

140002075

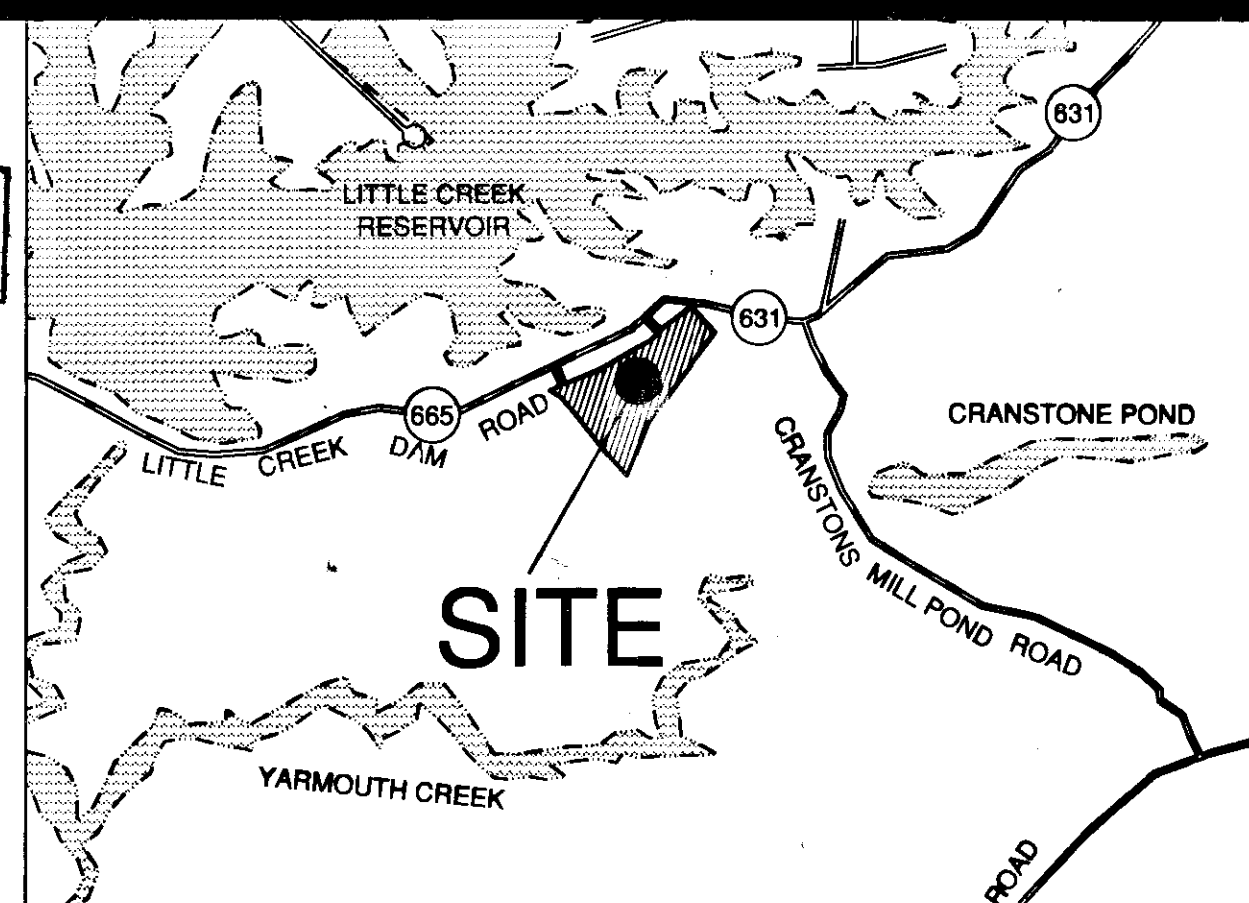
SOILS SCIENTIST STATEMENT

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 ORDINANCES TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. (12 VAC 5-610-10 ET., THE REGULATIONS)

CERTIFICATE OF NOTARIZATION Greg Monnet

STATE OF VIRGINIA
CITY/COUNTY OF James City County
I, Marilyn S. Boudin, NOTARY PUBLIC IN AND FOR THE CITY/COUNTY IN THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF Feb 2014
Marilyn S. Boudin
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-31-2016



CERTIFICATE OF NOTARIZATION

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

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2010

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT 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.

8/24/10 Charles C Townes II
DATE CHARLES C. TOWNES, II, P.E., L.S.

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 AT INSTRUMENT 080001818 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

Charles C Townes II 8/24/10

OWNER'S CERTIFICATE

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

8/24/10 Charles C Townes II

CERTIFICATE OF APPROVAL

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

10/17/10 [Signature]
DATE: DEPARTMENT OF TRANSPORTATION
10/17/10 [Signature]
DATE: VIRGINIA DEPARTMENT OF HEALTH
2/15/14 [Signature]
DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY

3 Large Parcel Plat(s) Recorded
herewith as # 140002075

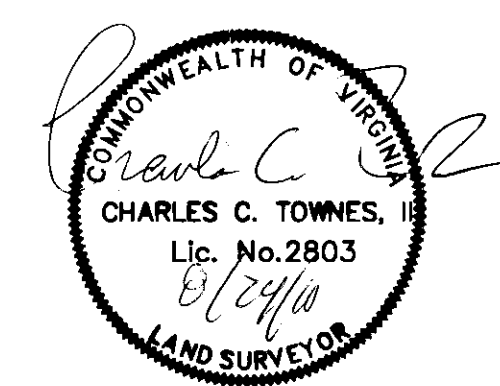
CLERK'S CERTIFICATE STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 5th DAY OF FEB 2014 at 4:03 PM
THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

GETTY B. WOOLACOTE, CLERK
TESTE: _____ CLERK by: Patrick McCreary, Deputy Clerk
Inst # 140002075
PLAT BOOK: _____ PAGE: _____

GENERAL NOTES:

- 1. TOTAL ACERAGE: 226.50 ACRES
2. NUMBER OF LOTS: FOUR
3. ZONED: RB
4. PARCEL ID: 2140100037
5. PRESENT OWNERS: HAVENS LANDS, LLC AND DONALD BENTON C/O SHEPHERDS LANDING PARTNERSHIP
4093 SOUTH RIVERSIDE DRIVE
LANEXA, VA 23089
6. WETLANDS AND LAND 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. WETLANDS AND RPA WERE MAPPED AND FIELD LOCATED BY ENVIRO SOLUTIONS
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
9. 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".
10. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 18-34 THRU 18-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
12. ALL LOTS SHOWN ARE TO BE SERVED BY PRIVATE WATER AND SEWER.



CHIEFTAIN'S VILLAGE

POWHATAN DISTRICT
JAMES CITY COUNTY, VA
APRIL 15, 2010 SCALE: AS SHOWN
REVISED: MAY 17, 2010
JAMES CITY COUNTY ID # JCC-S-0054-2008

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