THE PROPERTY SHOWN ON THIS PLAT AND IDENTIFIED AS "LOT 2" WAS CONVEYED BY DONALD R. MOORE, SR. AND PATSY ANNE MOORE (HUSBAND AND WIFE) TO DONALD R. MOORE, SR. AND PATSY ANNE MOORE (HUSBAND AND WIFE) BY DEED DATED 05/30/2016 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO: 160010600.

## OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "LOT 2, MOORE FAMILY SUBDIVISION" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

SIGNATURE (DONALD R. MOORE, SR.)

SIGNATURE /(PATSY ANNE MOÓRE)

## CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA GITY/COUNTY OF James City

I, Beth Klapper , 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 8 DAY OF JUAC, 2013

MY COMMISSION EXPIRES 12-31-2020

Beth Klapper Notary Public No.: 7182762 Commonwealth of Virginia My Commission Expires: 12.31-2020

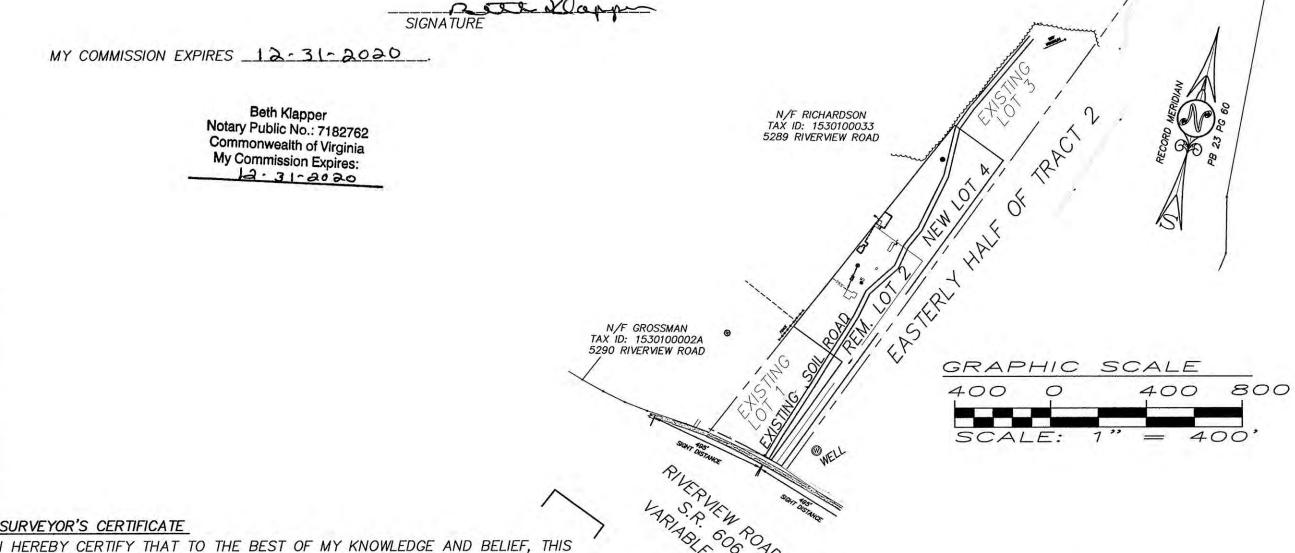
PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF

REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUTNY.

SUPERVISORS AND ORDINANCES OF THE COUTNY OF JAMES CITY, VIRGINIA.

01/04/2017

DATE



VICINITY MAP

SCALE: 1" = 1/2 MILE

N/F ANDERSON RESUBDIVISION

OF PARCEL "A"

WOODLAND LAND TRUST

T.M. (15-1)(1-1A)

314 STONEHOUSE ROAD

SITE

RIVERVIEW ROAD

- 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. 51095C0063D. EFFECTIVE DATE 12/16/15.
- 5. THE TOTAL AREA SUBDIVIDED IS 7.379 ±.

6. MINIMUM BUILDING SETBACK LINES:

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 ÀOSE 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 DESPOSAL 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

MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

ADMITTED TO RECORD.

DATE

6-13-17

DATE

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on at 12:44 AM/PM, PB - PG Document # \_/ 180 1534 MONA A. FOLEY, CLERK

VIRGINIA DEPARTMENT OF TRANSPORTATION 3 Jun 201 DATE 6-13-17

or Al Care VIRGINIA DEPARTMENT OF HEALTH

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

Ellen look

SUBDIVISION AGENT OF JAMES CITY COUNTY

EBERT

1 elet

SURVEYOR'S CERTIFICATE

A.D. SEBERT, L.S.

173 BARLOW ROAD WILLIAMSBURG, VA PHONE (757) 345-0931 CELL: (757) 784-2413 sebertsurveying@cox.net

PLAT OF SUBDIVISION BEING LOT 2 DONALD R. AND PATSY ANNE MOORE SUBDIVISION OWNED BY DONALD R. MOORE, SR. & PATSY ANNE MOORE

JAMES CITY COUNTY STONEHOUSE DISTRICT

VIRGINIA

Large Small Plat(s) Recorded

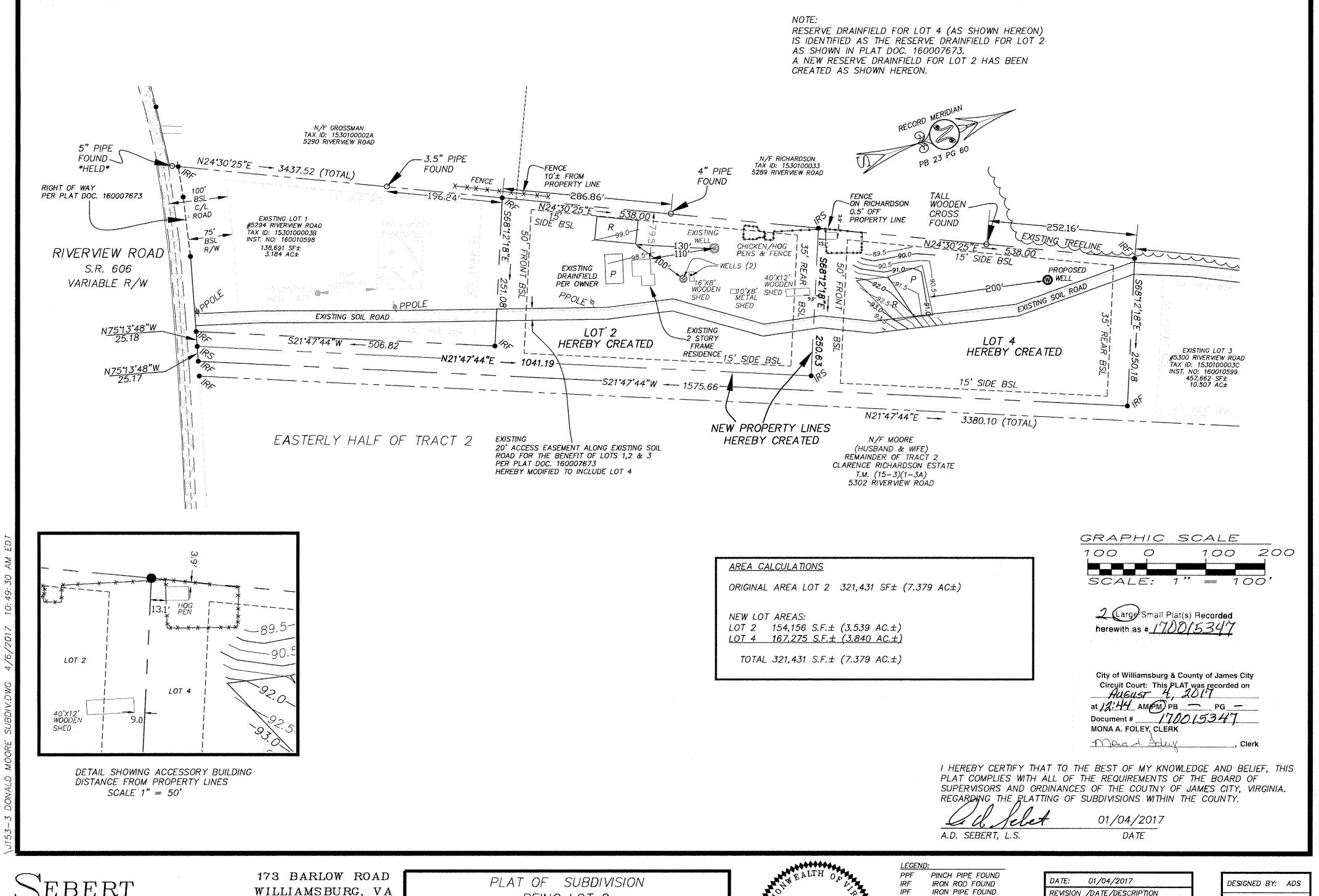
herewith as # 1700 1534



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

Mona A. Idey

01/04/2017 DATE: REVISION /DATE/DESCRIPTION 3/7/15 COMMENTS - 2/10/17 DESIGNED BY: ADS SCALE: NOTED PROJECT NO. J153 - 3DRAWING NO. 1 OF 2



SEBERT WILLIAMSBURG, VA
WILLIAMSBURG, VA
PHONE (757) 345-0931
CELL: (757) 784-2413
AYOUT, LLC

BEING LOT 2 DONALD R. AND PATSY ANNE MOORE SUBDIVISION OWNED BY DONALD R. MOORE, SR. & PATSY ANNE MOORE

STONEHOUSE DISTRICT JAMES CITY COUNTY

VIRGINIA

R/WCO WATER VALVE

IRON PIPE FOUND NAIL SET BUILDING SETBACK LINE RIGHT-OF-WAY SANITARY MANHOLE SANITARY CLEANOUT WATER METER

REVISION /DATE/DESCRIPTION 1 3/7/15 COMMENTS - 2/10/17

SCALE: NOTED PROJECT NO. J153-3 DRAWING NO. 2 OF 2