

170004609

"SHEPARD'S RIDGE" PARCEL 2 MINOR SUBDIVISION

OF THE PROPERTY STANDING IN THE NAME OF SHEPARD'S LANDING PARTNERSHIP

PARCEL ID # 2140100033 JAMES CITY CASE # 5-0007-2016

PROPERTY SHOWN IS LOCATED IN POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA

PARCEL ID # 2140100033 PROPERTY ADDRESS 2579 LITTLE CREEK DAM ROAD TOANO, VA. 23168

PREPARED BY ANGLE & DISTANCE LAND SURVEYING, INC. 269 RACEFIELD DRIVE, TOANO, VA. 23168 757-561-5334 PLAT DATE 1-11-16 REVISED 4-30-16

AREA COMPUTATIONS ORIGINAL PARCEL ID # 2140100033 AREA= 19.26 ACRES LOT 1 = 3.12 ACRES LOT 2 = 3.06 ACRES LOT 3 = 3.31 ACRES LOT 4 = 3.23 ACRES LOT 5 = 6.54 +/- ACRES TOTAL AREA SUBDIVIDED = 19.26 ACRES

GENERAL NOTES

PROPERTY IS ZONED R8 BUILDING SET BACK LINES ARE FRONT = 35' REAR = 35' SIDE = 15' PROPERTY APPEARS TO LIE IN FLOOD ZONE X. PER F.I.R.M. MAP # 5104500102C EFFECTIVE DATE DEC. 16th, 2015.

WETLANDS AND LANDS IN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7C(1) OF THE JAMES CITY CO. CODE.

UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-34 THROUGH 19-36.

NEW PARCELS TO BE SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEMS. ALL PERMITTING AND REQUIREMENTS FOR WELLS AND SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH STATE HEALTH DEPARTMENT REGULATIONS.

ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOIL INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

DRAINFIELDS, BORE HOLES, R.P.A. FEATURES SHOWN LOCATED BY OTHERS, CONTOURS PROVIDED BY OWNER. ALL PRIMARY FIELDS SHOWN ARE CONVENTIONAL SYSTEMS.

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

NO EXISTING DRAINFIELDS OR WELLS TO BE AFFECTED BY THIS PLAT.

PROPOSED SHARED DRIVEWAY IN PLACE IN 75' INGRESS/EGRESS STEM TO LITTLE CREEK DAM ROAD, RTE 631. A SHARED DRIVEWAY MAINTENANCE AGREEMENT SHALL BE REVIEWED BY THE COUNTY ATTORNEY AND RECORDED WITH THIS SUBDIVISION PLAT.

PROPERTY LIES IN 35 MPH ZONE. SIGHT DISTANCES MEASURED BY VDOT CRITERION AND IS AS FOLLOWS: SIGHT DISTANCE LOOKING S.W. = 540' SIGHT DISTANCE LOOKING N.E. = 550'

BOUNDARY INFORMATION TAKEN FROM RECORD PLAT BY PAUL A. JALBERT. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. PLAT IS BASED ON A CURRENT FIELD SURVEY. POINTS FOUND AND LOCATED FOR THEIR RELATIONSHIP TO ONE ANOTHER AND RECORD INFORMATION.

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 THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISIONS OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED, IN WRITING, WITH THE AGENT.

IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL REMAIN PRIVATE.

NO SUBSURFACE INVESTIGATION WAS PERFORMED. UTILITY LINE LOCATIONS ARE APPROXIMATE ONLY.

OWNERS CERTIFICATE

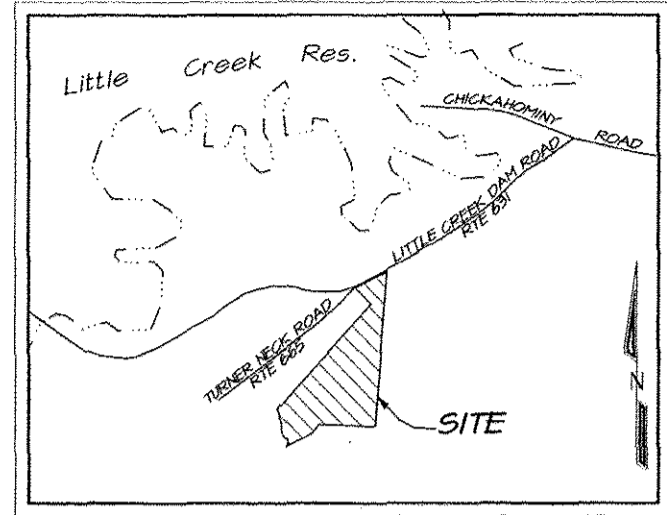
The subdivision of land shown on this plat and known as "SHEPARD'S LANDING PARCEL 2 MINOR SUBDIVISION" and is with the free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees Date 9/15/16 Signature Greg Monnett - MANAGING PARTNER

Name printed GREG MONNETT

Date 9-15-16 Signature Donald L. Benton DONALD L. BENTON - LIENHOLDER

CERTIFICATE OF NOTARIZATION

Commonwealth of Virginia City/County of Henrico, 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 15 day of Sept (Year) 2016 My commission expires: 3/31/2020 Notary registration number: 343209



VICINITY MAP SCALE-1"= 2000'

A.O.S.E. CERTIFICATION STATEMENT

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 DEPT. 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 DEPT. 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 ALEXIS JONES A.O.S.E. # 1398, 804-796-3911. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

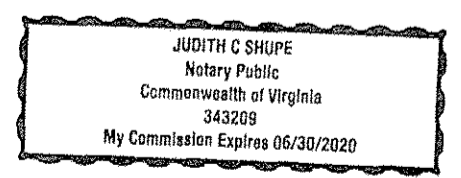
PURSUANT TO 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF 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 APPROVED LOTS ARE SUITABLE FOR TRADITIONAL SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

GENERAL NOTES (CONTINUED)

THE ACCESS EASEMENT PROVIDED SERVES 5 RESIDENTIAL PARCEL ENTRANCES SERVING BETWEEN THREE AND FIVE UNITS SHALL MEET DESIGN REQUIREMENTS OF VDOT ROAD DESIGN MANUAL, APPENDIX F. LOW VOLUME COMMERCIAL ENTRANCE. A VDOT LAND USE PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION OF ENTRANCE.

R.P.A. SIGNS SHALL BE PURCHASED AND PLACED BY OWNER AT 300' INTERVALS, TO IDENTIFY THE LANDWARD LIMITS OF THE R.P.A. REFER TO SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE.



SOURCE OF TITLE

The property shown on this plat was conveyed by Deed From Haven Lands Inc. To Shepard's Landing Partnership, a Virginia General Partnership, by Instrument # 110025082 dated November 22nd, 2011, and recorded in the Office of the Clerk of the Circuit Court of the County of James City.

CERTIFICATE OF NOTARIZATION

Commonwealth of Virginia City/County of Henrico, 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 day of (Year) My commission expires: Notary registration number:

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY Ellen Gault DATE 2-21-17

VIRGINIA DEPT. OF HEALTH A.D. DATE 9-9-16

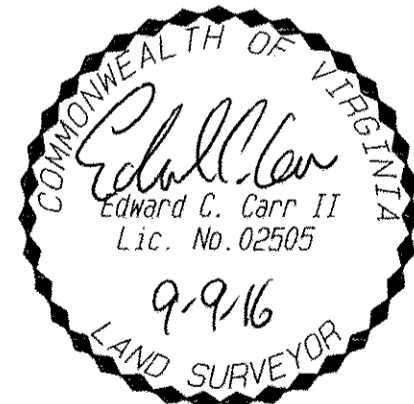
VIRGINIA DEPT. OF TRANSPORTATION Edward C. Carr II DATE 9-9-16

SURVEYOR'S NOTE

NOTE REGARDING N.W. CORNER OF LOT 5, AS IT MEETS RTE 631, R/W. THE PLATTED DISTANCE OF 202.58' WILL NOT WORK WITH INTERSECTING CURVE LINE. THIS SURVEYOR BELIEVES THE DISTANCES SHOWN ARE IN ERROR. THE ACREAGE WORKS OUT WITH LINES AS SHOWN.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND JAMES CITY COUNTY ORDINANCES REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. EDWARD C. CARR II L.S.# 2505 DATE 9-9-16



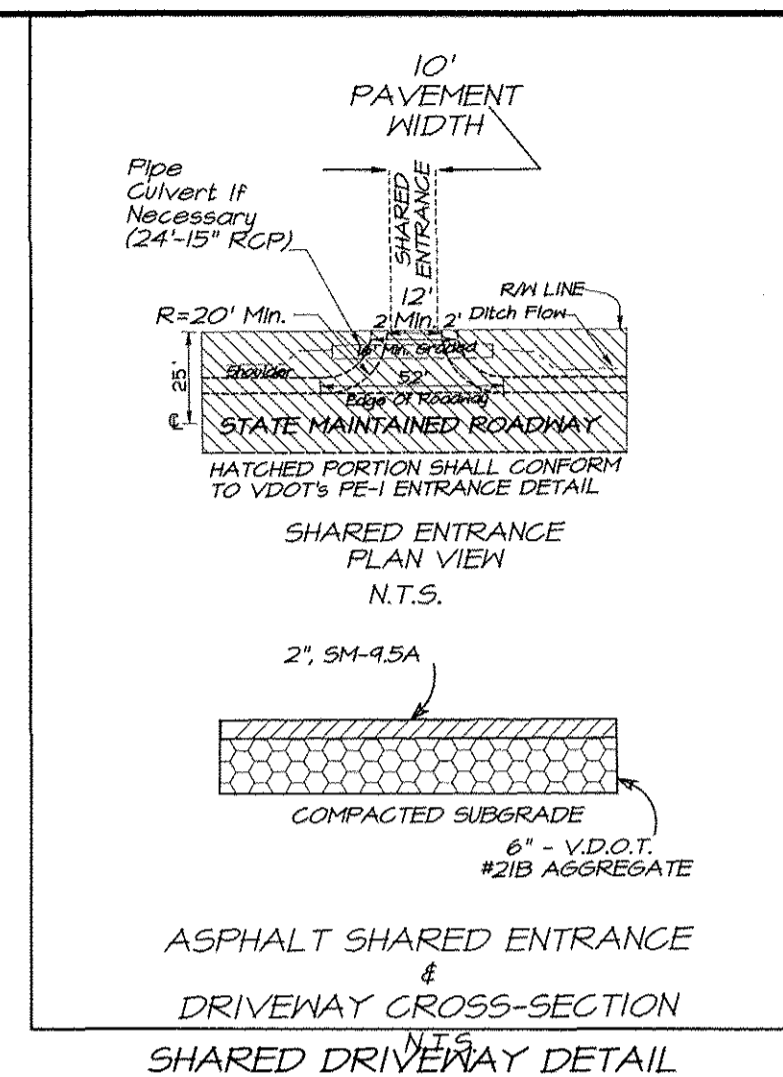
2 Large/Small Plat(s) Recorded herewith as # 170004609

STATE OF VIRGINIA

COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 3rd DAY OF March 2016 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE AND OR INSTRUMENT # 170004609 TESTE: MONA A. FOLEY, CLERK BY: dmy storey, DC

17000 4609

RECORD MERIDIAN
INSTR. # 170024087



"SHEPARD'S RIDGE"
PARCEL 2
MINOR SUBDIVISION

OF THE PROPERTY
STANDING IN THE NAME OF
SHEPARD'S LANDING PARTNERSHIP

PARCEL ID # 2140100033
JAMES CITY CASE # 5-0007-2016

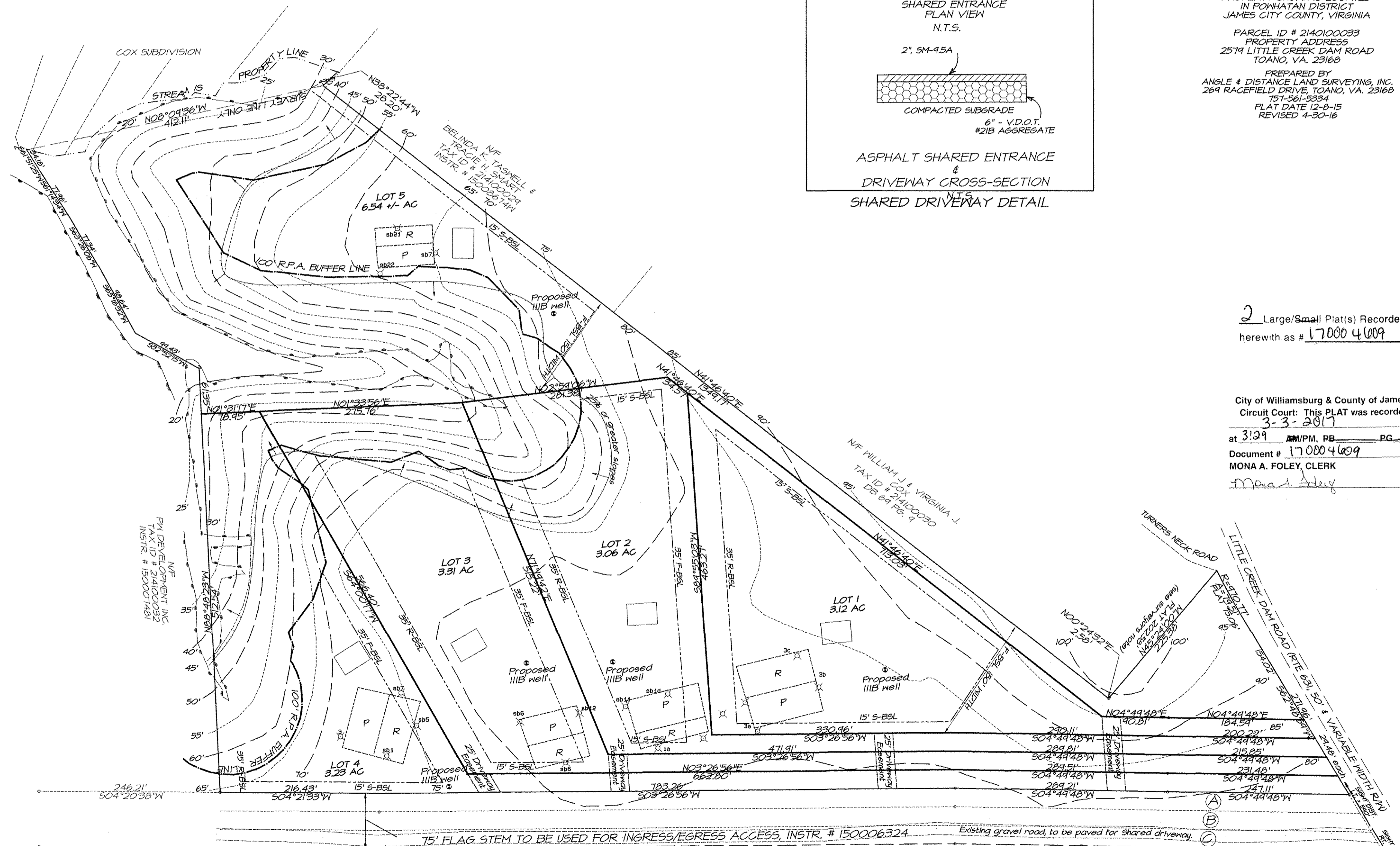
PROPERTY SHOWN IS LOCATED
IN POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA

PARCEL ID # 2140100033
PROPERTY ADDRESS
2579 LITTLE CREEK DAM ROAD
TOANO, VA. 23168

PREPARED BY
ANGLE & DISTANCE LAND SURVEYING, INC.
269 RACEFIELD DRIVE, TOANO, VA. 23168
757-561-5334
PLAT DATE 12-8-15
REVISED 4-30-16

2 Large/Small Plat(s) Recorded
herewith as # 17000 4609

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
3-3-2017
at 3:29 PM, PG. _____
Document # 17000 4609
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



GRAPHIC SCALE 1"=100'

