

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

I, Elizabeth Boush Barr, A 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

MY COMMISSION EXPIRES: 7/31/2019

NOTARY REGISTRATION NUMBER: 7123871

Elizabeth Boush Barr
NOTARY PUBLIC SIGNATURE

CERTIFICATE OF NOTARIZATION

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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

3 Large/Small Plat(s) Recorded
herewith as # 190004247

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 HEREON 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:

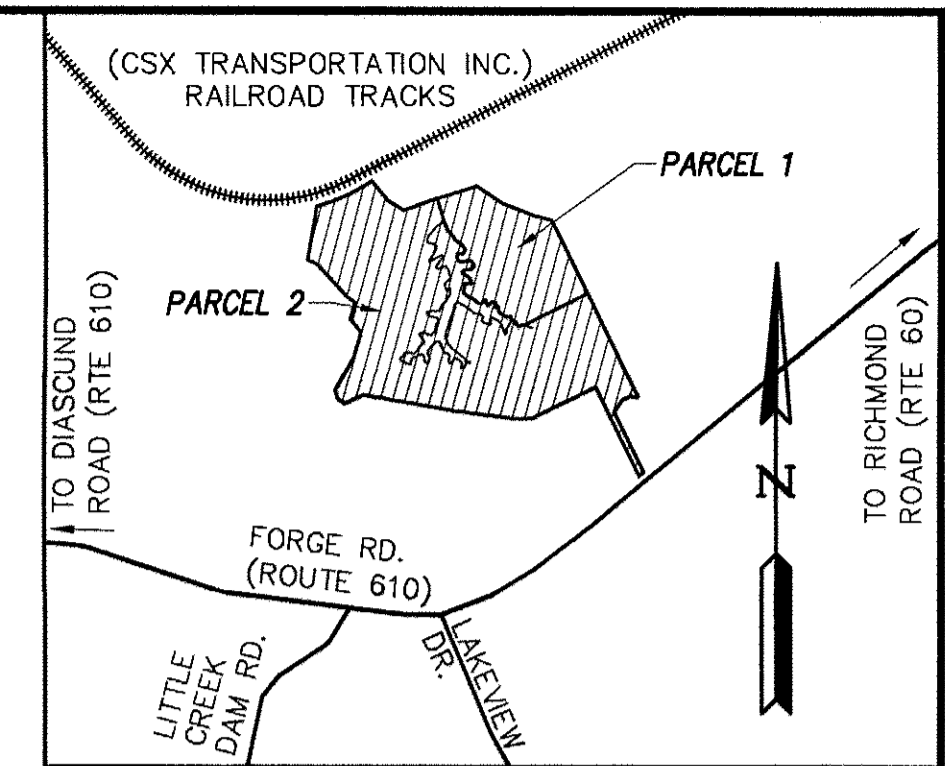
(SEC. 24-215) SETBACK REQUIREMENTS:
STRUCTURES (NON-INTENSIVE AGRICULTURAL USES):
50' MINIMUM FROM GREATER THAN OR BEING 50' RIGHT-OF-WAY WIDTH
75' MINIMUM FROM CENTERLINE OF LESS THAN 50' RIGHT-OF-WAY WIDTH
STRUCTURES (NON-INTENSIVE AGRICULTURAL USES) ON LOT AREA 3 ACRES OR MORE:
75' MINIMUM FROM GREATER 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.

Stephen C. Leitchford 11/21/16
STEPHEN C. LEITCHFORD, L.S. #2772 DATE

JCC CASE NO. S-0024-2017



AREA TABULATION

OLD PARCEL 1	4,301,963 SQ.FT.	98.759 AC.±
OLD PARCEL 2	1,426,024 SQ.FT.	32.737 AC.±
TOTAL AREA OF PARCELS	5,727,987 SQ.FT.	131.496 AC.±
NEW AREA OF PARCEL 1	1,282,076 SQ.FT.	29.432 AC.±
NEW AREA OF PARCEL 2	4,445,911 SQ.FT.	102.064 AC.±
TOTAL AREA OF SUBDIVISION	5,727,987 SQ.FT.	131.496 AC.±

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.

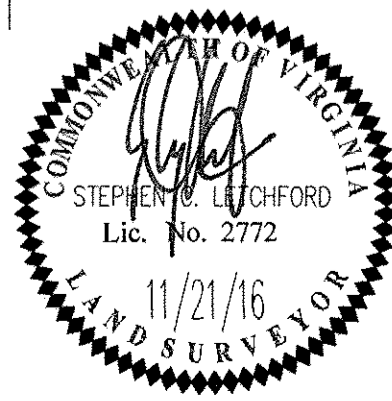
PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS 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 25 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: Monica A. Foley RU
MONICA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	1/17/18	REVISED PER COUNTY COMMENTS	DAB



AES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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Fax: (757) 220-8994
www.aesva.com

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

190004247

LINE PER "RIGHT-OF-WAY AND TRACK-MAP THE CHESAPEAKE AND OHIO RAILWAY COMPANY STATION 2452+71 TO STATION 2558+31" WITH DATE OF JUNE 30, 1916, REVISED DECEMBER 31, 1928 (SHEET V2/33)

CSX TRANSPORTATION INC. FORMERLY CHESAPEAKE & OHIO RAILWAY CO. PER RIGHT-OF-WAY & TRACK MAP, V2/33

NANCY COTTRELL KRUSE AND M. ANDERSON BRADSHAW, TRUSTEES OF THE COTTRELL LAND TRUST
PARCEL ID: 1140100002
INSTRUMENT: 970020129

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	14°45'35"	2450.00'	631.13'	317.32'	629.39'	N65°33'34"E

ADDITIONAL NOTES:

- CONTOUR INTERVAL = 5'; CONTOURS SHOWN ARE BASED ON JAMES CITY COUNTY GIS.
- BORE HOLE LOCATIONS ARE BY OTHERS AND SHOWN HEREON AS OBSERVED BY FIELD SURVEY.
- RPA AND RPA BUFFER SHOWN HEREON ARE BASED ON JAMES CITY COUNTY GIS.
- SEE SHEET 3 FOR LINE TABLE.

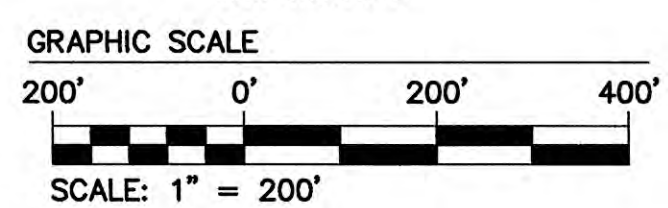
LEGEND:

- MF □ MONUMENT FOUND
- IPF ○ IRON PIPE FOUND
- IRF ○ IRON ROD FOUND
- IRS ● IRON ROD SET

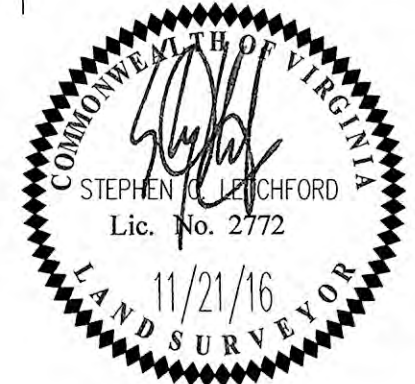
VA STATE PLANE COORDINATES
NAD83 - NGSPUS DERIVED

WALTER N. MARSHALL III AND ALMA C. MARSHALL
(THE MARSHALL TRUST)
PARCEL ID: 1140100005
INSTRUMENT: 050007466

NOTE:
THE PROPOSED PARCEL LINE OF NEW PARCEL 1 IS INTENDED TO BE 1' ABOVE THE NORMAL POND ELEVATION OF 36.2' AS SURVEYED BY AES CONSULTING ENGINEERS ON APRIL 21, 2015 AND ON NOVEMBER 4, 2016. AT NO POINT DOES THE BOUNDARY OF NEW PARCEL 1 TOUCH THE EXISTING POND AS SURVEYED; ACREAGE OF PARCELS MAY VARY BASED ON POND WATER ELEVATION AND NATURAL LAND CHANGES BY EROSION AND/OR SOIL DEPOSITS; ACREAGE SHOWN HEREON IS BASED ON SURVEY TIE LINES.



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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: 1"=200'
Date: 11/21/16
Sheet Number
2 of 3

S:\JOBS\10373\00-2406 Forge Road\Survey\Plats\SUBPLAT\W10373 SUBPLAT REV1.dwg, 3/14/2018 2:22:53 PM, david.brewer

190004247

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°06'44"W	150.58'
L2	N16°13'22"E	9.63'
L3	N19°13'52"W	32.18'
L4	S85°08'38"W	43.23'
L5	N60°27'32"W	76.94'
L6	N36°24'47"W	28.11'
L7	N2°29'03"E	29.34'
L8	N31°25'28"W	15.05'
L9	N55°39'16"W	24.43'
L10	N15°30'26"W	30.27'
L11	N74°58'17"W	38.57'
L12	S43°58'31"W	48.91'
L13	N69°53'42"W	14.31'
L14	N17°47'44"W	50.55'
L15	N89°18'50"W	13.87'
L16	S43°11'27"W	42.62'
L17	S85°11'50"W	35.25'
L18	N46°17'49"W	41.82'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N57°44'55"W	139.95'
L20	N3°41'48"E	95.17'
L21	S89°59'06"E	71.29'
L22	N12°48'07"W	62.10'
L23	N57°48'21"W	92.57'
L24	N17°06'27"E	31.60'
L25	N88°44'31"E	78.35'
L26	N38°56'28"E	59.39'
L27	N35°00'30"W	71.29'
L28	S79°28'43"W	90.09'
L29	N79°28'44"W	38.80'
L30	N22°50'00"W	40.38'
L31	N13°12'20"E	38.89'
L32	S83°55'56"E	50.97'
L33	N32°17'20"E	47.65'
L34	N28°33'41"W	75.92'
L35	N63°43'13"W	67.91'
L36	N35°28'58"W	51.86'

LINE TABLE		
LINE	BEARING	LENGTH
L37	N39°47'34"W	93.95'
L38	N16°58'27"W	42.36'
L39	N41°18'08"W	18.01'
L40	N17°07'37"W	276.91'
L41	S56°58'40"E	322.00'
L42	S74°10'37"E	207.00'
L43	N87°39'37"W	84.88'
L44	S63°00'23"W	87.57'
L45	S33°37'23"W	148.55'
L46	S49°13'06"W	60.06'
L47	S89°02'46"W	198.14'
L48	S65°35'43"W	224.63'
L49	N51°05'44"W	93.03'
L50	N16°00'50"W	90.00'
L51	N15°27'58"E	272.74'
L52	N40°36'06"W	175.51'
L53	N15°15'14"E	179.10'
L54	N54°43'06"W	100.00'

LINE TABLE		
LINE	BEARING	LENGTH
L55	N62°22'00"W	116.55'
L56	S40°25'37"E	247.66'
L57	S58°25'37"E	204.00'
L58	N70°24'23"E	325.00'

THIS SHEET IS FOR LINE TABLE ONLY.

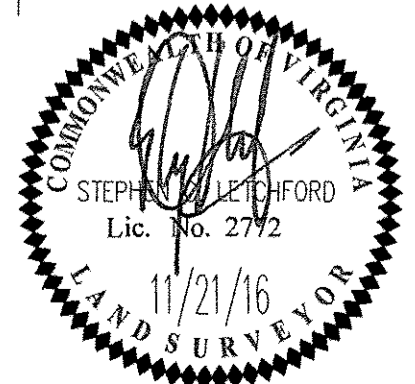
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TESTE: Monia A. Foley
MONIA A. FOLEY, CLERK

S:\JOBS\10373\100-2406 Forge Road\Survey\Plans\Plats\SUBPLAT\W10373 SUBPLAT REV1.dwg, 3/14/2018 2:23:40 PM, david.brewer

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