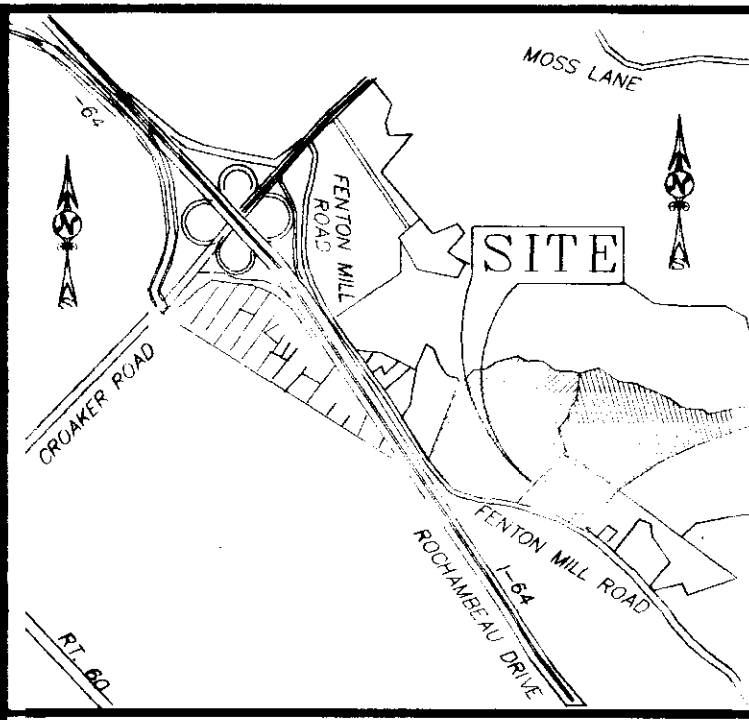


150009695



- GENERAL NOTES:**
1. THE PROPERTY SHOWN HEREON IS ALL OF ASSESSOR'S PARCELS:
- 1440100015 AT #4920 FENTON MILL ROAD,
- 2420100018 AT #4904 FENTON MILL ROAD,
- 2420100017 AT #4912 FENTON MILL ROAD,
- 1430100042 AT #4700 FENTON MILL ROAD.
 2. THE PROPERTY DOES NOT LIE WITHIN THE PRIMARY SERVICE AREA.
 3. THE PROPERTY IS CURRENTLY ZONED A1.
 4. THE PROPERTY APPEARS TO LIE IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. 51095C0045C DATED 09/28/2007.
 5. THE TOTAL AREA IS 138.28 AC.±
 6. MINIMUM BUILDING SETBACK LINES:
FRONT = 75'
SIDE = 15'
REAR = 35' (OR LINE OF RPA BUFFER)
 7. ALL FUTURE UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
 9. PARCEL 3: FAMILY SUBDIVISION - SUP-0017-2013

VICINITY MAP
SCALE: 1" = 1 MILE

OWNERS CERTIFICATE
THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

10-22-14
DATE
WILLIAM L. APPERSON
10-22-14
DATE
MARY M. APPERSON

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City
I, M. Anderson a Notary Public in and for the City/County aforesaid, do hereby certify that the person(s) whose name(s) are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid given under my hand this 22 day of October, 2014.
MY COMMISSION EXPIRES Nov. 30, 2016.
SIGNATURE: M. Anderson REGISTRATION NO. 15716

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.
11/24/14
DATE
DAVID A. NICE
FOR: DAVID A. NICE BUILDER, INC.

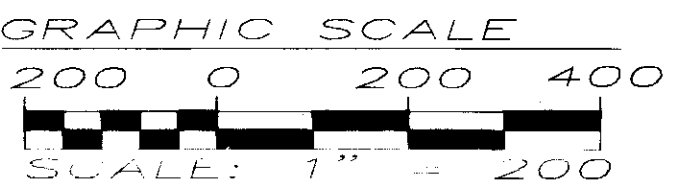
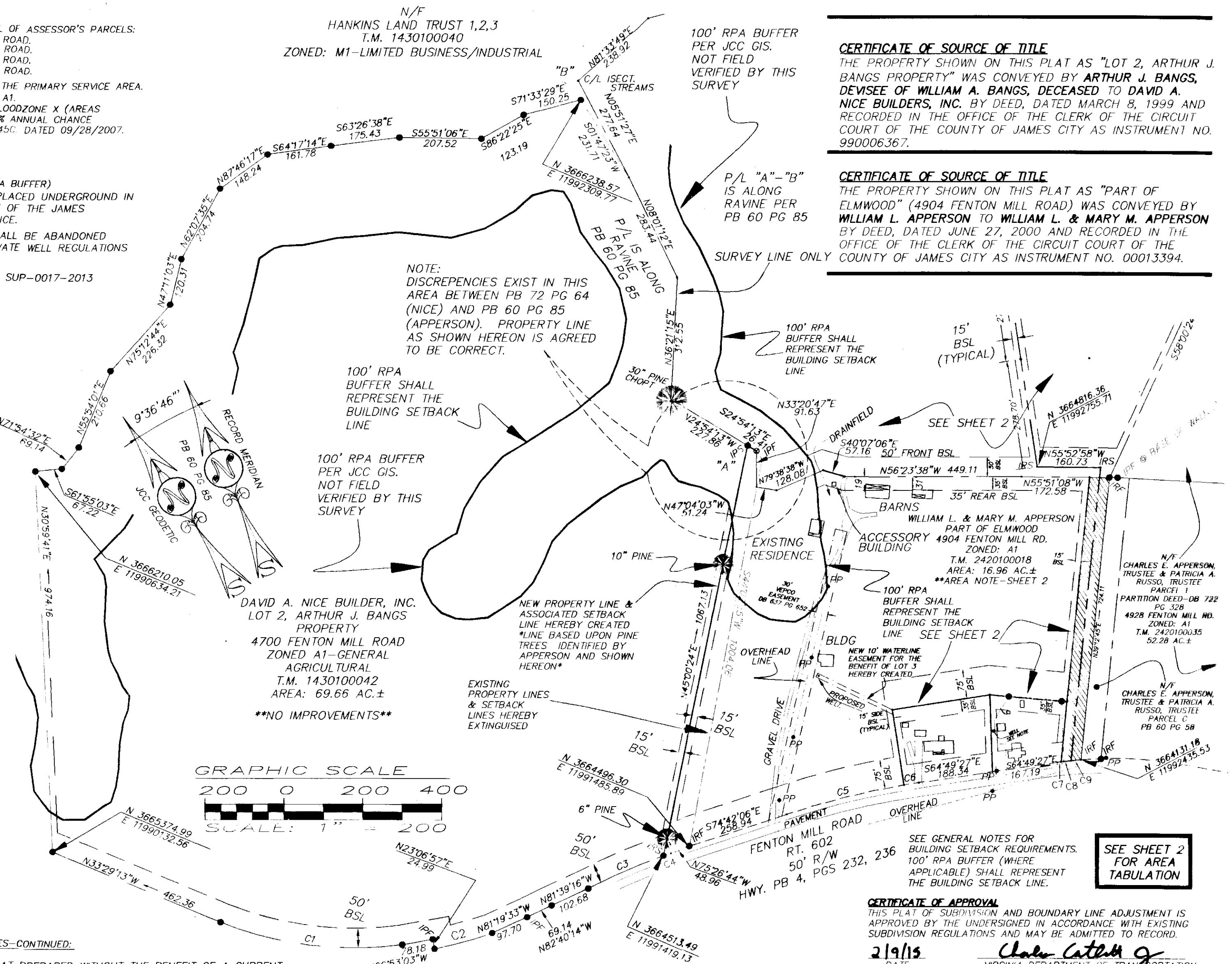
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City
I, Susan C. Kohlman a Notary Public in and for the City/County aforesaid, do hereby certify that the person(s) whose name(s) are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid given under my hand this 24 day of November, 2014.
MY COMMISSION EXPIRES 6/30/16, 20.
SIGNATURE: Susan C. Kohlman REGISTRATION NO. 183329

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.
A.D. Seburt 07/22/2013
A.D. SEBERT, L.S. DATE

N/F
HANKINS LAND TRUST 1,2,3
T.M. 1430100040
ZONED: M1-LIMITED BUSINESS/INDUSTRIAL



R/W CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG.
C1	29°46'12"	903.60	469.52	240.19	464.25	S49°25'53"E
C2	7°45'10"	1120.92	151.68	75.95	151.56	S72°01'07"E
C3	8°12'52"	1457.40	208.94	104.65	208.77	N80°20'18"W
C4	0°47'08"	1457.40	19.98	9.99	19.98	N75°50'18"W
C5	9°05'43"	1934.86	307.14	15.89	306.82	N70°30'35"W
C6	1°08'17"	1934.86	38.43	19.22	38.43	N65°23'36"W
C7	0°32'24"	979.93	9.23	4.62	9.23	N64°33'15"W
C8	1°29'56"	979.93	25.64	12.82	25.64	N63°32'05"W
C9	1°29'26"	979.93	25.49	12.75	25.49	N62°02'24"W

GENERAL NOTES-CONTINUED:

10. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS ARE SHOWN PER AVAILABLE INFORMATION. OTHER EASEMENTS MAY EXIST. THIS IS NOT A BOUNDARY SURVEY.
11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
13. IN ACCORDANCE WITH SECTION 19-29H OF THE JAMES CITY COUNTY ZONING ORDINANCE, ANY NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS "LOT 2, ARTHUR J. BANGS PROPERTY" WAS CONVEYED BY ARTHUR J. BANGS, DEVISEE OF WILLIAM A. BANGS, DECEASED TO DAVID A. NICE BUILDERS, INC. BY DEED, DATED MARCH 8, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 990006367.

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS "PART OF ELMWOOD" (4904 FENTON MILL ROAD) WAS CONVEYED BY WILLIAM L. APPERSON TO WILLIAM L. & MARY M. APPERSON BY DEED, DATED JUNE 27, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 00013394.

DAVID A. NICE BUILDER, INC.
LOT 2, ARTHUR J. BANGS PROPERTY
4700 FENTON MILL ROAD
ZONED A1-GENERAL AGRICULTURAL
T.M. 1430100042
AREA: 69.66 AC.±
NO IMPROVEMENTS

SEE GENERAL NOTES FOR BUILDING SETBACK REQUIREMENTS. 100' RPA BUFFER (WHERE APPLICABLE) SHALL REPRESENT THE BUILDING SETBACK LINE.

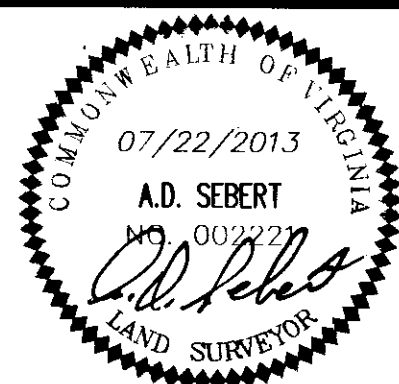
SEE SHEET 2 FOR AREA TABULATION

CERTIFICATE OF APPROVAL
THIS PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
2/19/15
DATE
2/10/15
DATE
4/7/15
DATE
Chloe Catech
VIRGINIA DEPARTMENT OF TRANSPORTATION
SUBDIVISION AGENCY (OF JAMES CITY COUNTY)
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 21, 2015
at 1:23 AM PM PB PG
Document # 150009695
BETSY B. WOOLRIDGE, CLERK
Ed Corneal, Dep. Clerk

SEBERT
SURVEYING
& LAYOUT, LLC

173 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
CELL: (757) 784-2413

PLAT OF BOUNDARY LINE ADJUSTMENT
AND SUBDIVISION AND FAMILY SUBDIVISION
BEING THE PROPERTIES OF
WILLIAM L. & MARY M. APPERSON
(HUSBAND & WIFE)
& DAVID A. NICE BUILDERS, INC.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



- LEGEND:
- N/F NOW OR FORMERLY
 - IPF IRON PIPE FOUND
 - IRF IRON ROD SET
 - IRS IRON ROD SET
 - BSI BUILDING SETBACK LINE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - OUL OVERHEAD UTILITY LINE
 - P PRIMARY DRAINFIELD
 - R RESERVE DRAINFIELD

JCC CASE NO. S-0015-2014
DATE: 07/22/2013
REVISIONS:
08/08/14 COMMENTS
2 Large/Small Plat(s) Recorded
herewith as # 150009695

DESIGNED BY: ALP
SCALE: 1" = 200'
PROJECT NO. J144-1
DRAWING NO. 1 OF 2

150009695

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS "RESIDUE PARCEL" WAS CONVEYED BY WILLIAM L. APPERSON, MARY MARGRET APPERSON, CHARLES E. APPERSON & PATRICIA A. RUSSO TO WILLIAM L. & MARY M. APPERSON BY PARTITION DEED, DATED SEPTEMBER 21, 1994, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT DB 722 PG 328.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS "#4912 FENTON MILL ROAD" WAS CONVEYED BY LARRY J. McLAUGHLIN & RACHEL H. McLAUGHLIN TO WILLIAM L. & MARY M. APPERSON BY DEED, DATED FEBRUARY 24, 2009, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INST. # 090005811.

AREA TABLE:

ORIGINAL AREAS:

Table with 2 columns: Area Name and Area. Includes LOT 2 (NICE) 69.66 AC±, RESIDUE PARCEL 51.45 AC±, 4904 FENTON MILL 16.49 AC±, 4912 FENTON MILL 0.68 AC±. Total Original Area: 138.28 AC±.

NEW AREAS:

Table with 2 columns: Area Name and Area. Includes LOT 2 (NICE) 68.50 AC±, PARCEL 1 OF RESIDUE 26.05 AC±, PARCEL 2 OF RESIDUE 26.23 AC±, 4904 FENTON MILL 15.70 AC±, 4912 FENTON MILL 0.74 AC±, NEW PARCEL 3 1.06 AC±. Total New Area: 138.28 AC±.

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 321-163.5 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.

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.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

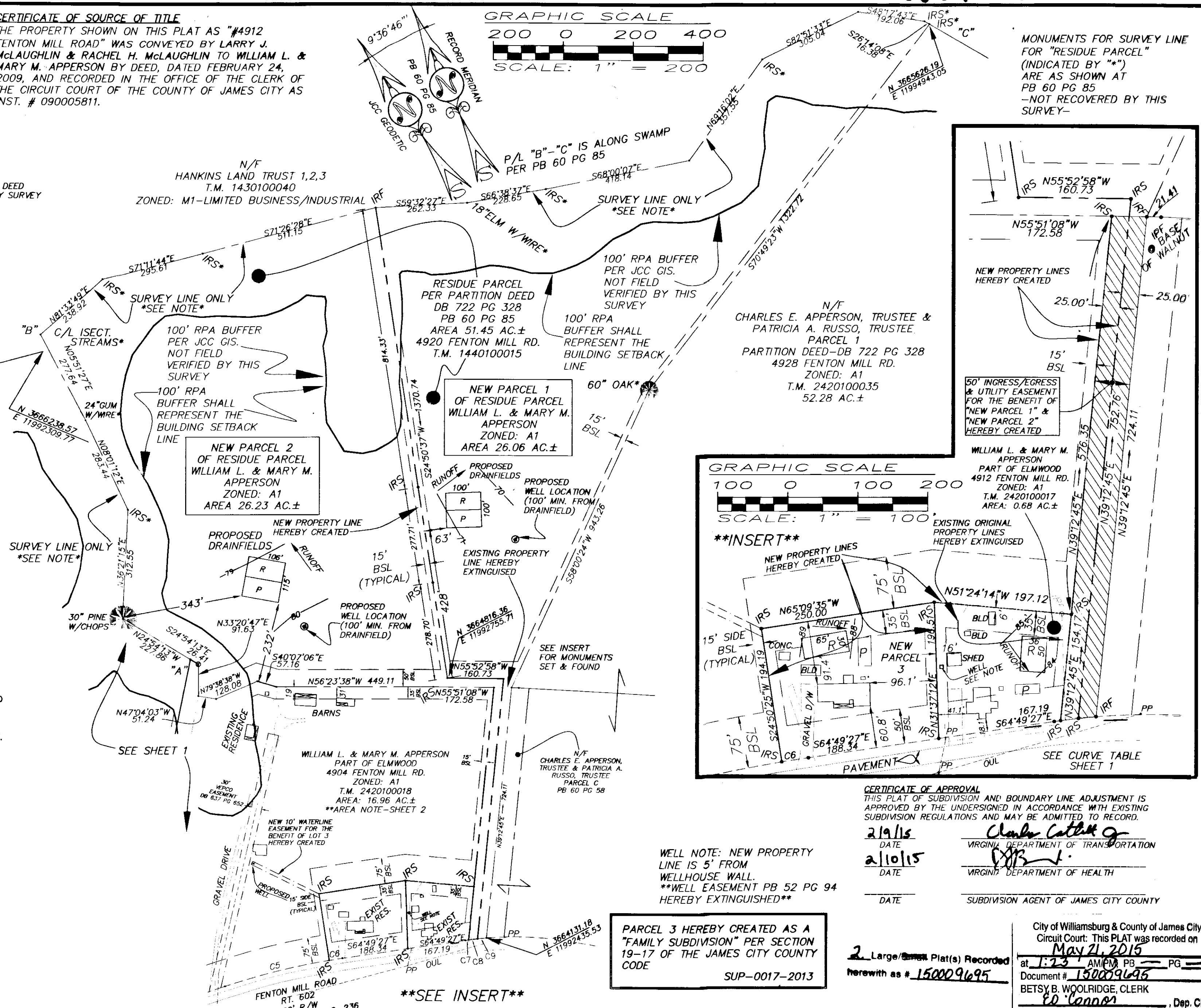
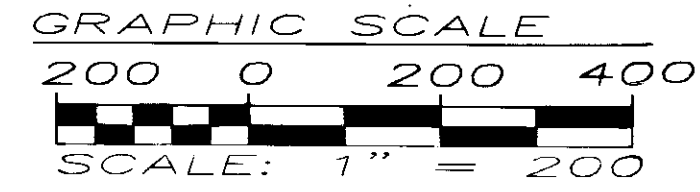
ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE. CONSTRUCTION PERMITS ARE ISSUED.

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.

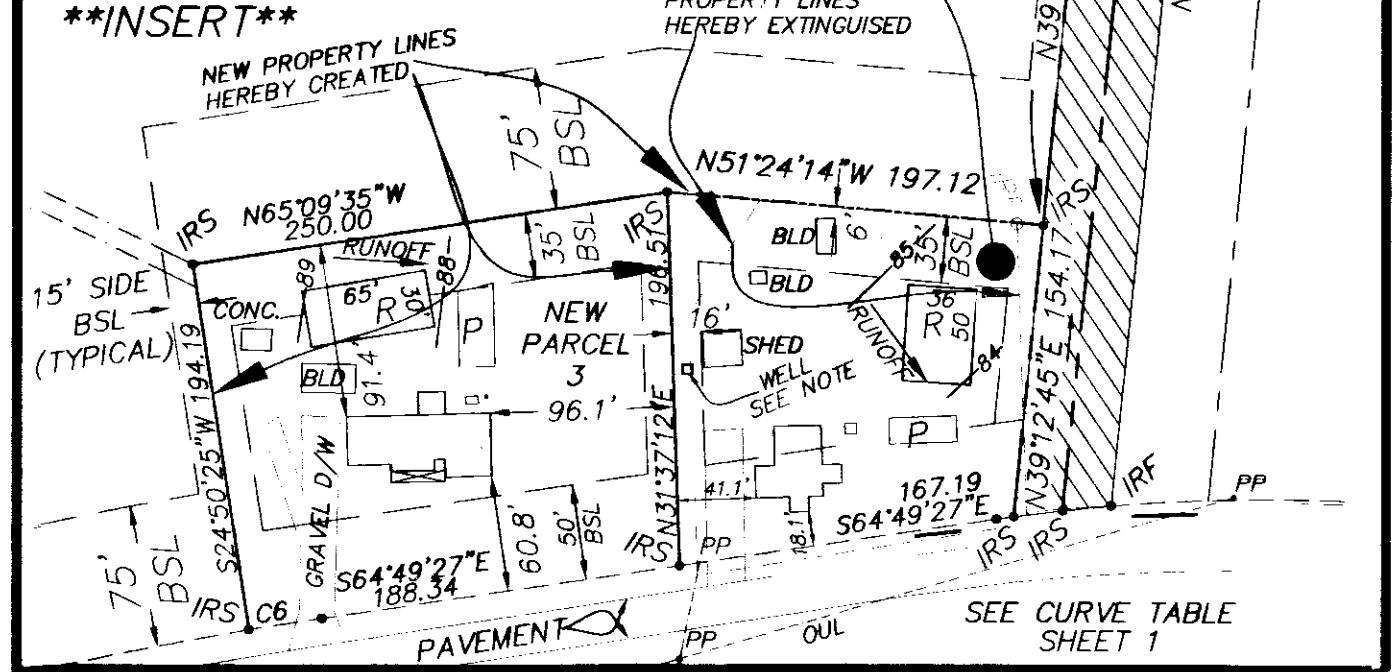
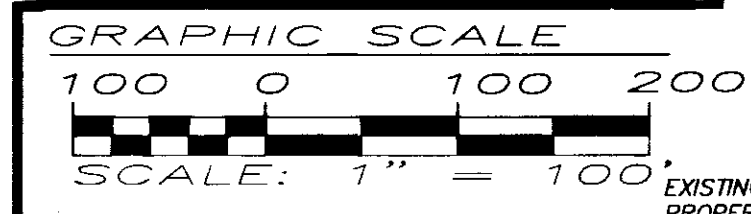
SURVEYOR'S CERTIFICATE

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.

A.D. Sebert, L.S. 07/22/2013 DATE



MONUMENTS FOR SURVEY LINE FOR "RESIDUE PARCEL" (INDICATED BY "**") ARE AS SHOWN AT PB 60 PG 85 -NOT RECOVERED BY THIS SURVEY-



CERTIFICATE OF APPROVAL THIS PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

2/9/15 DATE Charles C. Catlett VIRGINIA DEPARTMENT OF TRANSPORTATION
2/10/15 DATE [Signature] VIRGINIA DEPARTMENT OF HEALTH
SUBDIVISION AGENT OF JAMES CITY COUNTY

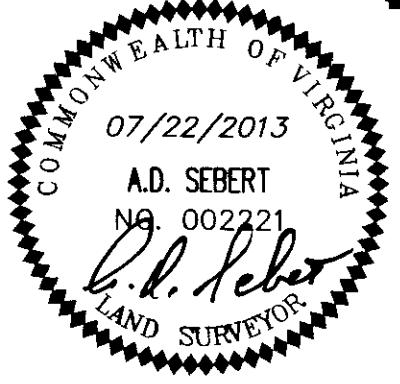
WELL NOTE: NEW PROPERTY LINE IS 5' FROM WELLHOUSE WALL. **WELL EASEMENT PB 52 PG 94 HEREBY EXTINGUISHED**

PARCEL 3 HEREBY CREATED AS A "FAMILY SUBDIVISION" PER SECTION 19-17 OF THE JAMES CITY COUNTY CODE SUP-0017-2013

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 21, 2015 at 1:23 AM PM PB PG Document # 150009695 BETSY B. WOOLRIDGE, CLERK ED Connor, Dep. Clerk

SEBERT SURVEYING & LAYOUT, LLC 173 BARLOW ROAD WILLIAMSBURG, VA PHONE (757) 345-0931 CELL: (757) 784-2413

PLAT OF BOUNDARY LINE ADJUSTMENT AND SUBDIVISION AND FAMILY SUBDIVISION BEING THE PROPERTIES OF WILLIAM L. & MARY M. APPERSON (HUSBAND & WIFE) & DAVID A. NICE BUILDERS, INC. STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



- LEGEND: N/F NOW OR FORMERLY, IPF IRON PIPE FOUND, IRF IRON ROD SET, IRS IRON ROD SET, BSL BUILDING SETBACK LINE, R/W RIGHT-OF-WAY, PP POWER POLE, OUL OVERHEAD UTILITY LINE, P PRIMARY DRAINFIELD, R RESERVE DRAINFIELD

JCC CASE NO. S-0015-2014 DATE: 07/22/2013 REVISIONS: 08/08/14 COMMENTS

DESIGNED BY: ADS SCALE: 1" = 200' PROJECT NO: J144-1 DRAWING NO: 2 OF 2