

130023010

BERNFELD FAMILY SUBDIVISION

PARCEL ID# 3110100025
OWNED BY
MARIANN BERNFELD

JAMES CITY COUNTY, VIRGINIA

0' 150' 300' 450'

AUGUST 27, 2013 SCALE: 1"=150'

PREPARED BY:
PARKER SURVEYING, INC.

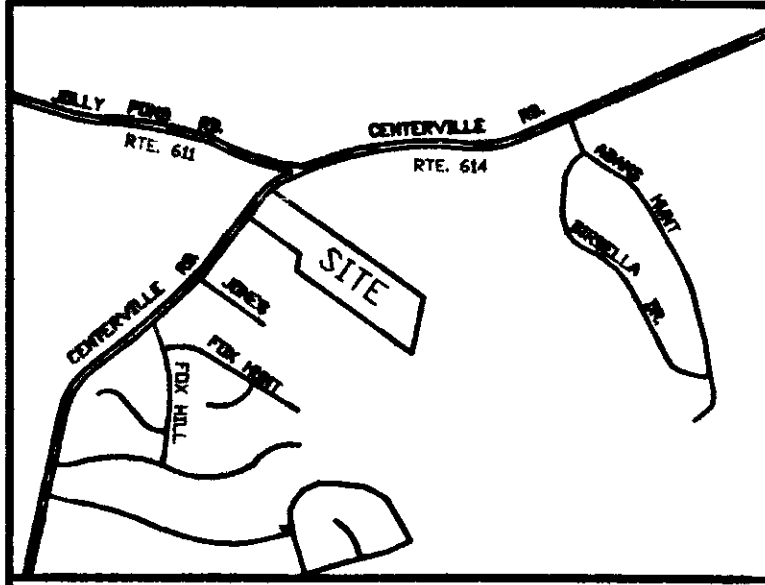
101 DAWSON CRESCENT
SEAFORD, VIRGINIA 23696
PHONE: 757-833-7758

GENERAL NOTES

- PROPERTY ADDRESS, # 6120 CENTERVILLE ROAD
- PROPERTY ID # 3110100025
- PROPERTY IS ZONED A1
- JAMES CITY COUNTY CASE NO. S-0026-2013
- ON NOVEMBER 13, 2012 THE BOARD OF SUPERVISORS APPROVED SUP-0011-2012, BERNFELD CENTERVILLE ROAD FAMILY SUBDIVISION
- TOTAL AREA TO BE SUBDIVIDED = 8.1867 ACRES
- BOUNDARY INFORMATION TAKEN FROM PLAT BY L.V. WOODSON AND ASSOCIATES, INC., D.B. 630, PG 574. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL ENCUMBERANCES, COVENANTS OR EASEMENTS OF RECORD THAT COULD AFFECT PROPERTY SHOWN. THIS PLAT REPRESENTS A CURRENT BOUNDARY SURVEY.
- WETLANDS AND LANDS IN RPA AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7C(1) OF THE JAMES CITY COUNTY CODE.
- ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-34 THROUGH 19-36.
- F.I.R.M. ZONE: X
F.I.R.M. PANEL: 0110C
F.I.R.M. COMM: 510201
F.I.R.M. DATE: 9/28/2007
- LOTS TO BE SERVED BY PUBLIC WATER
- LOTS TO BE SERVED BY PRIVATE SEPTIC SYSTEM
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION
- 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
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE
- THE SHARED DRIVEWAY AT MINIMUM SHALL BE ALL-WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF THREE INCHES AND MINIMUM WIDTH OF TEN FEET
- ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, WIRES, CABLES, PIPES, CONDUITS AND APPURTENANT EQUIPMENT FOR ELECTRICITY, VOICE, VIDEO AND DATA, GAS, CABLE TELEVISION OR SIMILAR SERVICE, SHALL BE PLACED UNDERGROUND.

SOURCE OF TITLE

PARCEL ID #3110100025 WAS CONVEYED BY INSTRUMENT # 130019319, DATED AUGUST 8, 2013, FROM MARIANN BERNFELD, TREN PATTERSON AND KRISTINE PATTERSON TO MARIANN BERNFELD RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.



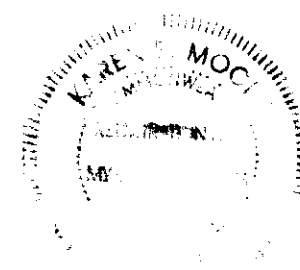
VICINITY MAP SCALE: 1"=2000'

OWNERS CONSENT

THE FAMILY SUBDIVISION 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 3110100025

MARIANN BERNFELD Mariann Bernfeld 9-9-13 MARIANN BERNFELD
SIGNATURE DATE NAME PRINTED

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY TO WIT:
I, Karen E. Moore, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AND ADDRESS AND GIVE UNDER MY HAND THIS 9 DAY OF September 2013.
MY COMMISSION EXPIRES: 12-31-2013
Karen E. Moore 176801
NOTARY PUBLIC REG. NO.



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 OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF LOTS WITHIN THE COUNTY.

Randall R. Parker 8-27-13
RANDALL R. PARKER, L.S. # 002376 DATE



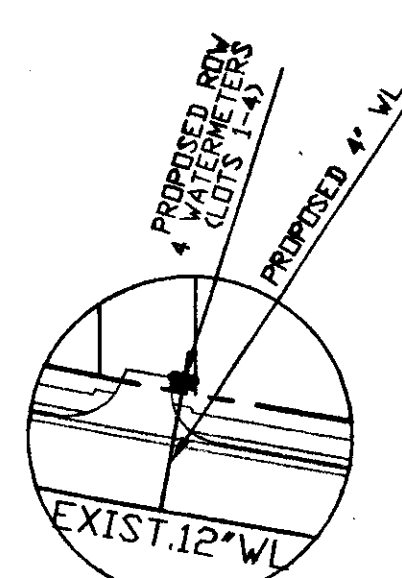
CERTIFICATE OF APPROVAL

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

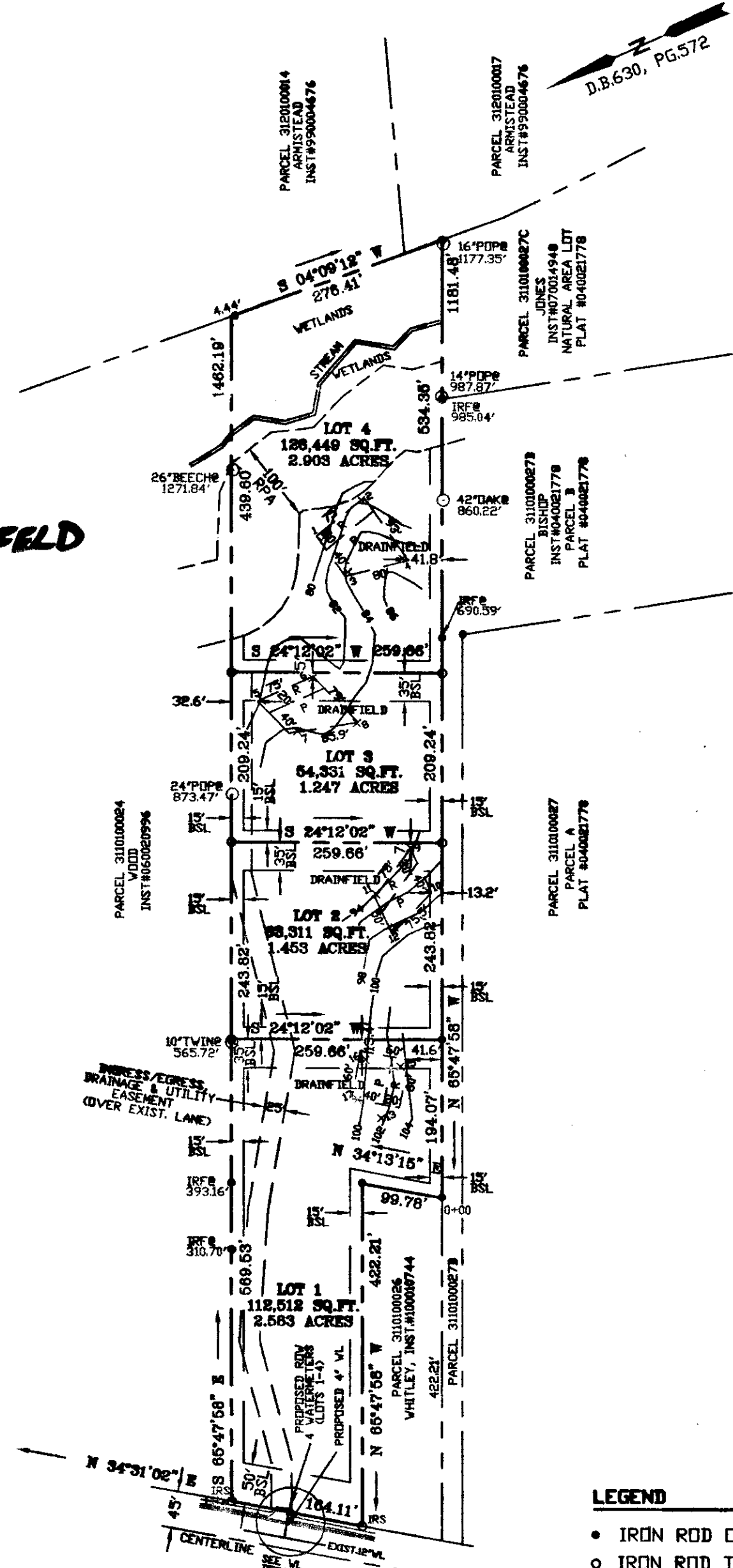
Charles Catlett 10-3-13
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

Charles Catlett 9/11/13
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Angie Rembertson 9-13-13
VIRGINIA DEPARTMENT OF HEALTH DATE



WATERLINE DETAIL
REFER TO JCSA/HRPDC STANDARDS WATERLINE INSTALLATION



LEGEND

- IRON ROD OR PIPE FOUND
- IRON ROD TO BE SET
- PROPERTY LINE TREE
- x FLAGS AT BORING HOLES

1 Large/Small Plat(s) Recorded herewith as # 130023010

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THIS 17TH DAY OF October 2013, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 130023010

TESTE: DEBBY WOODRUFF CLERK
BY: Patricia M. Haskins deputy clerk

12:19 PM