

CERTIFICATE OF APPROVAL:

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

DATE VDOT Jan C. Felt, PE 11/7/12
 DATE VDH [Signature] 11/5/2012
 DATE CO. [Signature] 11/7/12
 SUBDIVISION AGENT JAMES CITY

SUBDIVISION OF PROPERTY KNOWN AS PINE DELL
 LOCATED IN POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=100' DATE: 02/22/2012
 J.M. 373.0
 REVISED: 09/06/2012, 10/03/2012



VICINITY MAP 1"=1000'

OWNER'S CERTIFICATE:
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PINE DELL IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

10-19-2012 [Signature] [Signature]
 DATE NAME SIGNATURE PRINTED

10-18-2012 [Signature] [Signature]
 DATE NAME SIGNATURE PRINTED

CERTIFICATE OF NOTORIZATION:
 COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY

A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 18 DAY OF October 2012

[Signature]
 SIGNATURE
 MY COMMISSION EXPIRES 7-31-15

NOTES:

1. THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY #510201 PANEL # 00308.
2. LOT 1 TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
3. THE BOUNDARY LINES SHOWN HEREON REPRESENT AN IN THE FIELD BOUNDARY SURVEY.
4. THIS PROPERTY IS ZONED A-1.
5. TAX PARCEL ID# 4510100010.
6. PROPERTY ADDRESS IS 2981 JOHN TYLER HIGHWAY.
7. SEPTIC AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
8. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
9. ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED BY SECTION 19-35.
10. TOTAL AREA = 32.667 +/- AC.
 AREA IN LOTS 3.00 +/- AC.
 NUMBER OF LOTS = 1 AND REMAINDER
11. THE OWNER WILL NEED TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
14. WETLANDS AND 100' RPA ARE APPROXIMATE. WETLANDS WERE LOCATED IN THE FIELD BY ME USING SUB-METER GPS AND ARE NOT TO BE USED FOR VESTING PURPOSES.
15. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
16. SETBACK REQUIREMENTS: FRONT 75'
 SIDE 15'
 REAR 35'
17. RPA SIGNS SHALL BE INSTALLED IDENTIFYING THE LANDWARD LIMIT OF THE RPA IN ACCORDANCE WITH SECTION 23-7(c) OF CHAPTER 23 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
18. LOT NUMBERS 1 TO BE SERVED BY PRIVATE WATER AND SEWAGE. THE THREE DWELLING ON THE REMAINDER ARE SERVED BY WATER AND INDIVIDUAL SEWAGE DISPOSAL AS SHOWN ON PLAT.
19. REFERENCES: DOC. #990025819, PB.2, PG.21, UNRECORDED PLAT BY J. TEMPLE WADDILL DATED APRIL 19, 1940.
20. IN ACCORDANCE WITH SECTION 19-29(n) OF THE SUBDIVISION ORDINANCE "ON SITE SEWAGE TREATMENT SYSTEM SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE."
21. PER CASE NO. SUP-0010-1997. NO CONNECTION SHALL BE MADE TO THE WATER MAIN WHICH WOULD SERVE ANY PROPERTY LOCATED OUTSIDE THE PRIMARY SERVICE AREA EXCEPT FOR CONNECTION TO THE GOVERNORS LAND PROJECT AND EXISTING STRUCTURES LOCATED ON PROPERTY OUTSIDE THE PSA ADJACENT TO THE PROPOSED MAINS. IN ADDITION, FOR EACH PLATTED LOT RECORDED IN THE JAMES CITY COUNTY CIRCUIT COURT CLERK'S OFFICE AS OF JANUARY 28, 1997, THAT IS VACANT, OUTSIDE THE PSA AND ADJACENT TO THE MAIN, ONE CONNECTION SHALL BE PERMITTED WITH NO LARGER THAN 3/4" SERVICE LINE AND 3/4" WATER METER.

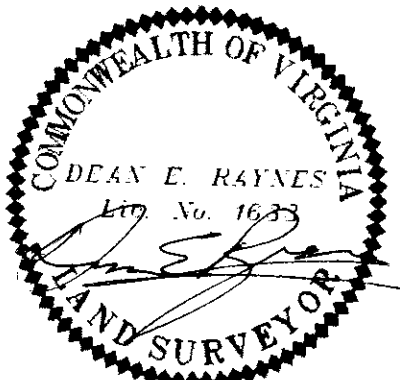
PARCEL ID#4510100021
 GOVERNORS LAND FOUNDATION
 DOC. #010001342
 PB.80, PG.16-19

REMAINDER
 PARCEL ID#451010000
 DOC. #990025819
 29.667 Acres.
 1292309.17 Sq.ft.

PARCEL ID#45101000138
 JANICE LEE INGRAM
 DB.271, PG.183
 PB.36, PG.39

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 SUBDIVISIONS WITHIN THE COUNTY.

DATE 11/7/2012 [Signature]
 DEAN E. RAYNES #1633



HES LAND SURVEYING, INC.
 P.O. BOX 188
 PROVIDENCE FURGE VIRGINIA 23148
 (804) 966-7817

CERTIFICATE OF SOURCE OF TITLE:
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROBERT H. JONES, JR. TO ROBERT H. JONES III & BENITA M. JONES BY DEED OF GIFT DATED 12/03/1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT #990025819.

NOTE: LINES LABELED WITH ***** WERE NOT SURVEYED IN THE FIELD AT THIS TIME AND WERE COMPILED FROM PB.36, PG.39.

Large/Small Plat(s) Recorded herewith as # 120024190

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT: THIS PLAT WAS RECORDED ON November 19, 2012 AT 2:51 PM. PB. 183 PG. 183 DOCUMENT# 120024190

Betsy B. Woolridge
 CLERK OF CIRCUIT COURT
 by [Signature] Deputy Clerk

120024190