

140064338

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT WAS CONVEYED REALTEC, INCORPORATED, A NORTH CAROLINA CORPORATION TO MERIDIAN LAND HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY INSTRUMENT DATED APRIL 19, 2013 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 130011216 ON MAY 1, 2013.

OWNER'S CERTIFICATE

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

T. Mark Smith, Vice President for Meridian Land Holdings, LLC, dated 2/21/14

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, City/County of Henrico, Donna Blanchard, Notary Public, My Commission Expires 4/30/16

Signature of Donna Blanchard

Notary Public Seal for Donna Blanchard, Commission Expires Apr 30, 2016

CERTIFICATE OF APPROVAL

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

Donna D. Bredie, Virginia Department of Health, dated 2/20/14; Subdivision Agent of James City County, dated 3/5/14

REFERENCES:

- PLAT OF SUBDIVISION: LOTS 5-22, 25-47 RECORDED ON 3/27/08. INSTR. #080008530
PLAT OF SURVEY: PARCEL 3040100007 RECORDED ON 5/01/03. INSTR. #030013147
PLAT OF SUBDIVISION: WELL LOT RECORDED ON 5/28/13. INSTR. #130016313

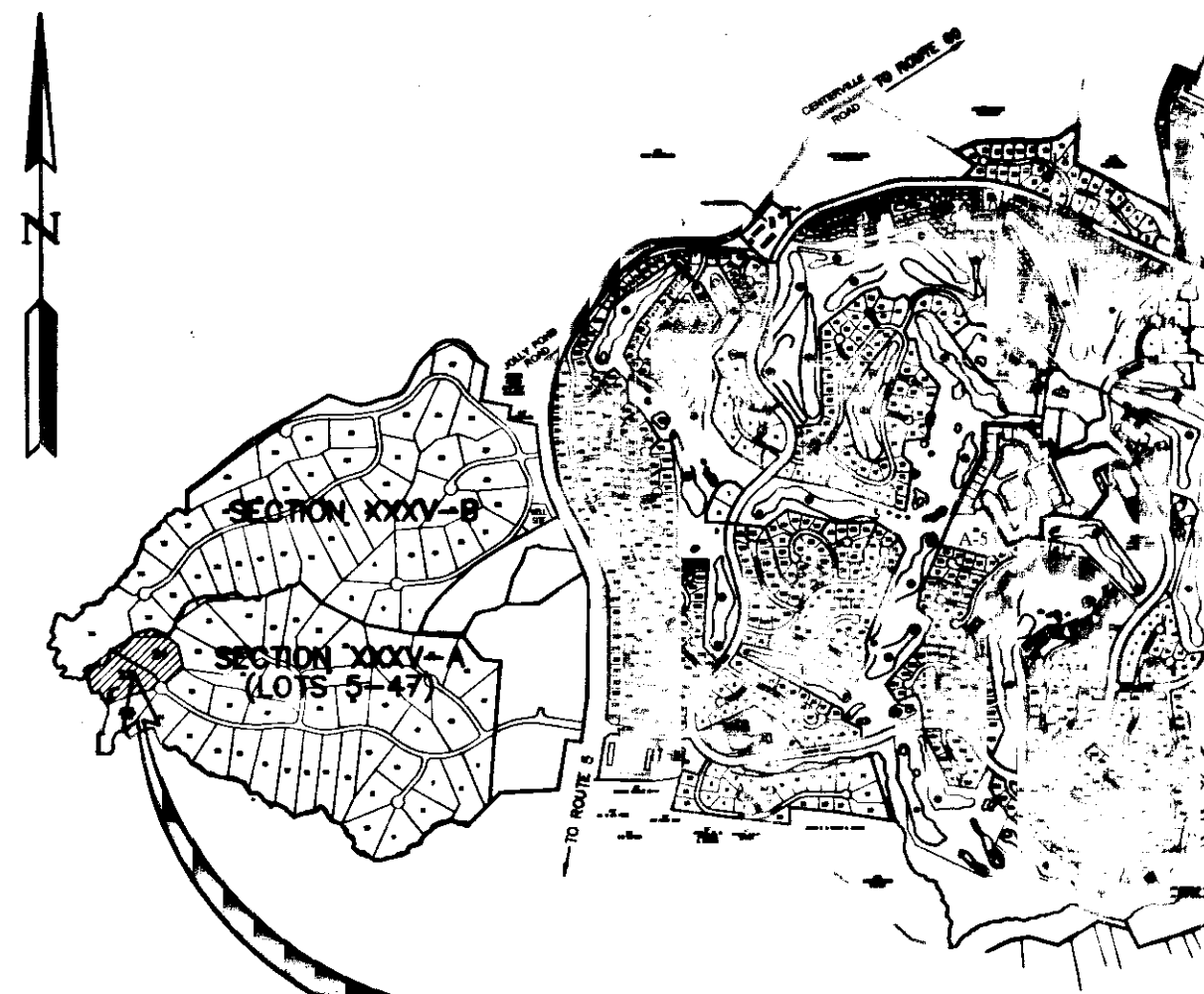
SURVEYOR'S CERTIFICATE

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

Thomas C. Sublett, Surveyor, dated 2/10/14

GENERAL NOTES

- 1. TAX MAP PARCEL TO BE SUBDIVIDED PARCEL ID: 3610100015
2. PROPERTY AS SHOWN IS CURRENTLY ZONED "A1" - GENERAL AGRICULTURAL DISTRICT.
3. BUILDING SETBACKS SHOWN ARE AS DESCRIBED IN THE CURRENT JCC ORDINANCE.
4. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS...
25. A 15' PRINCIPAL DWELLING FOUNDATION SETBACK EXISTS OFF ALL RPA BUFFERS AND CONSERVATION EASEMENTS.



PROJECT LOCATION



VICINITY MAP (Approximate Scale: 1"=2,000') MAP COPYRIGHT (C) KAPPA MAP GROUP LLC (800) 829-6277 PERMITTED USE NUMBER 21004223

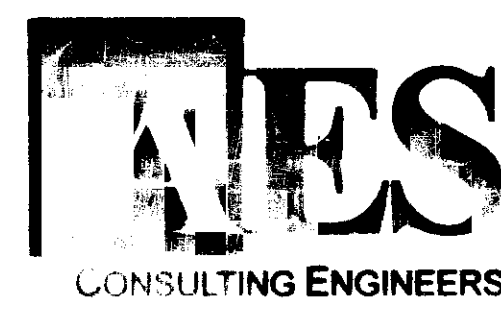
2 Large/Small Plat(s) Recorded herewith as # 140064338

AREA TABULATION

Table with columns: S.F.±, ACRES±. Rows include: EXISTING AREA OF LOTS 5-22; 25-47 (7,336,820 S.F., 168.43 ACRES); EXISTING AREA OF COMMON AREA (171,060 S.F., 3.93 ACRES); EXISTING AREA OF R/W (427,717 S.F., 9.82 ACRES); LOT 23 (203,880 S.F., 4.68 ACRES); LOT 24 (208,127 S.F., 4.78 ACRES); NEW AREA OF SECTION XXXV-A (8,245,248 S.F., 189.29 ACRES); TOTAL NUMBERS OF LOTS IN SECTION XXXV-A (43); EXISTING AREA OF SECTION XXXV-B (8,271,641 S.F., 189.69 ACRES); AREA OF WELL LOT (83,167 S.F., 1.91 ACRES); AREA ADDED TO SECTION XXXV-B (102,356 S.F., 2.35 ACRES); NEW AREA OF SECTION XXXV-B (8,457,164 S.F., 194.15 ACRES)

STATE OF VIRGINIA, CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 17th DAY OF March, 2014. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:21 AM/PM INSTRUMENT # 140064338

TESTE: Amy Storey DC, Betsy B. Woolridge, Clerk



5248 Old Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT LOTS 23 - 24, SECTION XXXV WESTPORT FORD'S COLONY @ WILLIAMSBURG POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

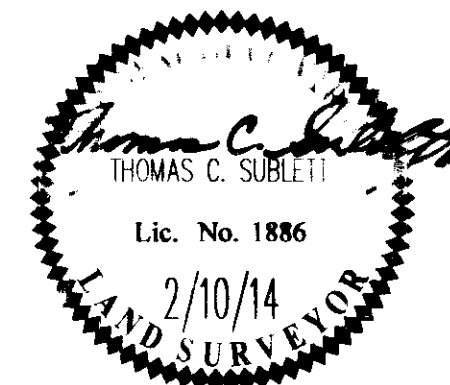


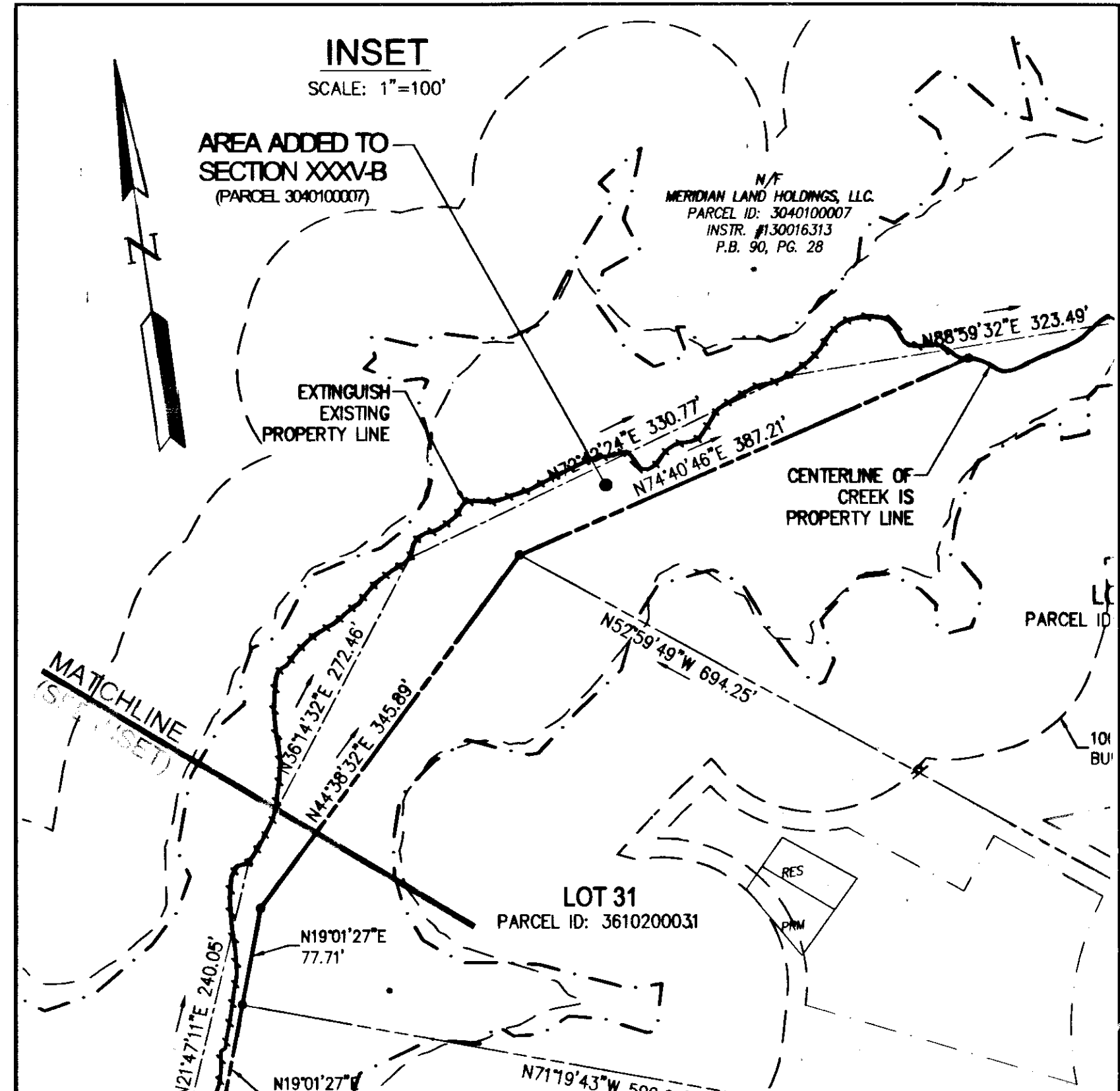
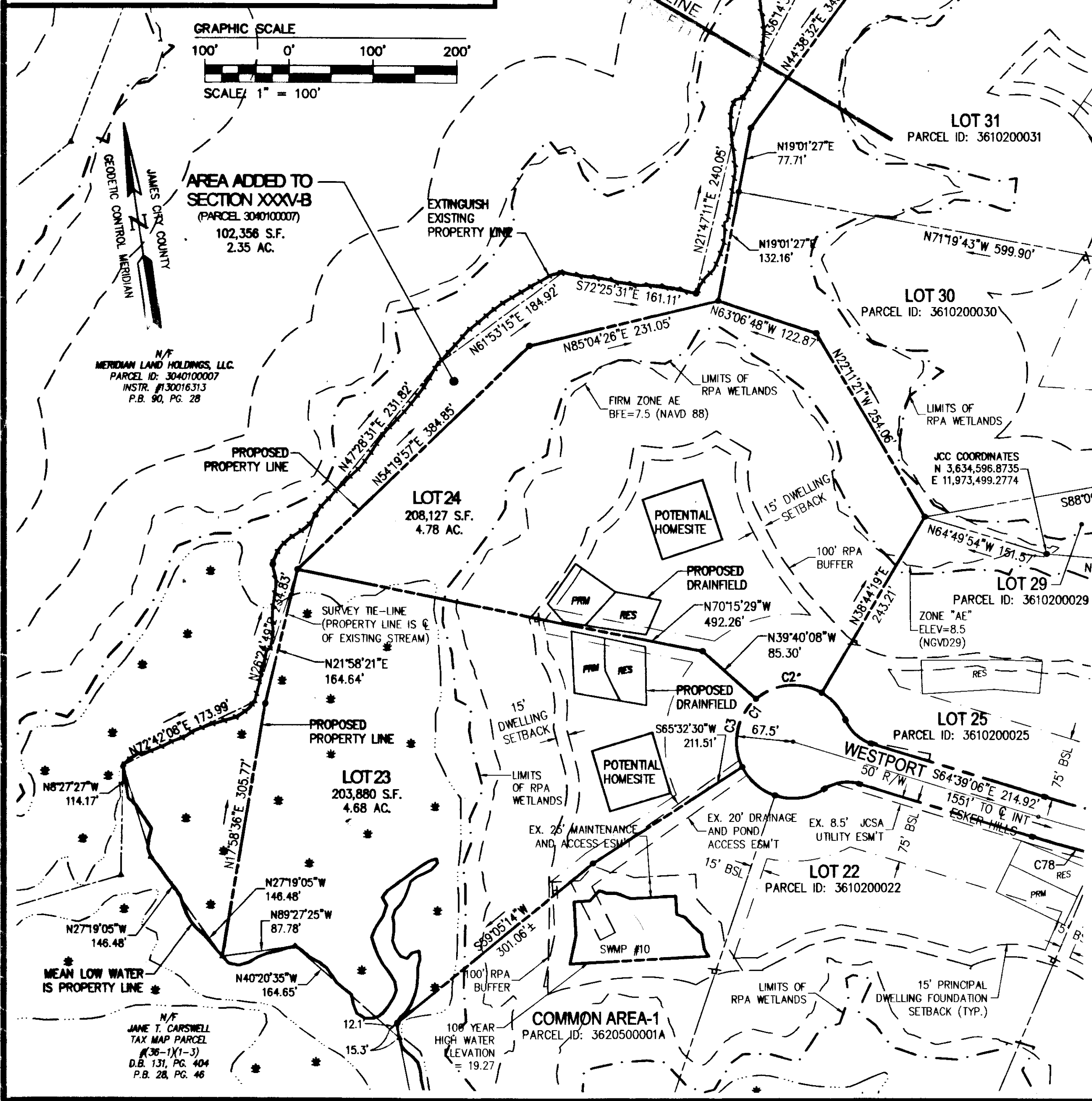
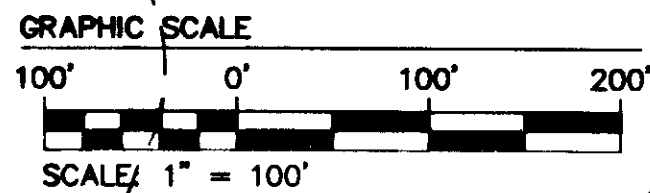
Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Row 1: 2/10/14, REVISED PER COUNTY COMMENTS, JAG, AWT

Table with columns: Designed (JAG), Drawn (AES), Scale (N/A), Date (9/21/12), Project No. (5652-21), Drawing No. (1 of 2)

S:\jobs\1014500-Section 35\Survey\Plats\Subdivision Plat Lot 23-24\565221 SUBD SH 01.dwg, 2/19/2014 11:11:27 AM

140004338

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	146°40'58"	67.50'	172.81'	225.58'	129.33'	S55°23'50"W
C2	71°08'40"	67.50'	83.82'	48.28'	78.53'	N86°50'01"W
C3	75°32'19"	67.50'	88.99'	52.30'	82.69'	S19°49'30"W



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 5-610-10 ET SEQ., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 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 T. MONNETT, AOSE #007 PH# (804)-796-1090. 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 SITE 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 THE APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

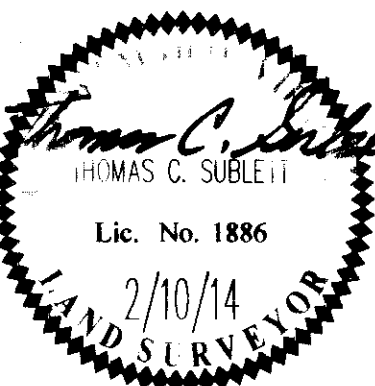
LEGEND	
—	RIGHT-OF-WAY LINE
—	PROPERTY LINE
—	CENTER LINE
—	TRAVERSE LINE
—	EASEMENT
—	BUILDING SETBACK LINE (B.S.L. TYP.)
—	WETLANDS LINE
—	RPA BUFFER LINE
—	STREAM
●	IRON ROD SET
■	CONCRETE MONUMENT FOUND
RPA	RESOURCE PROTECTION AREA
PRM	PRIMARY DRAINFIELD
RES	RESERVE DRAINFIELD
C/L	CENTERLINE
P/L	PROPERTY LINE

S:\Jobs\10145\00-Section 35\Survey\Plans\Subdivision Plat Lot 23-24\565221 SUBD.SH.02.dwg, 2/14/2014, 12:32:13 PM



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PLAT OF SUBDIVISION AND
BOUNDARY LINE ADJUSTMENT
LOTS 23 - 24, SECTION XXXV
WESTPORT FORD'S COLONY
WILLIAMSBURG
POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on March 17, 2014 at 9:21 AM/PM PG Document # 140004338 BETSY B. WOOLRIDGE, CLERK Dep. Clerk				
1	2/10/14	REVISED PER COUNTY COMMENTS	JAG	AWT
No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWER

Designed JAG	Drawn AES
Scale 1"=100'	Date 9/21/12
Project No. 5652-21	
Drawing No. 2 of 2	