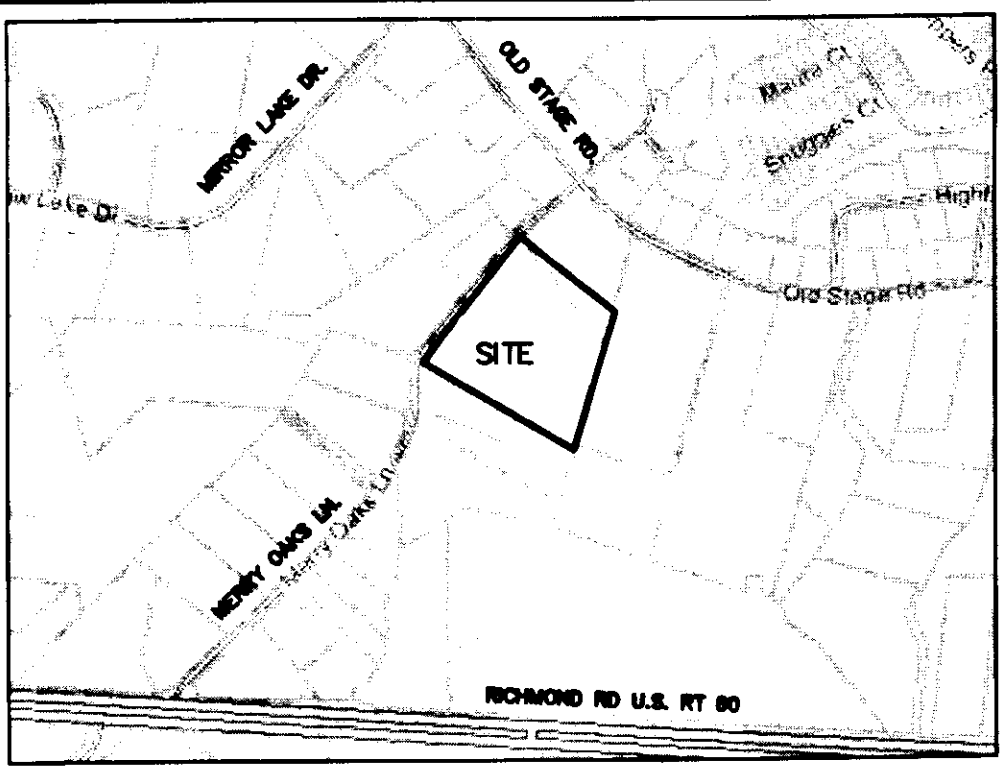


140007101

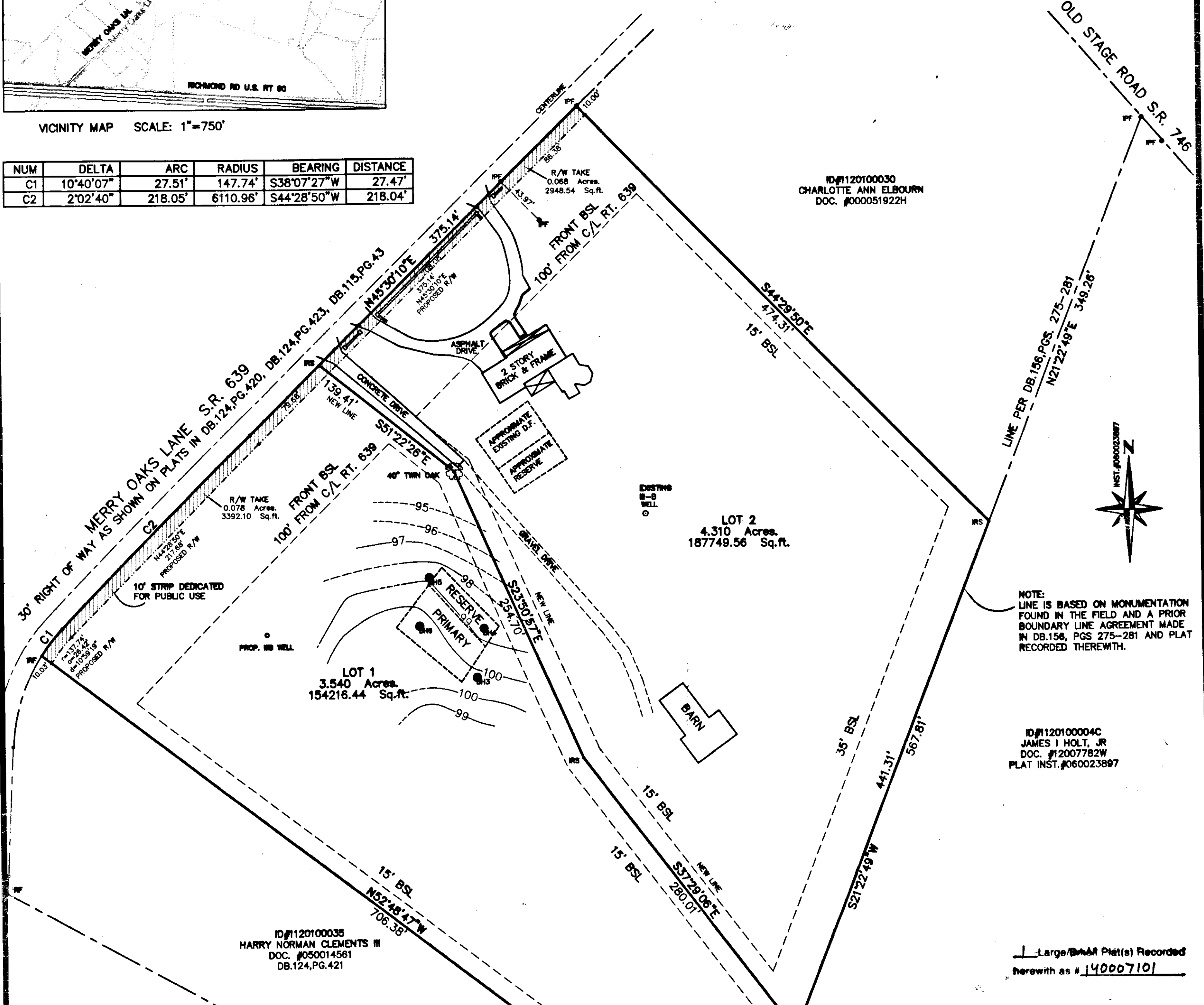


VICINITY MAP SCALE: 1"=750'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	10°40'07"	27.51'	147.74'	S38°07'27"W	27.47'
C2	2°02'40"	218.05'	6110.96'	S44°28'50"W	218.04'

**CERTIFICATE OF APPROVAL:**  
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
 DATE 4/22/14  
 VDOT [Signature]  
 DATE 4/13/14  
 VDH [Signature]  
 DATE 5/14/14  
 SUBDIVISION AGENT JAMES CITY CO.

**SUBDIVISION**  
 ON PROPERTY STANDING IN THE NAME OF  
**WARREN D. & CHARLOTTE G. HYPES**  
 LOCATED IN STONEHOUSE DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1" = 60' DATE: 11/28/2012  
 J.N. 381.8  
 REVISED: 03/06/2013  
 60' 0' 60' 120'



NOTE: LINE IS BASED ON MONUMENTATION FOUND IN THE FIELD AND A PRIOR BOUNDARY LINE AGREEMENT MADE IN DB.156, PGS 275-281 AND PLAT RECORDED THEREWITH.

ID#112010004C  
 JAMES I HOLT, JR.  
 DOC. #12007782W  
 PLAT INST.#060023897

Large/Small Plat(s) Recorded herewith as # 140007101

- NOTES:**
- THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY #51095C00040C.
  - THE BOUNDARY LINES SHOWN HEREON REPRESENT AN IN THE FIELD BOUNDARY SURVEY.
  - THIS PROPERTY IS ZONED A-1.
  - TAX PARCEL ID# 1120100032.
  - PROPERTY ADDRESS IS 8850 MERRY OAKS LANE.
  - SEPTIC AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
  - IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
  - ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED BY SECTION 19-35.
  - TOTAL AREA = 7.85+/- AC.
  - AREA IN LOTS 3.00+/- AC.
  - NUMBER OF LOTS = 1 AND REMAINDER

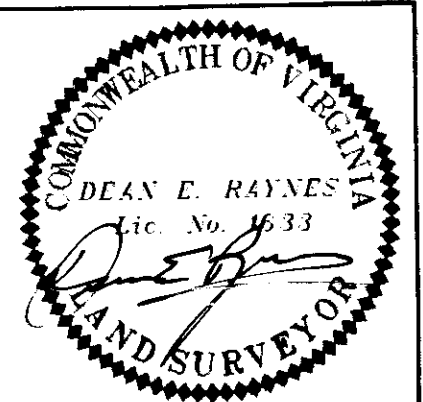
- THERE IS NO WETLANDS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- SETBACK REQUIREMENTS: FRONT 100' FROM STREET CENTERLINE

- PROPERTY TO BE SERVED BY INDIVIDUAL WELL AND INDIVIDUAL ONSITE SEPTIC SYSTEMS.
- REFERENCES: DB.202, PG.82, DB.172, PG.411, PLAT IN DB.124, PG.420, PLAT IN DB.115, PG.43.
- IN ACCORDANCE WITH SECTION 19-29(n) OF THE SUBDIVISION ORDINANCE "ON SITE SEWAGE TREATMENT SYSTEM SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE."
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE, SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORDED PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.

**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 AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

11. THE OWNER WILL NEED TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.  
 12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

3/17/2014  
 DEAN E. RAYNES #1833



HES LAND SURVEYING, INC.  
 P.O. BOX 180  
 PROVIDENCE FORGE, VIRGINIA 23148  
 (804) 966-7817

**CERTIFICATE OF SOURCE OF TITLE:**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CHARLES E. WINGO AND EDNA A. WINGO TO WARREN DUNNING HYPES AND CHARLOTTE GAYE HYPES BY DEED DATED 03/19/1980 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DB.202, PG. 82. ALSO, CONVEYED BY CHARLES E. WINGO, JR. AND NANCY A. WINGO TO WARREN D. HYPES AND CHARLOTTE G. HYPES BY DEED DATED 11/15/1978 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DB.172, PG.411.

**OWNER'S CERTIFICATE:**  
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS HYPES IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

3/21/14 Warren D. Hypes WARREN D. HYPES  
 DATE SIGNATURE PRINTED

3/21/14 Charlotte G. Hypes CHARLOTTE G. HYPES  
 DATE SIGNATURE PRINTED

**CERTIFICATE OF NOTORIZATION:**  
 COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY  
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 21<sup>st</sup> DAY OF March 2014

[Signature] CRIS BRANDON HOWARD  
 NOTARY PUBLIC  
 Commonwealth of Virginia  
 Reg. #7532700  
 My Commission Expires Mar. 31, 2017

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY  
 CIRCUIT COURT: THIS PLAT WAS RECORDED ON  
 5 May 2014  
 AT 4:03 AM/P.M. PG. -- PG. --  
 DOCUMENT# 140007101

CLERK OF CIRCUIT COURT by: [Signature] deputy clerk