

130005006

**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 BY 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.

*G. Monnett*  
GREGORY MONNETT AOSE# 1193

**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.

01-30-2013 *Paul A. Jaubert*  
DATE PAUL A. JAUBERT

**CERTIFICATE OF SOURCE OF TITLE**

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.

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SHEPHERDS LANDING SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

2/11/2013 *G. Monnett*  
DATE: GREG MONNETT - MANAGING PARTNER  
*Donald L. Benton*  
DONALD L. BENTON - LIENHOLDER

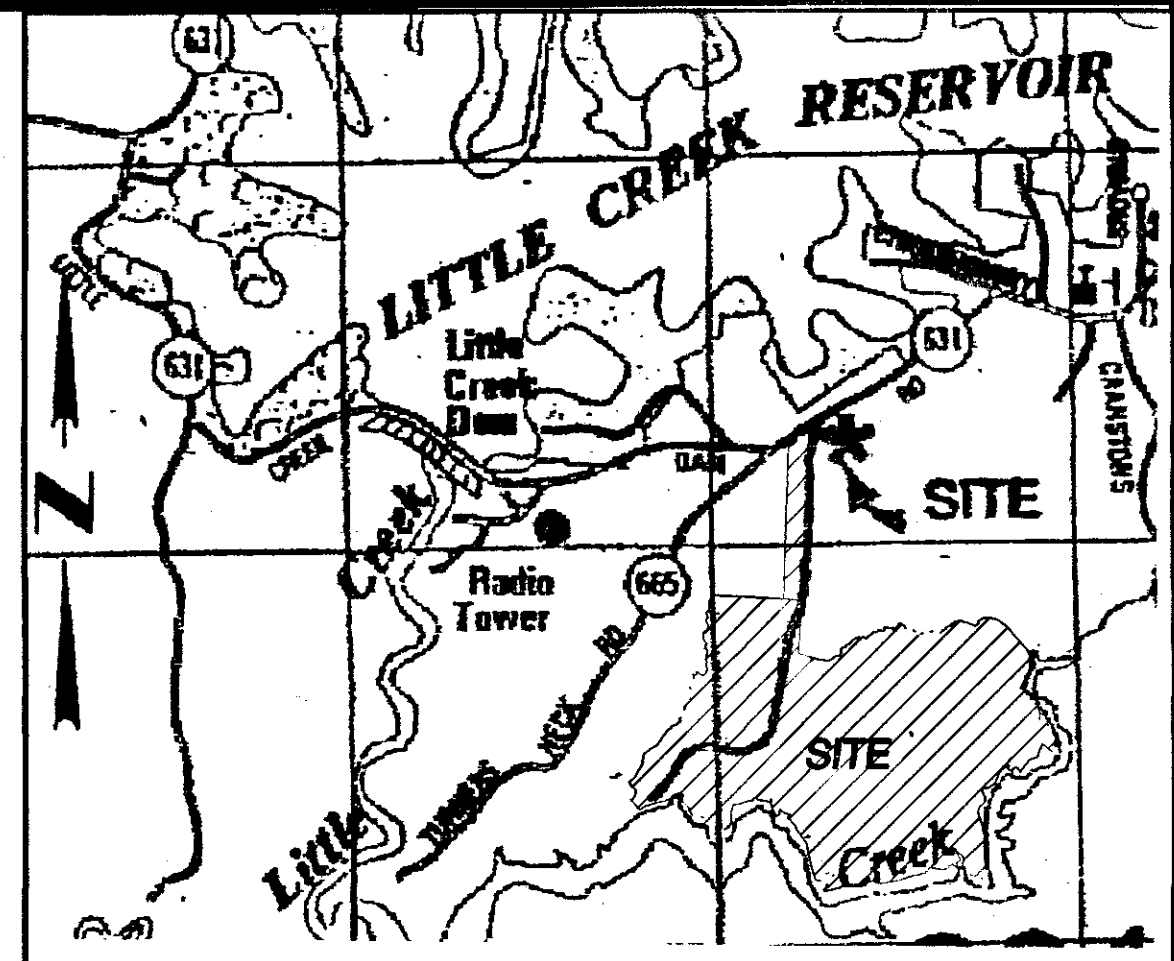
**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/ COUNTY OF Hamover  
I, Judith C. Shupe, 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 11 DAY OF Feb, 2013  
*Judith C. Shupe*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Jun 30 2014

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/ COUNTY OF Hamover  
I, Judith C. Shupe, 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.  
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*Judith C. Shupe*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Jun 30 2014

JUDITH C. SHUPE  
Notary Public  
Commonwealth of Virginia  
343209  
My Commission Expires Jun 30, 2016



VICINITY MAP SCALE: 1" = 2000'±  
GENERAL NOTES:

- 1. NUMBER OF LOTS: THREE (3)  
TOTAL AREA= 197.1 +/- ACRES  
AREA IN LOTS = 197.1 +/- ACRES  
LOT 1 = 101.58 +/- ACRES  
LOT 2 = 13.98 +/- ACRES  
LOT 3 = 82.07 +/- ACRES
- 2. LARGE PARCEL ZONED A-1 THE OF THE FLAG STEM PORTION OF THE LOTS IS ZONED R-8.
- 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.
- 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

**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 19th DAY OF February 2013. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:13 P.M.  
TESTE: *Patricia B. Woodruff* CLERK  
By *Wanda H. Hinkle* Deputy Clerk  
PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_  
Document # 130005006

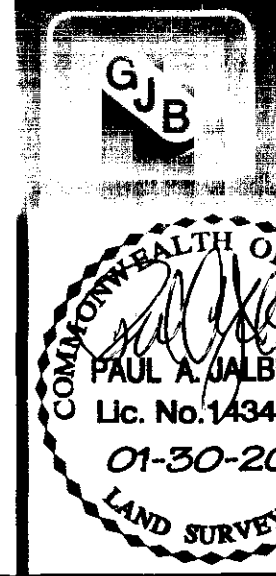
NOTE: SEE EASEMENT TO THE COMMONWEALTH OF VIRGINIA DEPARTMENT OF FORESTRY RECORDED AT INSTRUMENT #09027755

2 Large/Small Plat(s) Recorded herewith as # 130005006

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

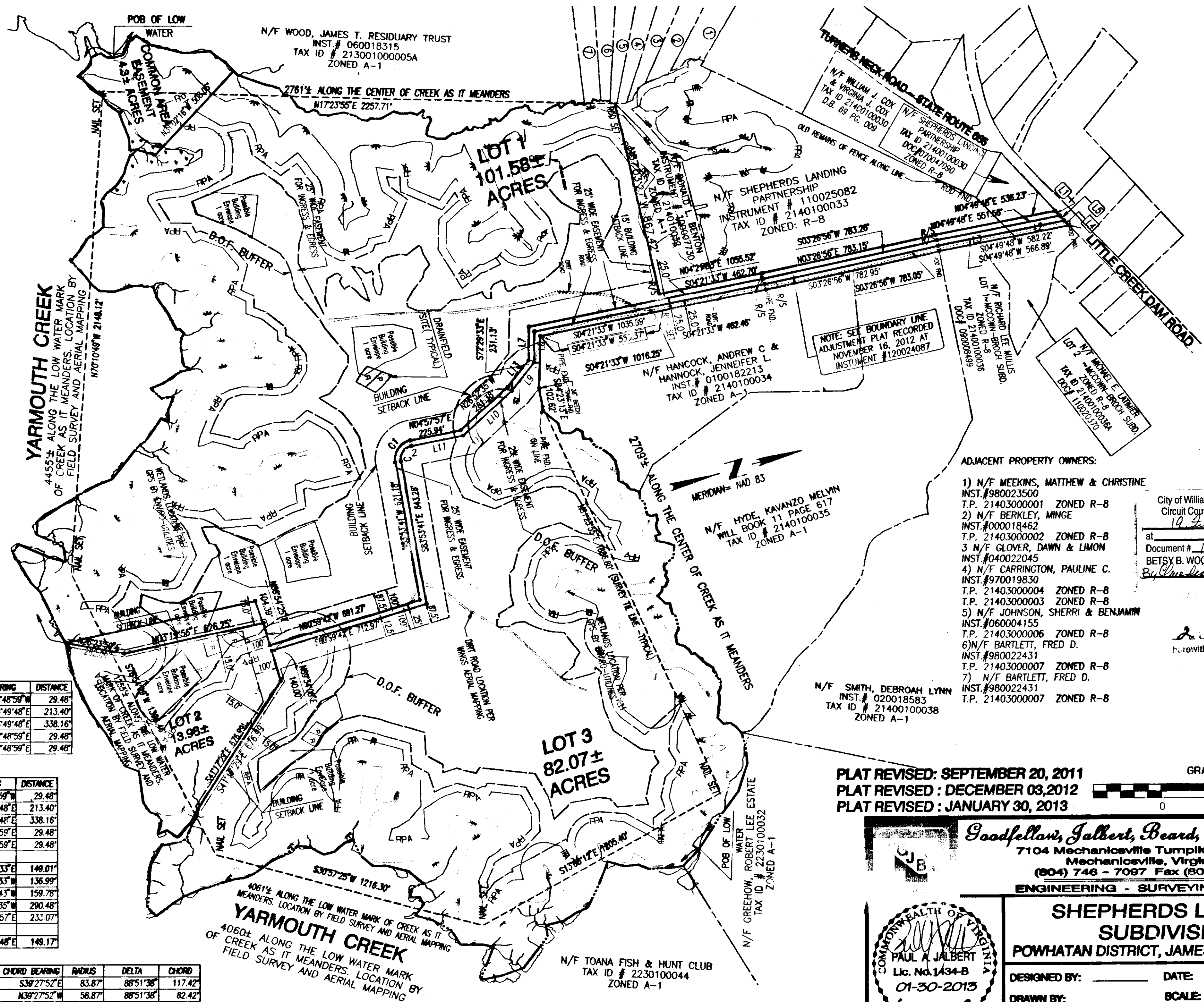
PLAT REVISED: SEPTEMBER 20, 2011  
PLAT REVISED: DECEMBER 03, 2012  
PLAT REVISED: JANUARY 30, 2013

**CERTIFICATE OF APPROVAL**  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
2/6/13 *Ann C. H. P.E.*  
DATE: VIRGINIA DEPARTMENT OF TRANSPORTATION  
2/13/13 *Valerie Jordan*  
DATE: VIRGINIA DEPARTMENT OF HEALTH  
2-14-13 *Paul A. Jaubert*  
DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY



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

**SHEPHERDS LANDING SUBDIVISION**  
POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DESIGNED BY: \_\_\_\_\_ DATE: OCTOBER 26, 2010 SHEET No. 1  
DRAWN BY: \_\_\_\_\_ SCALE: 1" = 300' 2  
CHECKED BY: P.A.J. P.N. 5187-0041



LINE	BEARING	DISTANCE
L1	S62°48'59" W	29.48'
L2	N04°49'48" E	213.40'
L3	N04°49'48" E	338.16'
L4	N62°48'59" E	29.48'
L5	N62°48'59" E	29.48'

LINE	BEARING	DISTANCE
L1	S62°48'59" W	29.48'
L2	N04°49'48" E	213.40'
L3	N04°49'48" E	338.16'
L4	N62°48'59" E	29.48'
L5	N62°48'59" E	29.48'
L7	S72°29'33" E	149.01'
L8	N72°29'33" W	136.99'
L9	N35°59'43" W	159.78'
L10	N26°52'35" W	290.48'
L11	N04°57'57" E	232.07'
L13	S35°53'48" E	149.17'

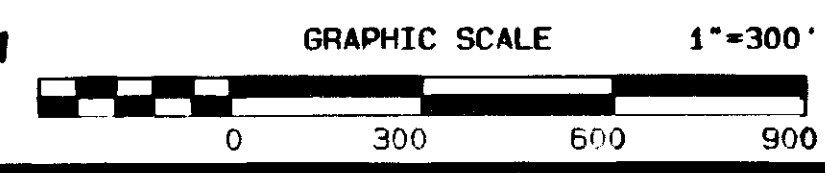
LINE	LENGTH	CHORD BEARING	RADIUS	DELTA	CHORD
C1	130.07'	S39°27'52" E	83.87'	88°51'38"	117.42'
C2	91.30'	N39°27'52" W	58.87'	88°51'38"	82.42'

- ADJACENT PROPERTY OWNERS:
- 1) N/F MEEKINS, MATTHEW & CHRISTINE  
INST. #980023500  
T.P. 2140300001 ZONED R-8
  - 2) N/F BERKLEY, MINGE  
INST. #000018462  
T.P. 2140300002 ZONED R-8
  - 3) N/F GLOVER, DAWN & LIMON  
INST. #040022045  
T.P. 2140300004 ZONED R-8
  - 4) N/F CARRINGTON, PAULINE C.  
INST. #970019830  
T.P. 2140300003 ZONED R-8
  - 5) N/F JOHNSON, SHERRI & BENJAMIN  
INST. #060004155  
T.P. 2140300006 ZONED R-8
  - 6) N/F BARTLETT, FRED D.  
INST. #980022431  
T.P. 2140300007 ZONED R-8
  - 7) N/F BARTLETT, FRED D.  
INST. #980022431  
T.P. 2140300007 ZONED R-8

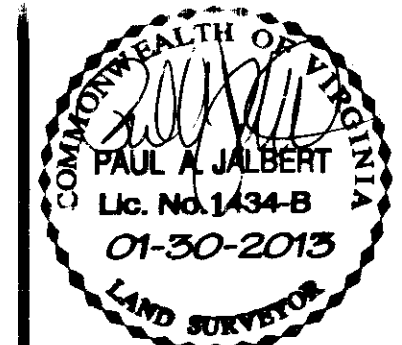
City of Williamsburg & County of James City  
Circuit Court; This PLAT was recorded on  
19 February 2013  
at \_\_\_\_\_ AM/PM, RB \_\_\_\_\_ PG \_\_\_\_\_  
Document # 130005006  
BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge*, Dep. Clerk

Recorded herewith as 130005006

PLAT REVISED: SEPTEMBER 20, 2011  
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**SHEPHERDS LANDING SUBDIVISION**  
POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA

DESIGNED BY: \_\_\_\_\_ DATE: APRIL 28, 2011 SHEET No. 2  
DRAWN BY: \_\_\_\_\_ SCALE: 1" = 300'  
CHECKED BY: P.A.J. P.N. 5187-0041