

CERTIFICATION OF SOURCE OF TITLE:

THE SUBDIVISION PROPERTY SHOWN HEREON WAS CONVEYED TO PAMELA C. MASSIE & STEVE L. MASSIE FROM STEVE L. MASSIE AND PAMELA C. MASSIE BY INSTRUMENT #090019673 RECORDED JULY 9, 2009, AND TO STEVE L. MASSIE & PAMELA C. MASSIE FROM JOHN J. BALDINO & RHEA N. BALDINO IN DEED BOOK 156, PG. 173 RECORDED SEPTEMBER 24, 1974, AND BOUNDARY LINE ADJUSTMENT AND AGREEMENT TO PAMELA C. MASSIE & STEVE L. MASSIE FROM WILLIAM S. DEWHIRST II AND DAWN M. DEWHIRST IN INSTRUMENT #150022786 RECORDED NOVEMBER 30, 2015, AND AS SHOWN ON PLAT OF SURVEY RECORDED IN INSTRUMENT #150023888 RECORDED DECEMBER 10, 2015; ALL AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS MASSIE SUBDIVISION OF 131.496 ACRES IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

PAMELA C. MASSIE & STEVE L. MASSIE

BY: Pamela C. Massie 2-15-18
PAMELA C. MASSIE DATE
BY: Steve L. Massie 3/15/18
STEVE L. MASSIE DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City
Elizabeth Boush Barr
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNTO MY HAND THIS 15th DAY OF March 2019
MY COMMISSION EXPIRES: 7/31/2019
NOTARY REGISTRATION NUMBER: 7123871
Elizabeth Boush Barr
NOTARY PUBLIC SIGNATURE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
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GIVEN UNTO MY HAND THIS 15th DAY OF March 2019
MY COMMISSION EXPIRES: 7/31/2019
NOTARY REGISTRATION NUMBER: 7123871
Elizabeth Boush Barr
NOTARY PUBLIC SIGNATURE

CERTIFICATE OF APPROVAL

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

Ellen Look 3/20/19
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE
D. Brueckl 3-15-18
VIRGINIA DEPARTMENT OF HEALTH DATE

GENERAL NOTES

- 1. PROPERTY SHOWN IS CURRENTLY ZONED "A1" - GENERAL AGRICULTURE PER JAMES CITY COUNTY GIS.
2. PROPERTY STREET ADDRESS: #1938 & #2406 FORGE ROAD.
3. SURVEYED PROPERTY SHOWN DOES NOT APPEAR TO BE WITHIN A SPECIAL FLOOD HAZARD AREA BY GRAPHIC SCALING PER FEMA FIRM MAP NUMBER 51095C0039D, WITH MAP REVISED DECEMBER 16, 2015 AND MAP NUMBER 51095C0038D REVISED DECEMBER 16, 2015.
4. HORIZONTAL DATUM: (NAD83) VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (1983) BY OPUS GPS SOLUTION; VERTICAL DATUM: NAVD88, BASED ON OPUS GPS SOLUTION.
NOTE: OPUS GPS SOLUTION IS NOAA'S NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE. POSITIONS FOR SOLUTIONS ARE COMPUTED RELATIVE TO NGS CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK.
5. NEW MONUMENTS WERE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE ON OCTOBER 31, 2016.
6. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. (NO ABANDONED WELLS EXIST ON THE PROPERTY)
7. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
8. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
9. THIS SUBDIVISION IS WITHIN THE MILL CREEK AGRICULTURAL/FOREST DISTRICT
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) (1) OF THE JAMES CITY COUNTY CODE.
11. IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE, THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
12. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDE AND COVENANTS OF RECORD; PROPERTY INFORMATION SHOWN HEREON IS BASED ON PLATS AND INSTRUMENTS OF PUBLIC RECORD IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.
13. NO CEMETERIES, BURIAL GROUNDS, GRAVE SITES OR BURIAL MARKERS WERE OBSERVED DURING SURVEY; NO STUDY WAS PERFORMED TO RECOVER EVIDENCE OF EXISTING GRAVES.
14. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
15. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.

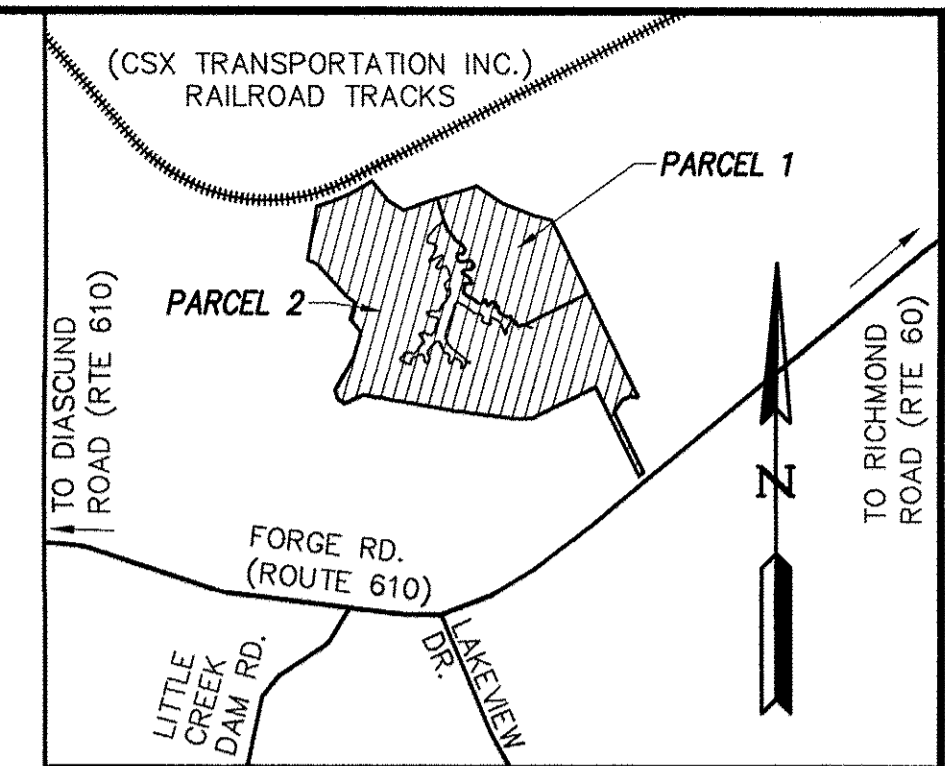
ZONING A1 PER JAMES CITY COUNTY ZONING ORDINANCE:

(SEC. 24-215) SETBACK REQUIREMENTS:
STRUCTURES (NON-INTENSIVE AGRICULTURAL USES):
50' MINIMUM FROM GREATER THAN OR BEING 50' RIGHT-OF-WAY WIDTH
75' MINIMUM FROM CENTERLINE OF LESS THAN 50' RIGHT-OF-WAY WIDTH
STRUCTURES (NON-INTENSIVE AGRICULTURAL USES) ON LOT AREA 3 ACRES OR MORE:
75' MINIMUM FROM GREATER THAN OR BEING 50' RIGHT-OF-WAY WIDTH
100' MINIMUM FROM CENTERLINE OF LESS THAN 50' RIGHT-OF-WAY WIDTH
MINIMUM LOT WIDTH AND FRONTAGE (SEC. 24-216):
LOTS OF 5 ACRES OR MORE: 250' LOT WIDTH AT SETBACK LINE
LOTS OF 3 AC. OR MORE, BUT LESS THAN 5 AC.: 200' LOT WIDTH AT SETBACK LINE
LOTS OF 1 AC. OR MORE, BUT LESS THAN 3 AC.: 150' LOT WIDTH AT SETBACK LINE
MINIMUM LOT FRONTAGE ABUTTING A PUBLIC RIGHT-OF-WAY: 25'
YARD REGULATIONS (SEC. 24-217):
SIDE: MAIN STRUCTURE: 15'; ACCESSORY STRUCTURE: 5'; ACCESSORY BUILDING MORE THAN 1 STORY: 15'
REAR: MAIN STRUCTURE: 35'; ACCESSORY STRUCTURE: 5'; ACCESSORY BUILDING MORE THAN 1 STORY: 15'
HEIGHT LIMITS (SEC. 24-218):
STRUCTURES: 2 STORIES AND NOT EXCEED 35' FROM GRADE, WITH EXCEPTIONS - PLEASE SEE SECTION FOR EXCEPTIONS AND WAIVERS
ACCESSORY STRUCTURES: WITHIN 15' FROM LOT LINE: 1 STORY; ALL OTHER ACCESSORY STRUCTURES: 45' UNLESS STRUCTURE NORMALLY ASSOCIATED WITH FARMING OPERATIONS. SEE SECTION FOR DETAILS.

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.

3 Large/Small Plat(s) Recorded herewith as # 190004247
STEPHEN G. LITCHFORD, L.S. #2772 11/21/16 DATE



AREA TABULATION

Table with 3 columns: Description, Area (SQ.FT.), and Area (AC.±). Rows include OLD PARCEL 1, OLD PARCEL 2, TOTAL AREA OF PARCELS, NEW AREA OF PARCEL 1, NEW AREA OF PARCEL 2, and TOTAL AREA OF SUBDIVISION.

ONSITE SEWAGE NOTES:

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"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

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 #1940001109 (2406 FORGE ROAD). 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 OF THIS APPROVAL.

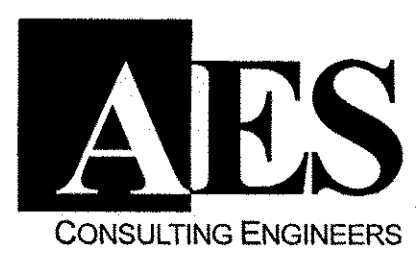
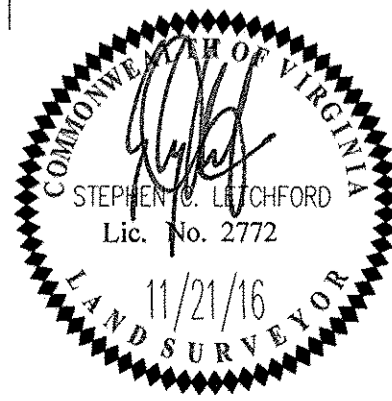
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR "GENERALLY APPROVED SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 25th DAY OF Mar, 2019
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:51 AM/PM
INSTRUMENT # 190004247

TESTE: Mona A. Foley, Clerk

JCC CASE NO. S-0024-2017

Table with 4 columns: Rev., Date, Description, Revised By. Row 1: 1, 1/17/18, REVISED PER COUNTY COMMENTS, DAB.



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PLAT SHOWING MASSIE FAMILY SUBDIVISION BEING 131.496 ACRES ON FORGE ROAD. POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SCL/DAB
Project Number: W10373
Scale: AS SHOWN Date: 11/21/16
Sheet Number: 1 of 3