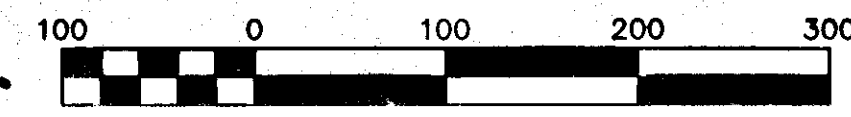
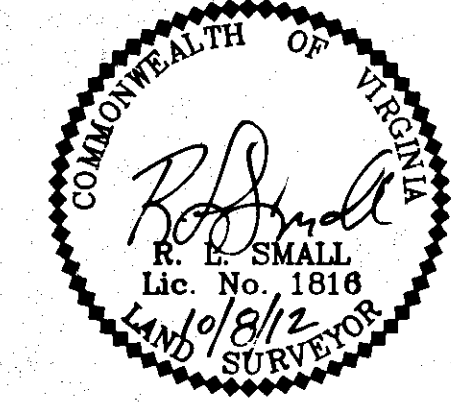


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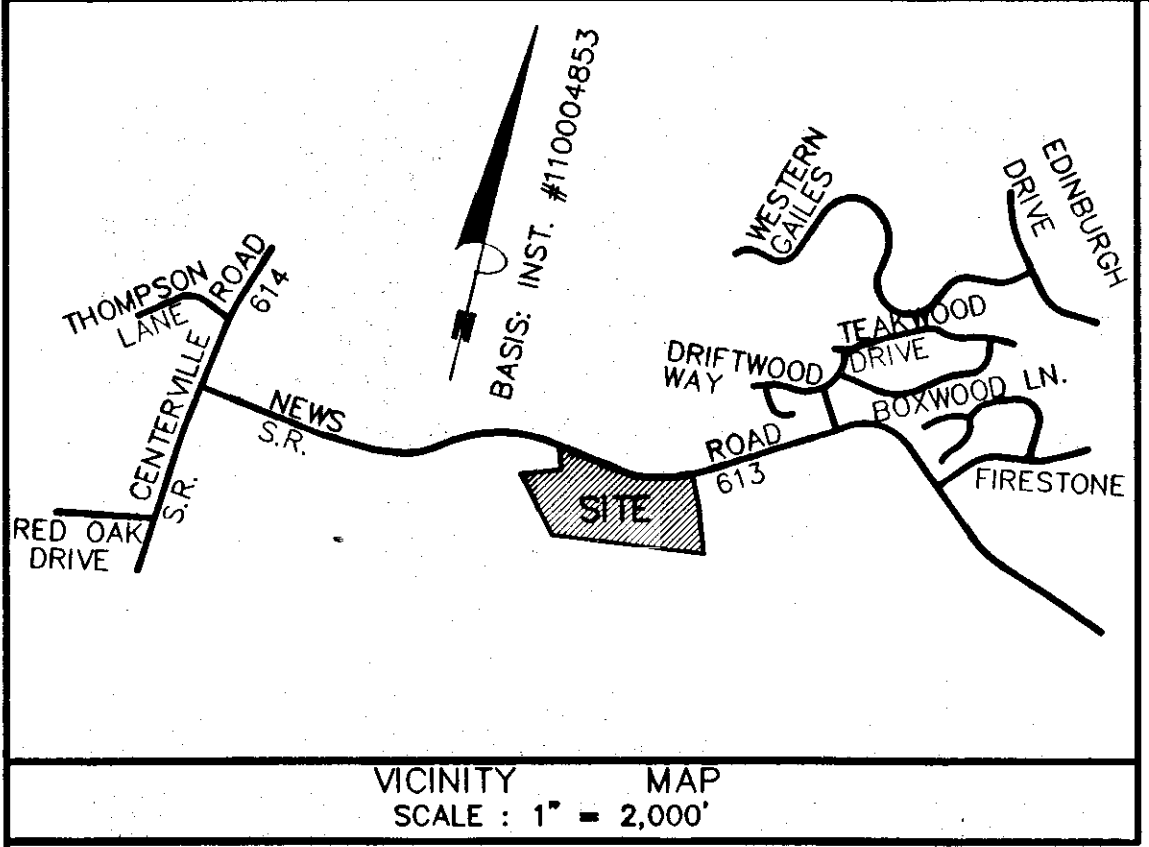
SUBDIVISION PLAT
OF THE PROPERTY OF
JULIAN F. MAYO, JR.
AND
SHIELA B. MAYO

BERKELEY MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: AUGUST 8, 2012
SHEET 1 OF 2

DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE "G"
YORKTOWN, VIRGINIA 23693
(757) 867-8583



Scale 1" = 100'



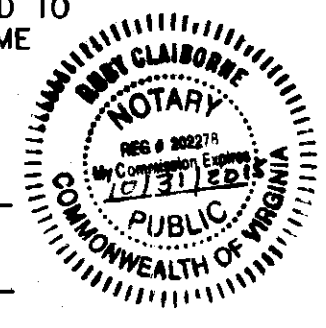
VICINITY MAP
SCALE: 1" = 2,000'

PER THE SOIL SURVEY OF JAMES CITY AND YORK COUNTIES AND THE CITY OF WILLIAMSBURG VIRGINIA, THE SOILS ON THE SITE ARE:
BETHERA: CLAYEY, MIXED, THERMIC TYPIC PALEAQUULTS
CRAVEN: CLAYEA, MIXED, THERMIC AQUIC HAPLUDULTS
EMPORIA: FINE-LOAMY, SILICEOUS, THERMIC TYPIC HAPLUDULTS
JOHNSTON: COARSE-LOAMY, SILICEOUS, ACID, THERMIC CUMULIC HUMAQUEPTS
KEMPSVILLE: FINE-LOAMY, SILICEOUS, THERMIC TYPIC HAPLUDULTS
NEWFLAT: CLAYEY, MIXED, THERMIC AERIC OCHRAQUULTS
PEAWICK: CLAYEY, MIXED, THERMIC AQUIC HAPLUDULTS

OWNERS CERTIFICATE:
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF THE PROPERTY OF JULIAN F. MAYO, JR. AND SHIELA B. MAYO, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Julian F. Mayo DATE 3/6/13
JULIAN F. MAYO, JR.
Shiela B. Mayo DATE 6 Mar 13
SHIELA B. MAYO

CERTIFICATE OF NOTORIZATION:
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Newport News
I, Ruby Claiborne, 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 THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 6th DAY OF March 2013.



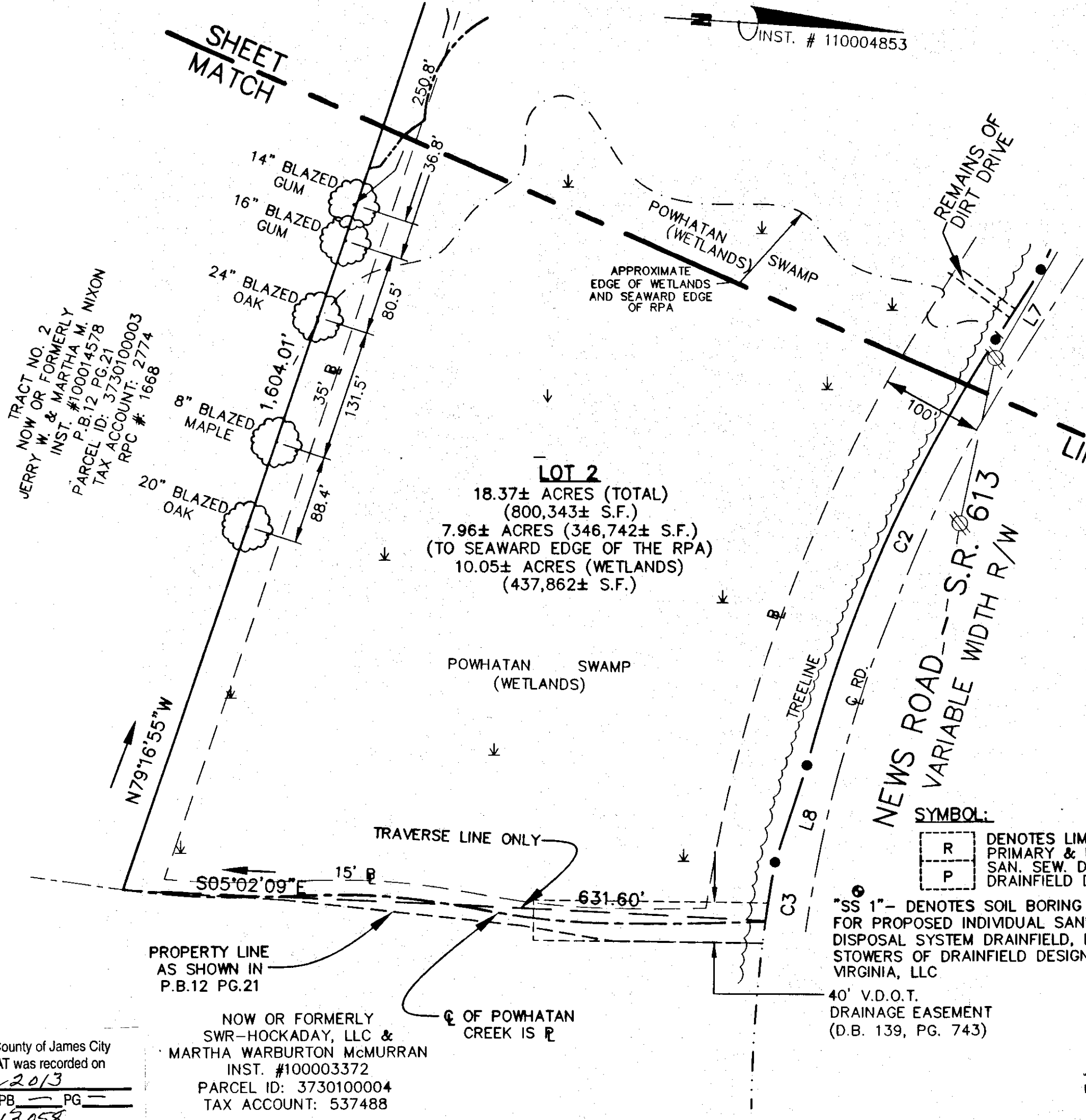
Ruby Claiborne 202278
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 10/31/2015

CERTIFICATE OF SOURCE OF TITLE:
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ATLAS VA I SPE, LLC TO JULIAN F. MAYO, JR. & SHIELA B. MAYO BY DEED DATED FEBRUARY 12, 2012 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN INSTRUMENT # 120004610.

SURVEYORS 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: 10/8/12
R. L. Small
R. L. SMALL

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
29 May 2013
at 2:47 AM/PM PG —
Document # 130013058
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk

STATE OF VIRGINIA, COUNTY OF JAMES CITY.
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 29 DAY OF May, 2013 AS THE LAW DIRECTS.
TESTE: *Betsy B. Woolridge*, CLERK
Document # 130013058 By *Chaudin H. Hinkley* Dep. Clerk



TOTAL SUBDIVIDED AREA = 26.56± ACRES

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	05°14'49"	1,115.92'	102.19'	51.13'	102.16'	S74°37'24"E
C2	18°17'40"	1,462.39'	466.94'	235.47'	464.96'	S74°22'14"E
C3	02°18'38"	1,472.39'	59.37'	29.69'	59.37'	S88°40'23"E

LINE	BEARING	DISTANCE
L1	N86°51'30"E	453.00'
L2	N10°06'46"W	145.24'
L3	S70°46'26"E	132.29'
L4	S65°13'24"E	164.47'
L5	S58°05'54"E	201.56'
L6	S72°20'54"E	161.25'
L7	S65°13'24"E	82.64'
L8	S79°56'42"E	102.91'

REFERENCES:
INST. #110001297
INST. # 030026180
INST. #110004853
P.B.12 PG.21
D.B.44 120
W.B.4 PG.584
S.H.P.B.1 PGS 2-3
S.H.P.B.4 PG.288
D.B.139 PG.743

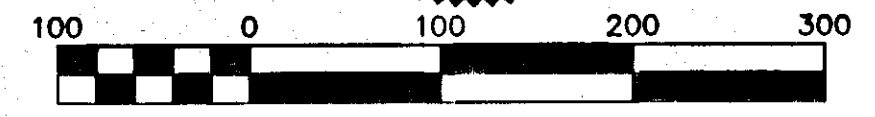
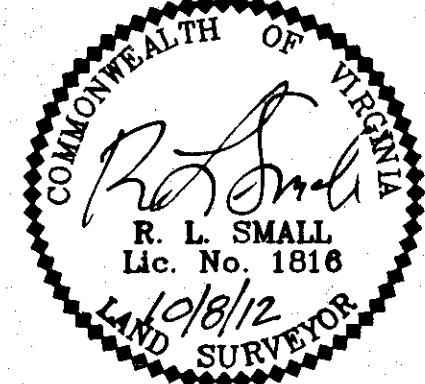
2 Large/Small Plat(s) Recorded herewith as # 130013058

CERTIFICATE OF APPROVAL
THIS SUBDIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD
DATE: 3/25/13
DATE: 3-29-13
DATE: _____
VIRGINIA DEPARTMENT OF HEALTH
SUBDIVISION AGENT OF: JAMES CITY COUNTY

130013058

SUBDIVISION PLAT
OF THE PROPERTY OF
JULIAN F. MAYO, JR.
AND
SHIELA B. MAYO
BERKELEY MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: AUGUST 8, 2012
SHEET 2 OF 2

DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE "G"
YORKTOWN, VIRGINIA 23693
(757) 867-8583



Scale 1" = 100'

NOTE:
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 et seq., THE REGULATIONS)

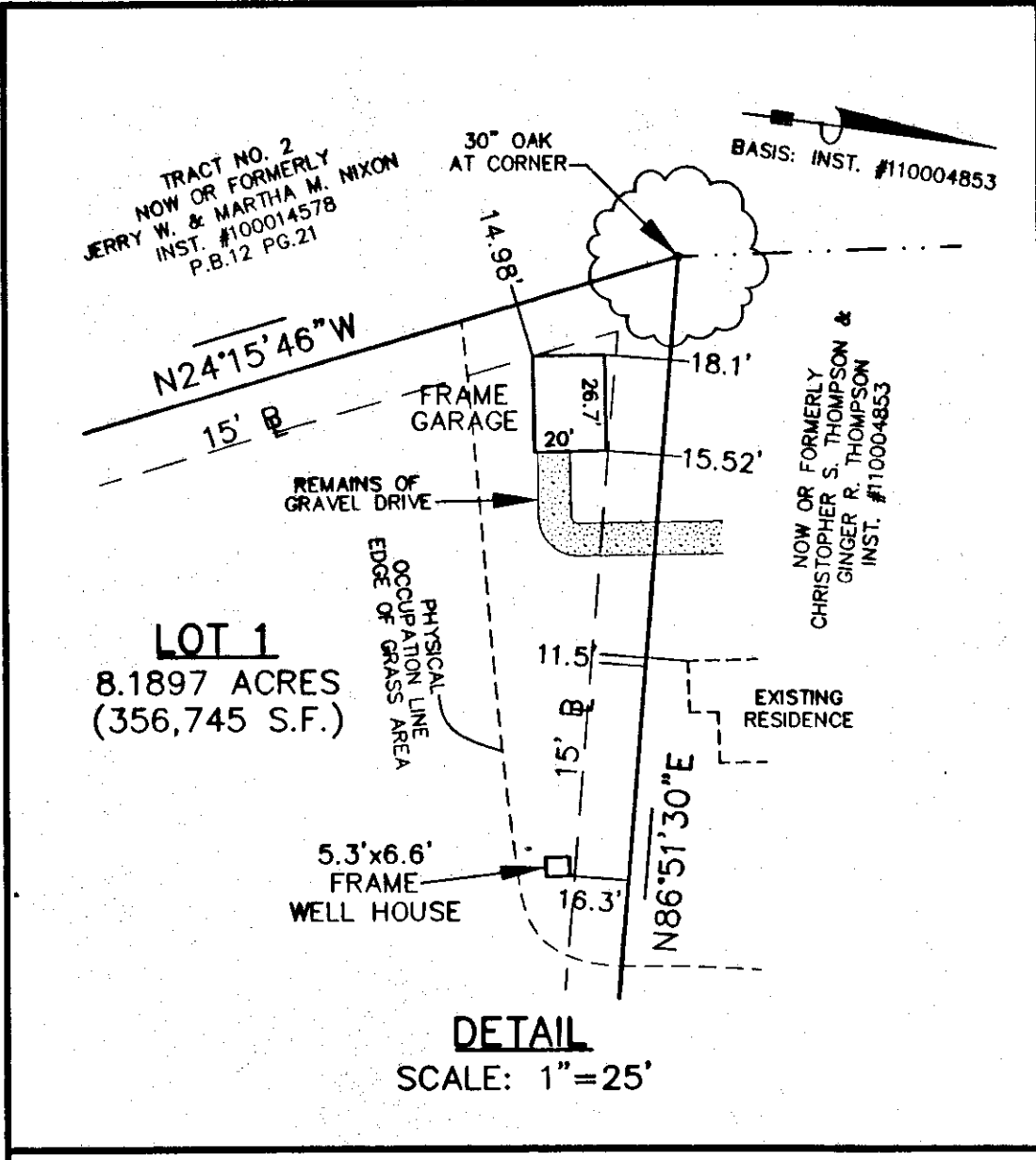
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32.1-16335 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION 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: SC OTT STOWERS, AOSE # 1940001022. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SEC. 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.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
29 May 2013
at 2:47 AM/PM PG.
Document # 130013058
BETSY B. WOOLRIDGE, CLERK
By , Dep. Clerk

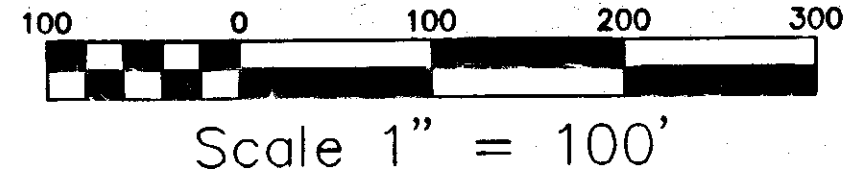
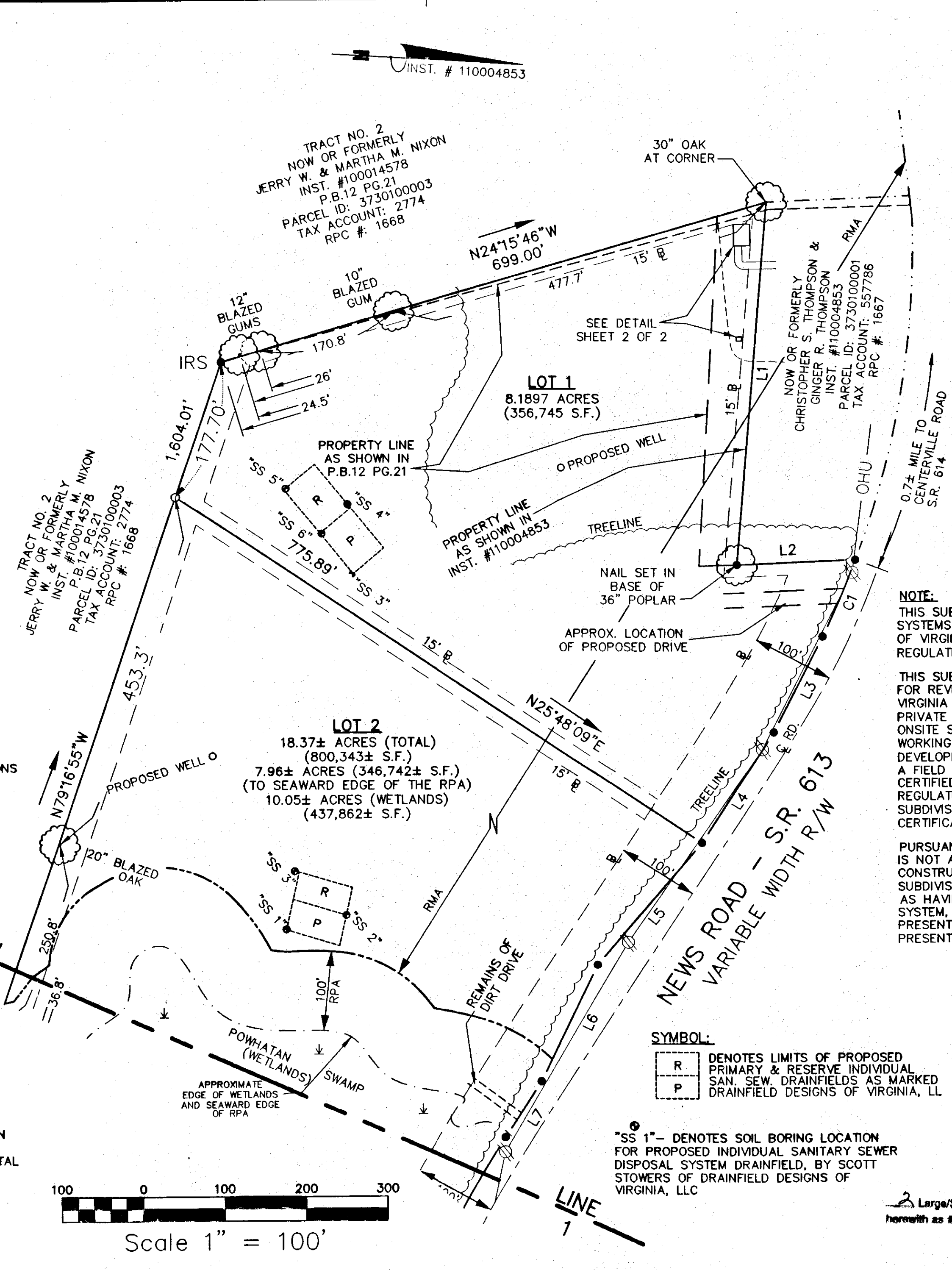
- SYMBOLS:**
- PIPE FOUND
 - IRON ROD SET (IRS)
 - IRON ROD FOUND
 - CONC. MONUMENT
 - OHU— POWER POLE & OVERHEAD UTILITIES
 - ↓ WETLANDS

2 Large/Small Plat(s) Recorded
herewith as # 130013058



DETAIL
SCALE: 1" = 25'

- GENERAL NOTES** TAX MAP #: 3730100002
1. PROPERTY IS ZONED A1 (GENERAL AGRICULTURAL)
PROPERTY IS JAMES CITY COUNTY TAX PARCEL # 3730100002
 2. BUILDING SETBACKS:
FRONT - 100' (FEET) FROM THE CENTERLINE OF THE ROAD
SIDE - 15' (FEET)
REAR - 35' (FEET)
 3. PROPERTY SHOWN HEREON IS LOCATED IN ZONES X & AE (20') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510201, MAP NUMBER 51095C0120C EFFECTIVE DATE: SEPTEMBER 28, 2007
 4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTIONS 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 5. LOTS SHALL BE SERVED BY PRIVATE WELLS AND INDIVIDUAL SANITARY SEWER DISPOSAL SYSTEMS TO BE APPROVED BY THE VIRGINIA DEPARTMENT OF HEALTH.
 6. ALL NEW MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 7. PRIMARY AND RESERVE DRAINFIELD LOCATIONS SHOWN HEREON AS MARKED IN THE FIELD BY DRAINFIELD DESIGNS OF VIRGINIA, LLC, ON AUGUST 30, 2012, AND FIELD LOCATED BY DAVIS & ASSOCIATES, P.C. ON JULY 19, 2012. ON SITE SEWAGE DISPOSAL SYSTEMS SHALL BE OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
 8. NO STREETS ARE PROPOSED WITH THIS DEVELOPMENT.
 9. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
 10. THIS PROPERTY IS LOCATED WITHIN THE RESOURCE PROTECTION AREA AND THE RESOURCE MANAGEMENT AREA AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE AND THEREFORE SUBJECT TO THE JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
 11. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE, OR SUCH SUCCESSOR PROVISION.
 12. ALL STEEP SLOPE AREAS ARE NOT BUILDABLE.
 13. EDGE OF WETLANDS SHOWN HEREON ARE BASED ON A FIELD LOCATION BY DAVIS AND ASSOCIATES, P.C. AND USED TO ESTABLISH THE LIMITS OF THE RPA BUFFER APPROVED BY JAMES CITY COUNTY ENVIRONMENTAL DIVISION.
 14. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 15. 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.



Scale 1" = 100'