- 4. PRESENT OWNERS: SHEPHERDS LANDING PARTNERSHIP C/O GREG MONNETT P.O. BOX 73133 RICHMOND, VA 23235
- 5. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE. WETLANDS AND RPA WERE MAPPED AND FIELD LOCATED BY ENVIRO SOLUTIONS.
- 6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 7. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION
- 8. A PORTION OF THIS PARCEL LIES IN A HUD FLOOD HAZARD ZONE "X" PER MAP #51095C0105C EFFECTIVE DATE OF 9-28-2007. THE REMAINDER OF THIS PARCEL IS LOCATED IN FLOOD ZONE "A".
- 9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 10. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 11. ALL LOTS SHOWN ARE TO BE SERVED BY PRIVATE WATER AND SEWER.

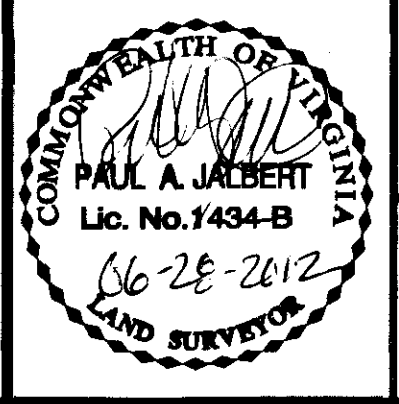
PLAT IDENTIFICATION No. JCC-  
PLAT DATE : \_\_\_\_\_

CASE No. 8-0012-2012

PLAT REVISED: 06-28-2012

**CERTIFICATE OF APPROVAL**  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
DATE: 9/6/12  
DATE: VIRGINIA DEPARTMENT OF TRANSPORTATION  
DATE: 10/11/12  
DATE: VIRGINIA DEPARTMENT OF HEALTH  
DATE: 11-15-12  
DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY

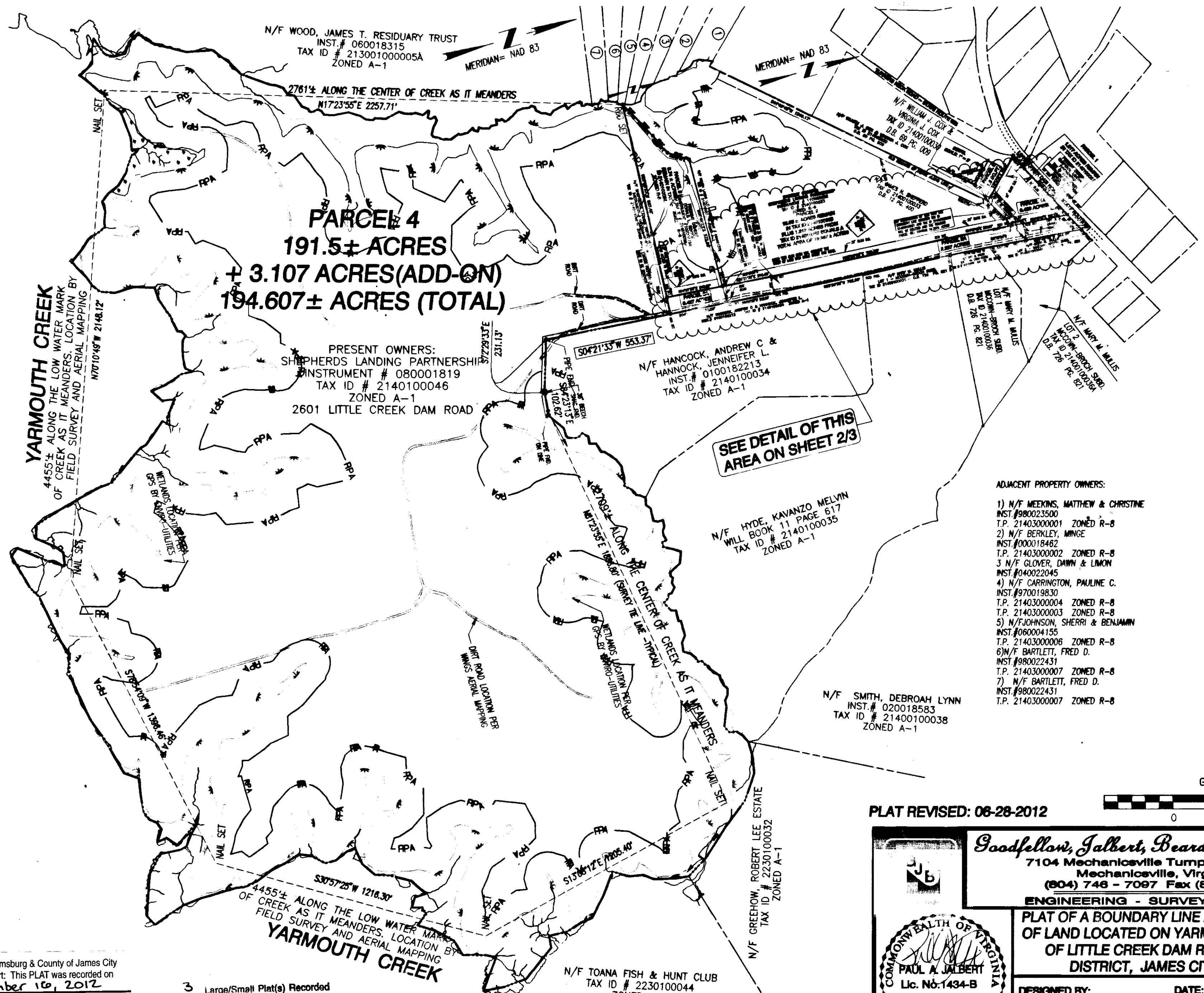
**Goodfellow, Jalbert, Beard, and Associates, Inc.**  
7104 Mechanicsville Turnpike / P.O. Box 539  
Mechanicsville, Virginia 23111  
(804) 748-7097 Fax (804) 730-7275  
ENGINEERING - SURVEYING - PLANNING



**BOUNDARY ADJUSTMENT PLAT**  
POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DESIGNED BY: \_\_\_\_\_ DATE: 03-28-2012  
DRAWN BY: \_\_\_\_\_ SCALE: 1" = 100'  
CHECKED BY: P.A.J. P.N. 5187-0041  
SHEET No. 1/3

APPROVAL BLOCK





**PARCEL 4**  
**191.5± ACRES**  
**+ 3.107 ACRES (ADD-ON)**  
**194.607± ACRES (TOTAL)**

PRESENT OWNERS:  
 SHEPHERDS LANDING PARTNERSHIP  
 INSTRUMENT # 080001819  
 TAX ID # 2140100046  
 ZONED A-1  
 2601 LITTLE CREEK DAM ROAD

N/F HANCOCK, ANDREW C &  
 HANNOCK, JENNEFER L.  
 INST. # 0100182213  
 TAX ID # 2140100034  
 ZONED A-1

SEE DETAIL OF THIS  
 AREA ON SHEET 2/3

N/F HYDE, KAVANZO MELVIN  
 WILL BOOK 11 PAGE 617  
 TAX ID # 2140100035  
 ZONED A-1

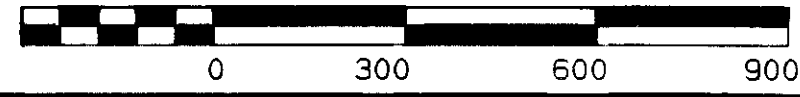
N/F SMITH, DEBROAH LYNN  
 INST. # 020018583  
 TAX ID # 21400100038  
 ZONED A-1

N/F GREEHOW, ROBERT LEE ESTATE  
 TAX ID # 2230100032  
 ZONED A-1

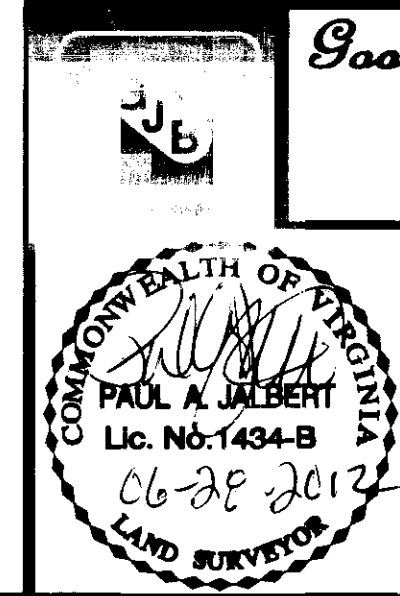
N/F TOANA FISH & HUNT CLUB  
 TAX ID # 2230100044  
 ZONED A-1

- ADJACENT PROPERTY OWNERS:
- 1) N/F MEEKINS, MATTHEW & CHRISTINE  
 INST. #980023500  
 T.P. 21403000001 ZONED R-B
  - 2) N/F BERKLEY, MINGE  
 INST. #000018482  
 T.P. 21403000002 ZONED R-B
  - 3) N/F GLOVER, DAWN & LIMON  
 INST. #040022045  
 T.P. 21403000004 ZONED R-B
  - 4) N/F CARRINGTON, PAULINE C.  
 INST. #970019830  
 T.P. 21403000003 ZONED R-B
  - 5) N/F JOHNSON, SHERRI & BENJAMIN  
 INST. #080004155  
 T.P. 21403000006 ZONED R-B
  - 6) N/F BARTLETT, FRED D.  
 INST. #980022431  
 T.P. 21403000007 ZONED R-B
  - 7) N/F BARTLETT, FRED D.  
 INST. #980022431  
 T.P. 21403000007 ZONED R-B

GRAPHIC SCALE 1"=300'



PLAT REVISED: 06-28-2012



**Goodfellow, Jalbert, Beard, and Associates Inc.**  
 7104 Mechanicsville Turnpike / P.O. Box 539  
 Mechanicsville, Virginia 23111  
 (804) 746-7097 Fax (804) 730-7275  
**ENGINEERING - SURVEYING - PLANNING**

PLAT OF A BOUNDARY LINE ADJUSTMENT OF A PARCEL  
 OF LAND LOCATED ON YARMOUTH CREEK AND SOUTH  
 OF LITTLE CREEK DAM ROAD IN THE POWHATAN  
 DISTRICT, JAMES CITY COUNTY, VIRGINIA

DESIGNED BY:	DATE:	03-28-2012	SHEET No. <b>3</b>
DRAWN BY:	SCALE:	1" = 300'	
CHECKED BY:		P.A.J. P.N. 5187-0041	

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
**November 16, 2012**  
 at 2:53 PM, PB PG  
 Document # 120024087  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge*, Dep. Clerk

3 Large/Small Plat(s) Recorded  
 at 2:53 PM, PB PG  
 Document # 120024087