

160007673

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AND IDENTIFIED AS "THE WESTERLY 1/2 OF TRACT 2" WAS CONVEYED BY ARTHUR L. RICHARDSON (DECEASED), TO ARTHUR L. RICHARDSON (DECEASED) AND PATSY ANNE MOORE (MARRIED TO DONALD R. MOORE, SR.) BY DEED DATED 12/23/2008 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO: 080030845.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AND HIGHWAY DEDICATION SHOWN ON THIS PLAT AND KNOWN AS "THE EASTERLY 1/2 OF TRACT 2 - GEORGE A. RICHARDSON ESTATE" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Signature of Donald R. Moore, Sr. dated 4-4-16

Signature of Patsy Anne Moore dated 4-4-16

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City County

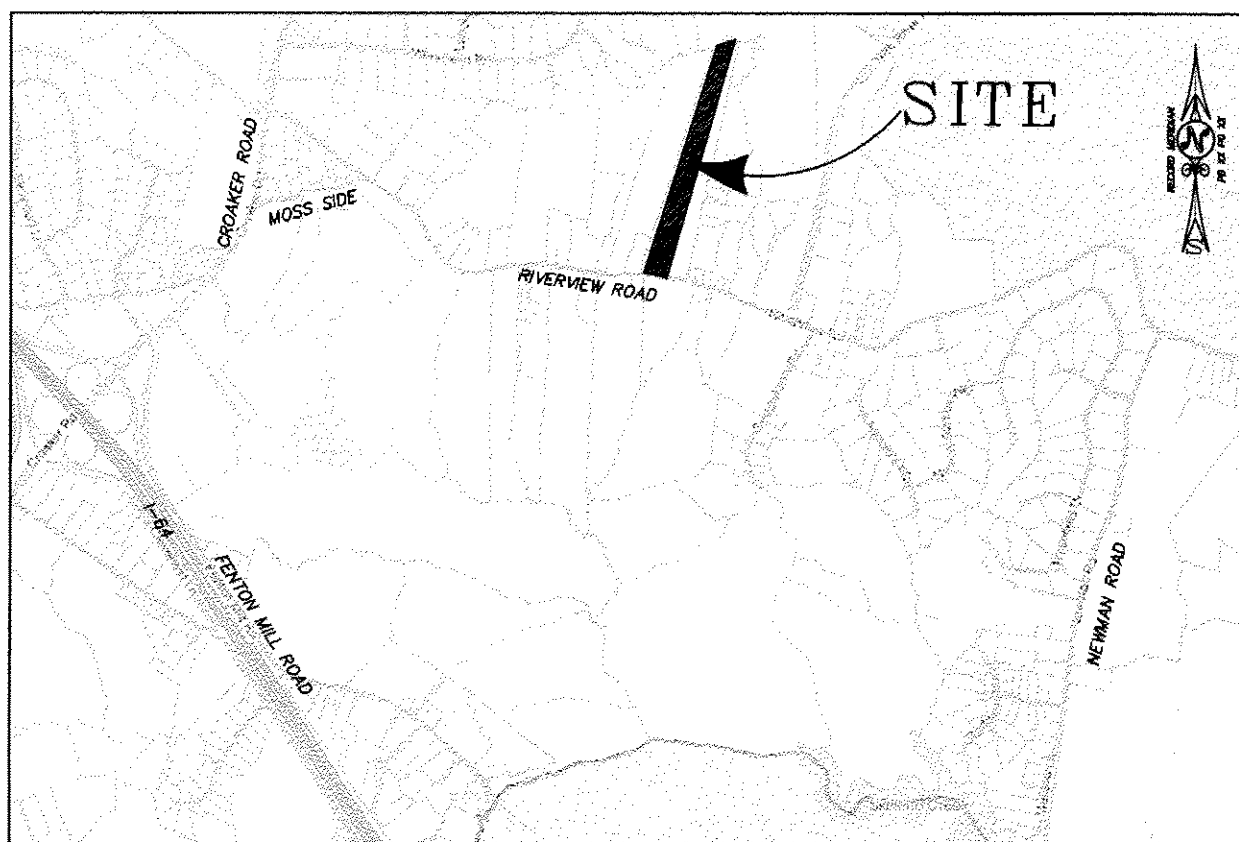
I, Jennifer Johnson Bryant, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 4th DAY OF April, 2016.

Signature of Jennifer J. Bryant

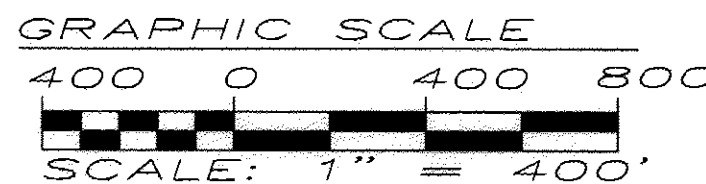
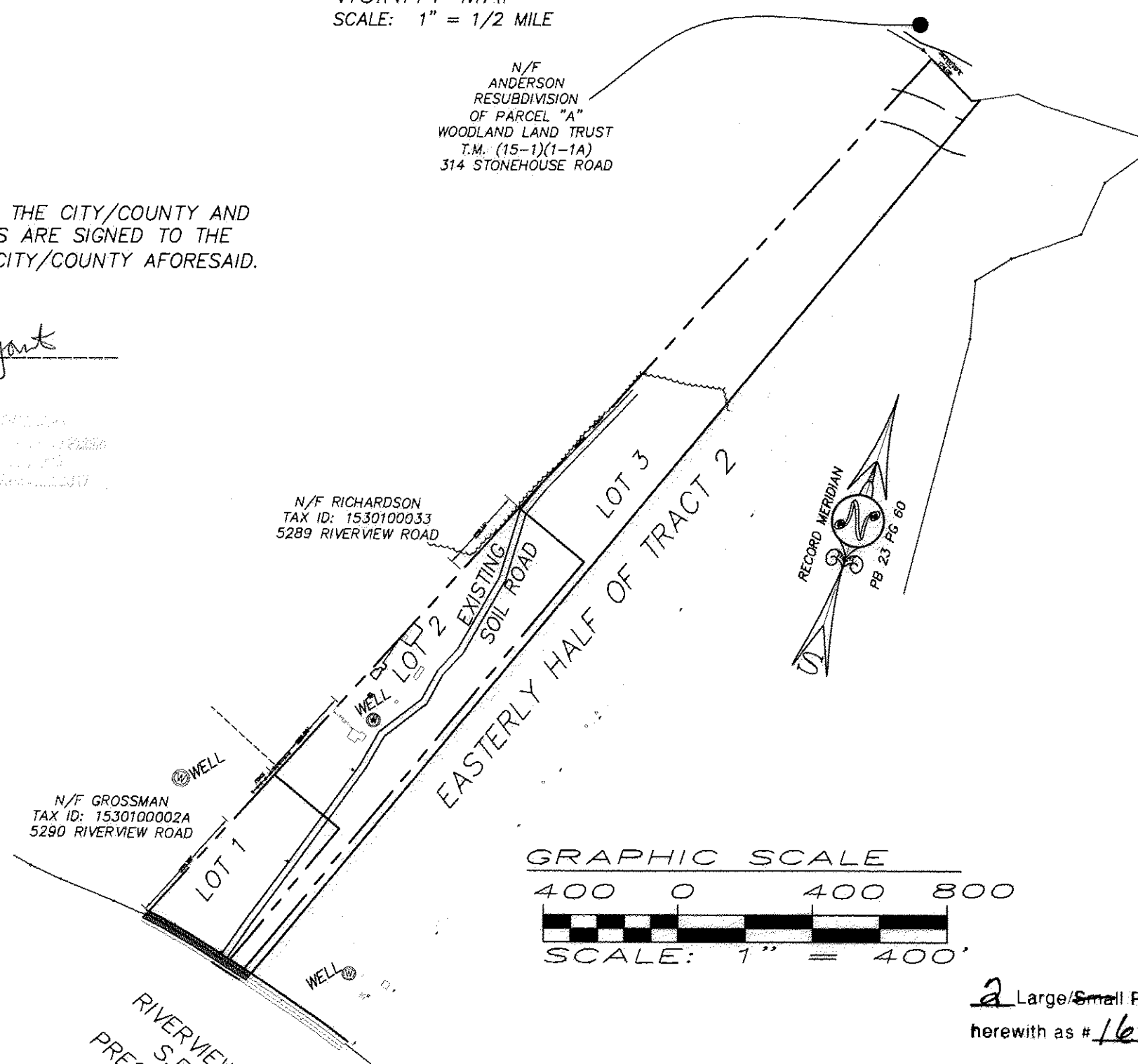
MY COMMISSION EXPIRES 04/30/2017

AREA CALCULATIONS

Table with 3 columns: ORIGINAL AREA, BY DEED, and values. Includes lot areas for Lot 1, Lot 2, Lot 3 and a total area of 917,784 S.F.± (21.070 AC.±).



VICINITY MAP SCALE: 1" = 1/2 MILE



2 Large/Small Plat(s) Recorded herewith as # 160007673

GENERAL NOTES:

- 1. THE PROPERTY SUBDIVIDED IS ALL OF ASSESSOR'S PARCEL 1530100003 AND THE CURRENT ADDRESS IS #5298 RIVERVIEW ROAD.
2. THE PROPERTY IS NOT SERVED BY PUBLIC WATER AND SEWER.
3. THE PROPERTY IS CURRENTLY ZONED A1
4. THE PROPERTY LIES IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER F.I.R.M. 51095C0065D. EFFECTIVE DATE 12/16/15.
5. THE TOTAL AREA SUBDIVIDED IS 21.12 ACRES ±.
6. MINIMUM BUILDING SETBACK LINES: FRONT = 100' FROM CENTERLINE OF S.R. 606 --LOT 1 ONLY; FRONT = 50' LOTS 1-3; SIDE = 15'; REAR = 35'
7. ALL 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. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. THERE ARE NO JAMES CITY COUNTY GEODETIC CONTROL MONUMENTS IN THE AREA OF THIS SURVEY.
12. PROPOSED DRAINFIELD LOCATIONS ARE BASED UPON MARKERS SET BY "ADAM'S SEPTIC EVALUATION AND DESIGN, LLC"

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: ADAM C. HERMAN, AOSE#185. 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 GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

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.

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.

Signature of A.D. Sebert dated 01/04/2016

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.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 5-3-2016 at 4:16 AM/PM, PB PG Document # 160007673 MONA A. FOLEY, CLERK

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

Signature of Adam C. Herman dated 5/2/16

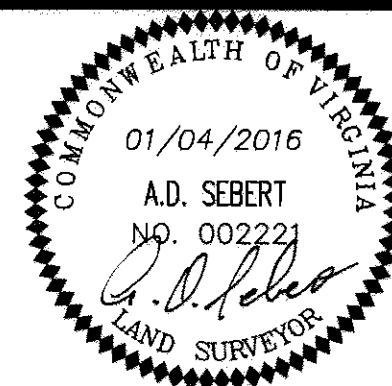
Signature of Adam C. Herman dated 5/2/16, SUBDIVISION AGENT OF JAMES CITY COUNTY

\\avg\j153-3 DONALD MOORE SUBDIV.DWG 2/22/2016 10:17:13 AM EST

SEBERT SURVEYING & LAYOUT, LLC

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

PLAT OF SUBDIVISION & FAMILY SUBDIVISION AND HIGHWAY DEDICATION THE WESTERLY 1/2 OF TRACT 2 GEORGE A. RICHARDSON, ESTATE

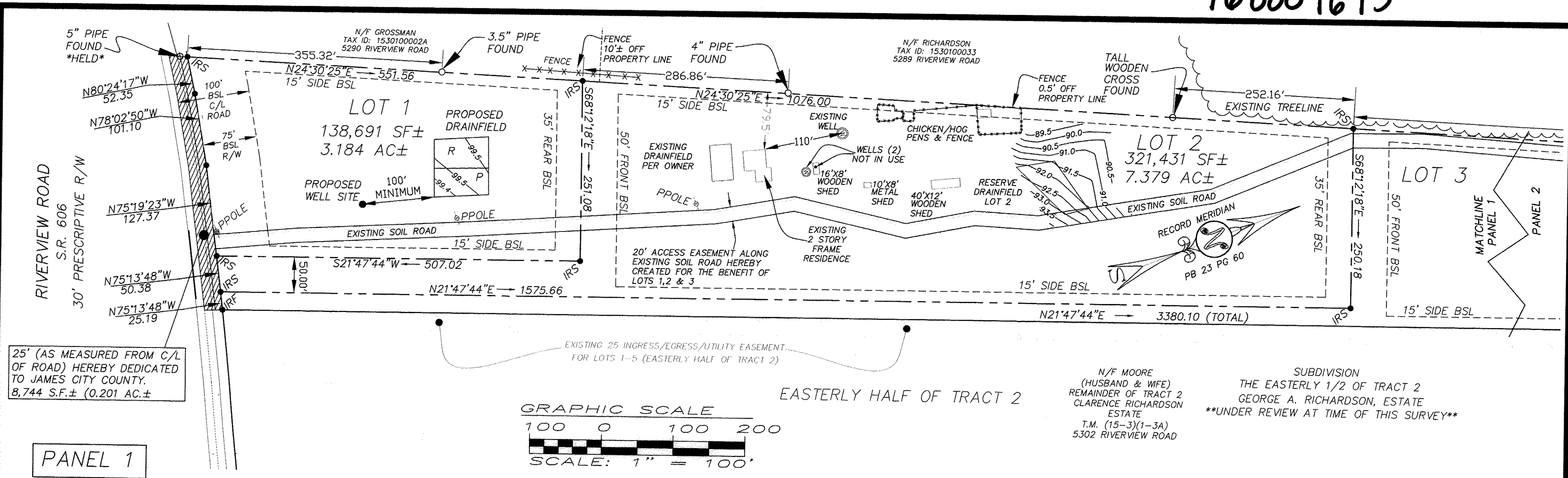


LEGEND: PPF PINCH PIPE FOUND, IRF IRON ROD FOUND, IPF IRON PIPE FOUND, NL/S NAIL SET, BSL BUILDING SETBACK LINE, R/W RIGHT-OF-WAY, SMH SANITARY MANHOLE, CO SANITARY CLEANOUT, WM WATER METER, WV WATER VALVE

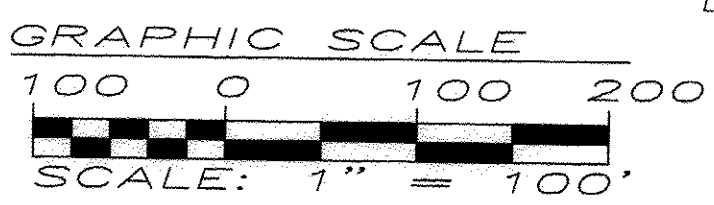
Table with columns: DATE, REVISION /DATE/DESCRIPTION. Includes entry for 02/19/16 COUNTY COMMENTS DATED 2/02/16.

Table with columns: DESIGNED BY: ADS, SCALE: NOTED, PROJECT NO. J153-3, DRAWING NO. 1 OF 2

160007673



25' (AS MEASURED FROM C/L OF ROAD) HEREBY DEDICATED TO JAMES CITY COUNTY, 8,744 S.F.± (0.201 AC.±)



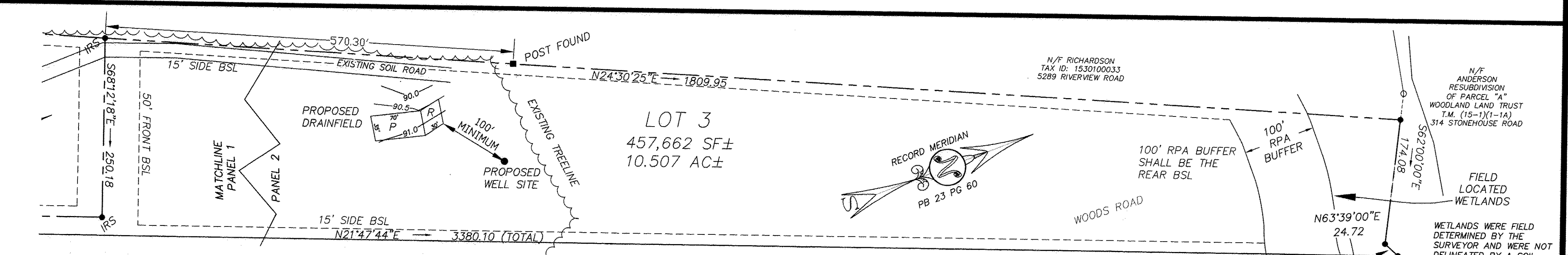
N/F MOORE (HUSBAND & WIFE) REMAINDER OF TRACT 2 CLARENCE RICHARDSON ESTATE T.M. (15-3)(1-3A) 5302 RIVERVIEW ROAD

SUBDIVISION THE EASTERLY 1/2 OF TRACT 2 GEORGE A. RICHARDSON, ESTATE \*\*UNDER REVIEW AT TIME OF THIS SURVEY\*\*

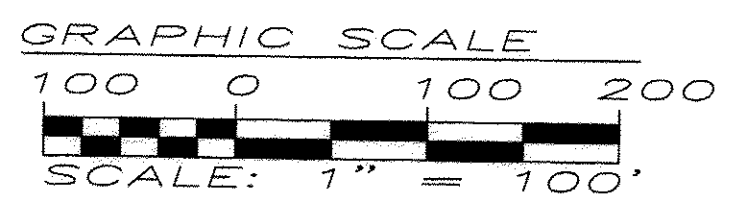
EASTERLY HALF OF TRACT 2

Large Small Plat(s) Recorded herewith as # 160007673

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 5.3.2016 at 4:16 AM/PM, PB PG Document # 160007673 MONA A. FOLEY, CLERK



EASTERLY HALF OF TRACT 2 SUBDIVISION THE EASTERLY 1/2 OF TRACT 2 LOTS 1-5 GEORGE A. RICHARDSON, ESTATE \*\*UNDER REVIEW AT TIME OF THIS SURVEY\*\*



**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* 10/26/2015  
A.D. SEBERT, L.S. DATE

NOTE: FAMILY SUBDIVISION PORTION OF THIS PLAT IS LIMITED TO LOT 3 ONLY

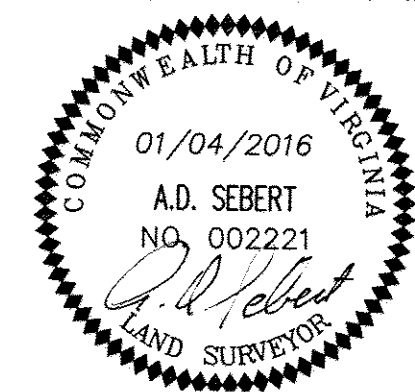
PANEL 2

**SEBERT SURVEYING & LAYOUT, LLC**

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

PLAT OF SUBDIVISION & FAMILY SUBDIVISION AND HIGHWAY DEDICATION THE WESTERLY 1/2 OF TRACT 2 GEORGE A. RICHARDSON, ESTATE

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



- LEGEND:**
- PPF PINCH PIPE FOUND
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - NL/S NAIL SET
  - BSL BUILDING SETBACK LINE
  - R/W RIGHT-OF-WAY
  - SMH SANITARY MANHOLE
  - CO SANITARY CLEANOUT
  - WM WATER METER
  - WV WATER VALVE

DATE:	01/04/2016
REVISION /DATE/DESCRIPTION	
02/19/16	COUNTY COMMENTS DATED 2/02/16
04/22/16	ADDED LOT 2 RESERVE DRAINFIELD

DESIGNED BY:	ADS
SCALE:	NOTED
PROJECT NO.	J153-3
DRAWING NO.	1 OF 2