

180016033

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF NICELAND FARM, LLC, AND WAS ACQUIRED FROM DAVID A. & DEBORAH L. NICE BY DEED DATED MARCH 21, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT #180006161.

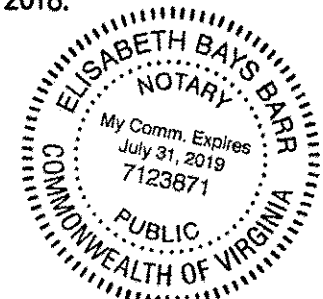
OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Signature of David A. Nice, NICELAND FARM, LLC, DATE 10/2/18, PRINTED NAME, TITLE

CERTIFICATE OF NOTARIZATION: (NICELAND FARM, LLC)

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF James City County, Notary Public Elisabeth Bays Barr, My Comm. Expires July 31, 2019, 7123871



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 Samuel J. Bickers, Lic. No. #002304, DATE 5-3-18

CERTIFICATE OF APPROVAL

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

Signature of Ellen Brady, VIRGINIA DEPARTMENT OF TRANSPORTATION, DATE 21/09/2018

Signature of Ellen Cook, SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY, DATE 10/3/18

GENERAL NOTES

- 1. PROPERTY IS ZONED GENERAL AGRICULTURAL, A1.
2. ALL LOTS TO BE SERVED BY PRIVATE WELL AND SEPTIC.
3. THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP NUMBERS 51095C0029D & 51095C0037D, DATED DECEMBER 16, 2015.
4. THE PROPERTY SHOWN IS PART OF TAX PARCEL ID NUMBER (#) 0420100008. THE ADDRESS IS 9812 OLD STAGE ROAD.
5. SETBACK LINES PER THE CURRENT JAMES CITY COUNTY ZONING ORDINANCE ARE: FRONT = 75', SIDE = 15' AND REAR = 35'.
6. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, MONUMENTS FOUND, AND RECORDED DOCUMENTS. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY CODE.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
10. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. ON-SITE SEWAGE DISPOSAL SYSTEM SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
14. A LAND USE PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION OF ANY WORK WITHIN STATE MAINTAINED RIGHT OF WAY LIMITS OR EASEMENTS.
15. THE RIGHT-OF-WAY (R/W) SHALL BE DEDICATED FOR PUBLIC USE.
16. A WAIVER REQUEST TO SECTION 19-73, SHARED DRIVEWAY REQUIREMENTS FOR MINOR SUBDIVISIONS WAS RECOMMENDED FOR APPROVAL BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) ON AUGUST 17, 2018 AND APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 5, 2018.

HEALTH DEPARTMENT APPROVAL

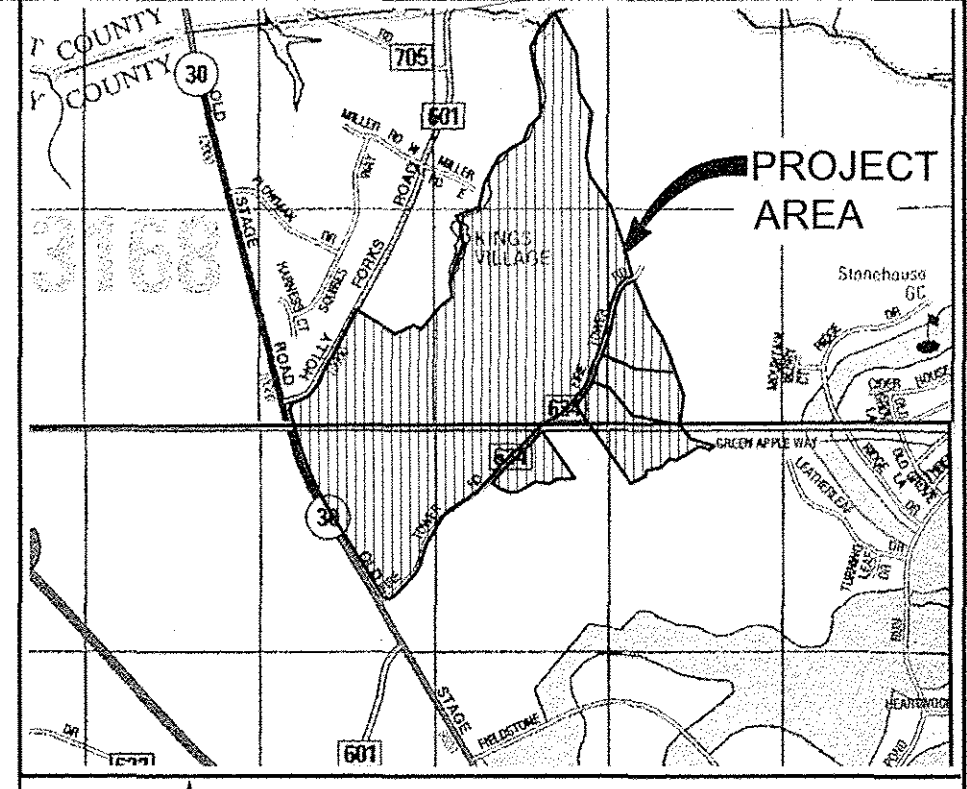
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE "REGULATIONS".

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32-1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN ONSITE SOIL EVALUATOR (OSE) 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 MAQSE# 1940001109. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SEC. 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 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 APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

Signature of Ellen Brady, VIRGINIA DEPARTMENT OF HEALTH, DATE 9-20-18

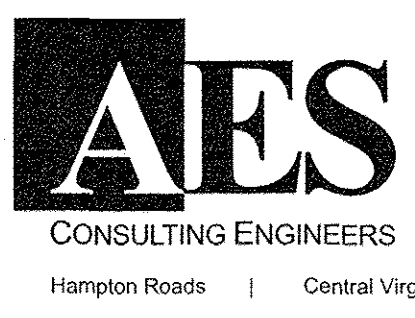
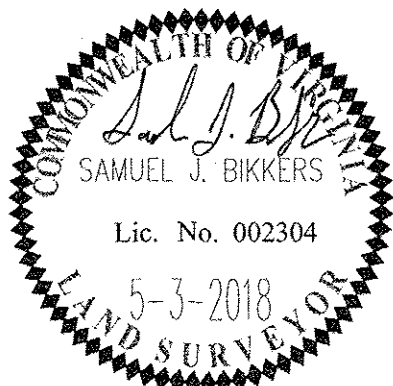


VICINITY MAP (APPROXIMATE SCALE: 1"=2000') Copyright ADC The Map People permitted use number 21004223

5 Large/Small Plat(s) Recorded herewith as # 180016033

STATE OF VIRGINIA, COUNTY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 9 DAY OF Oct, 2018. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 9:03 AM/PM, INSTRUMENT # 180016033. TESTE: MONA A. FOLEY, CLERK

Table with 4 columns: Rev., Date, Description, Revised By.



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

PLAT OF SUBDIVISION PROPERTY OWNED BY NICELAND FARM, LLC CREATING HEREON LOTS 1 THROUGH 4 AND SHOWING REMAINING PROPERTY LOCATED ALONG STATE ROUTE 634 (FIRE TOWER ROAD) STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Table with Project Contacts: SJB, Project Number: W10530-00, Scale: AS NOTED, Date: 5-02-2018, Sheet Number: 1 of 5