

OWNERS CERTIFICATE

CHESTNUT GROVE, LLC

NAME PRINTED

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

&IGNATURE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City(conf.), Tammy Michelle Mews, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS ______ DAY OF ____ Account

Janny Michelle Means NOTARY PUBLIC

7536121

REGISTRATION NO.

01/31/207 EXPIRATION DATE

CERTIFICATE OF SOURCE OF TITLE

MY COMMISSION EXPIRES OILSILZOIT

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF CHESTNUT GROVE DEVELOPMENT, L.L.C., AND WAS ACQUIRED FROM CRUMPLER PROPERTIES TWO, LLC BY THAT CERTAIN DEED DATED SEPTEMBER 5. 2007 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 070025331.

CERTIFICATE OF APPROVAL

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

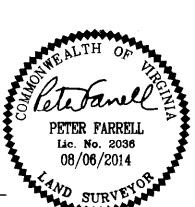
8128114 DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR 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.

PETER FARRELL, L.S.



GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT
- 2. WETLANDS AND RPA SHOWN HEREON ARE PER DELINEATION BY WILLIAMSBURG ENVIRONMENTAL GROUP, INC. AND CONFIRMED BY THE USACOE AS PROJECT #2007-1066, DATED 3/29/07.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0230C DATED SEPTEMBER 28, 2007.
- 7. THIS PROPERTY FALLS WITHIN THE RPA AND RMA.
- 8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
- 11. 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 RECORD 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.
- 12. ALL COMMON AREA WILL BE OWNED AND MAINTAINED BY THE CHESTNUT GROVE HOMEOWNERS ASSOCIATION.
- 13. AMENDED PROFFERS FOR THIS PROJECT WERE RECORDED AS INSTRUMENT #080005511 ON 2/25/08.
- 14. PROPERTY IS SUBJECT TO: "DECLARATION OF COVENANTS, INSPECTION/MAINTENACE OF DRAINAGE SYSTEM" RECORDED AS INST. #130002921.
- 15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 16. THIS PLAT IS ASSOCIATED WITH APPROVED JCC SITE PLAN CASE NOS. SP-0011-2008 AND SP-0084-2012.
- 17. FOR PROFFERS PLEASE REFER TO APPROVED JCC CASE NO. Z-0014-2007/MP-0011-2007.
- 18. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT WITHIN THIS EASEMENT, FROM ANY CAUSE."

PROPERTY INFORMATION

PARCEL ID: 5910100024

ZONING DISTRICT: R5 (WITH PROFFERS)

_____Large/Small Plat(s) Recorded

herewith as #140014046

EXISTING ADDRESS: #104 WISTERIA GARDEN DRIVE WILLIAMSBURG, VIRGINIA 23185

SUBDIVISION OF CHESTNUT GROVE

ROBERTS DISTRICT

JAMES CITY COUNTY

VIRGINIA JOB #07-313

DATE: 08/06/2014

Resources, Inc Surveying Engineering • GP8

3925 Midlands Road, Williamsburg, Virginia 23188 Phone: (757) 565–1677 Fax: (757) 565–0782 web: landtechresources.com

SHEET 1 OF 3

JCC-S-0011-2014

LOT AREA	TARI F	
LOT 1	2,002 S.F.	0.0460 AC.
LOT 2	1,540 S.F.	0.0354 AC.
LOT 3	1,540 S.F.	0.0367 AC.
LOT 4	1 540 S F	0.0367 AC. 0.0367 AC.
LOT 5	1,540 S.F.	0.0367 AC.
LOT 6	1.540 S.F.	0.0367 AC.
LOT 7	1,540 S.F. 1,540 S.F.	0.0367 AC.
LOT 8	1,540 S.F. 1,540 S.F. 1,540 S.F. 1,540 S.F. 1,771 S.F. 2,000 S.F. 1,600 S.F.	0.0407 AC.
LOT 9	2,000 S.F.	0.0407 AC. 0.0459 AC. 0.0367 AC.
LOT 10	1,600 S.F.	0.0367 AC.
LOT 11	1,600 S.F.	0.0367 AC.
LOT 12	1,600 S.F.	0.0367 AC.
LOT 12 LOT 13	1,600 S.F. 1,600 S.F. 1,600 S.F. 1,600 S.F. 2,400 S.F. 1,650 S.F. 1,500 S.F.	0.0367 AC.
LOT 14	1,600 S.F.	0.0367 AC
LOT 15	1,600 S.F.	0.0367 AC. 0.0551 AC.
LOT 16	2,400 S.F.	0.0367 AC. 0.0551 AC. 0.0379 AC.
LOT 17	1,650 S.F.	0.0379 AC.
LOT 18	1.500 S.F.	0.0344 AC.
LOT 19	1.500 S.F.	0.0344 AC.
LOT 20	1,500 S.F. 1,500 S.F. 1,500 S.F.	0.0344 AC.
LOT 21	1,500 S.F.	0.0344 AC.
LOT 21 LOT 22 LOT 23	1.500 S.F.	0.0344 AC.
LOT 23	1 500 S F	0.0344 AC.
LOT 24 LOT 25 LOT 26	1,500 S.F. 1,500 S.F. 1,875 S.F. 1,875 S.F. 1,500 S.F. 1,500 S.F.	0.0344 AC.
LOT 25	1,875 S.F.	0.0430 AC.
LOT 26	1,875 S.F.	0.0430 AC.
LOT 27	1,500 S.F.	0.0430 AC. 0.0430 AC. 0.0344 AC.
LOT 27 LOT 28 LOT 29 LOT 30	1,500 S.F.	0.0344 AC.
LOT 29	1,500 S.F. 1,500 S.F.	0.0344 AC.
LOT 30	1,500 S.F.	0.0344 AC.
LOT 31	1,500 S.F.	0.0344 AC.
LOT 32	1,500 S.F.	0.0344 AC.
LOT 33	1,500 S.F.	0.0344 AC.
LOT 34	1.650 S.F. l	0.0379 AC.
LOT 35	1,650 S.F.	0.0379 AC.
LOT 36	1,650 S.F. 1,500 S.F.	0.0344 AC.
LOT 37	1,500 S.F.	0.0344 AC.
LOT 38	1,500 S.F.	0.0344 AC.
LOT 39	1,500 S.F.	0.0344 AC.
LOT 40	1,650 S.F.	0.0379 AC.
TOTAL LOT AREA	64,363 S.F.	1.4777 AC,
COMMON AREA	3 25,347 S.F.	7.4689 AC.
TOTAL AREA	389,710 S.F.	8.9466 AC.

STATE OF VIRGINIA. JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF INSTRUMENT # 140014016

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