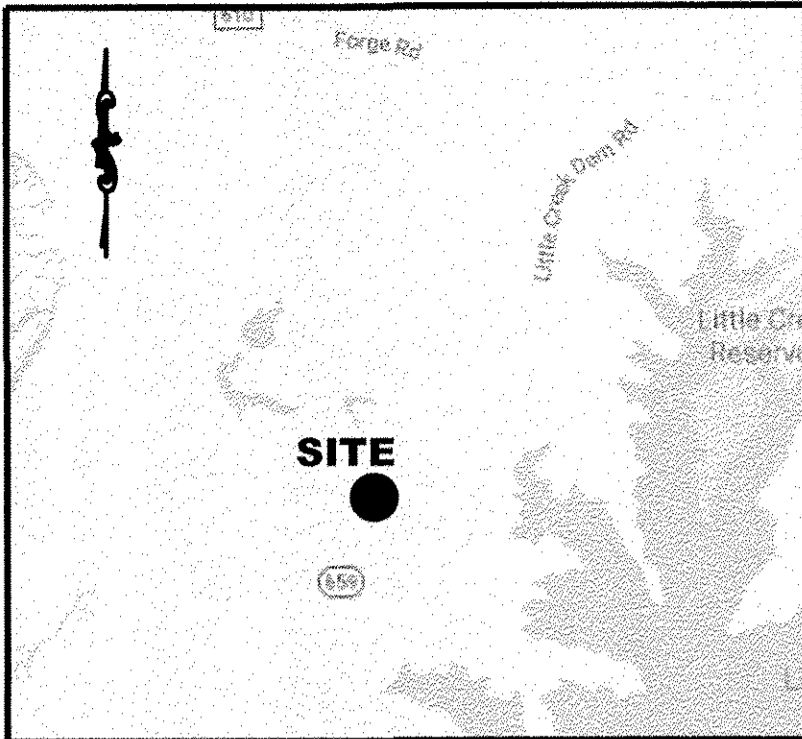


190012768



VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLAND LOCATION SHOWN PER DELINEATIONS BY ROTH ENVIRONMENTAL.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0101D, DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
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 TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
14. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
15. ON AUGUST 22, 2018 THE JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE GRANTED AN EXCEPTION TO SECTION 19-73 OF THE JAMES CITY COUNTY ZONING ORDINANCE ALLOWING FOR THE CONSTRUCTION OF 4 DRIVEWAYS TO ACCESS THE PROPOSED 9 LOTS. THE EXCEPTION INCLUDED THAT THE FIRST 50' OF EACH DRIVEWAY WAS TO BE CONSTRUCTED PER SECTION 19-17(5).(SEE DETAIL BELOW) (C-18-0064)

TAX PARCEL ID - 2020100028

A SUBDIVISION OF
TAX PARCEL #: 2020100028
TIMBER CREEK ESTATES
LOTS 1 THROUGH 5

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA

DATE: 02/25/2019

JOB # 18-295



Engineering & Surveying Consultants

3925 Midlands Road, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

SHEET 1 OF 3

JCC-S-18-0083

OWNERS CERTIFICATE TAX PARCEL ID - 2020100028

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT AND KNOWN AS TIMBER CREEK ESTATES IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Kenneth I. Heath - PARTNER - SMKH PROPERTIES 02-27-2019 DATE

Stephen R. Martin - PARTNER - SMKH PROPERTIES 02/27/2019 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City I, Linda Vergakis, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 27th DAY OF FEBRUARY, 2019. MY COMMISSION EXPIRES August 31, 2022.

Linda Fay Vergakis NOTARY PUBLIC Registration # 7623437 Commonwealth of Virginia My Commission Expires 08/31/22

REGISTRATION NO. 7623437

AOSE SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS AUTHORIZING 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 SEC. 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.

THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM HERMAN, LICENSE NO.1940001109, PHONE NO. 757-344-6270 ADDRESS: 4516 MISTY CT., WILLIAMSBURG, VA 23185. 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 THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED 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.

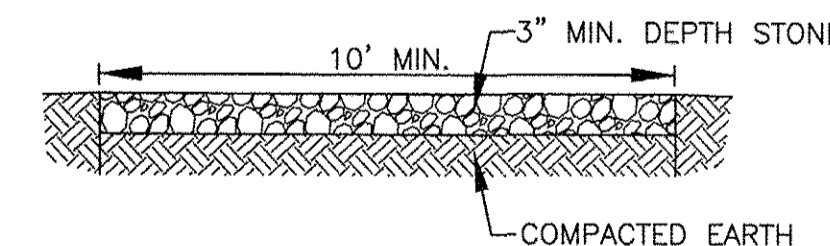
PROPERTY INFORMATION

TAX PARCEL #: 2020100028
OWNER: SMKH PROPERTIES LLC
INST. #180017204

ADDRESS:
#7083 MENZELS ROAD
TOANO, VIRGINIA 23168
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

LEGEND

- UTILITY POLE
OHC OVERHEAD UTILITY
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
PROPOSED PRIMARY DRAINFIELD
PROPOSED RESERVE DRAINFIELD
PROPOSED WELL
SB13 SOIL BORING



SHARED DRIVEWAY CONSTRUCTION DETAIL

DRIVEWAY CULVERT SCHEDULE

Table with 2 columns: LOT #, PIPE SIZE AND TYPE. Rows: LOT 1&2 (18" RCP), LOT 3&4 (15" RCP), LOT 5 (15" RCP)

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF SMKH PROPERTIES AND WAS ACQUIRED FROM BRIAN M. MENZEL, BONNIE M. AMO, BARBARA M. VELLRATH, AND HEATHER ALICIA AMOS BY THAT CERTAIN DEED DATED OCTOBER 2, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NUMBER 180017204.

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

02/25/2019 DATE
WILLIAM S. FELTS, L.S. 3149



CERTIFICATE OF APPROVAL

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

2/28/19 DATE
Donna Brudei VIRGINIA DEPARTMENT OF HEALTH

27 Feb 2019 DATE
Steve Brasher VIRGINIA DEPARTMENT OF TRANSPORTATION

3/28/19 DATE
Ellen Cook SUBDIVISION AGENT OF JAMES CITY COUNTY

3 Large/Small Plat(s) Recorded herewith as # 190012768

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 5th DAY OF September, 2019. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:26 pm. INSTRUMENT # 190012768. TESTE MONA A. FOLEY, CLERK

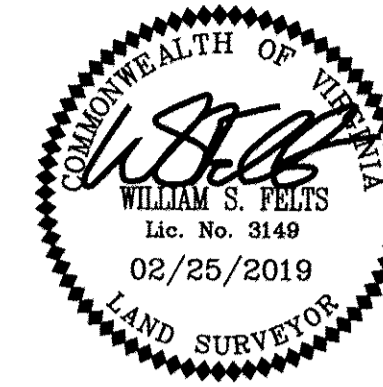
190012768

TAX PARCEL ID - 2020100028

A SUBDIVISION OF  
**TAX PARCEL #: 2020100028**  
**TIMBER CREEK ESTATES**  
**LOTS 1 THROUGH 5**

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA

DATE: 02/25/2019 SCALE: 1"=150' JOB # 18-295



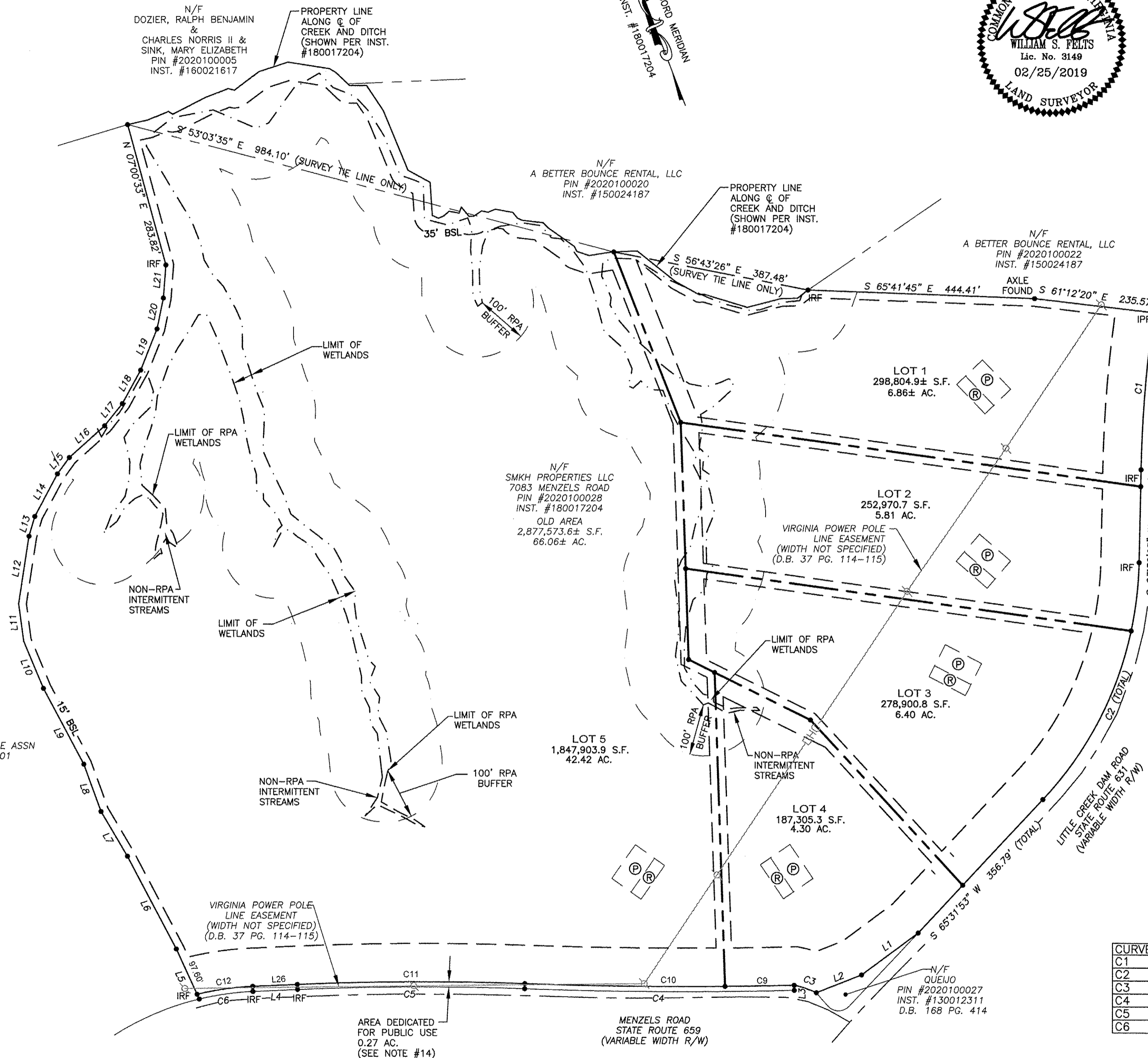
**LandTech**  
**Resources, Inc.**  
 Engineering & Surveying Consultants  
 3925 Midlands Road, Williamsburg, Virginia 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com

SHEET 2 OF 3  
**JCC-S-18-0083**

**PROPERTY INFORMATION**

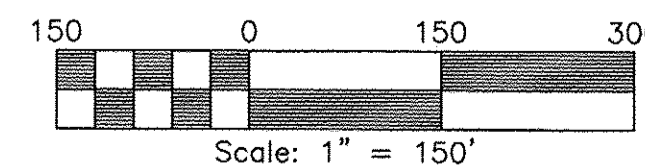
TAX PARCEL #: 2020100028  
 OWNER: SMKH PROPERTIES LLC  
 INST. #180017204

ADDRESS:  
 #7083 MENZELS ROAD  
 TOANO, VIRGINIA 23168  
 ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)



LINE	BEARING	DISTANCE
L1	S 75°48'49" W	137.99'
L2	N 89°16'36" W	95.17'
L3	S 20°44'49" W	10.00'
L4	N 70°12'27" W	87.42'
L5	N 02°19'50" W	107.79'
L6	N 05°35'48" W	204.46'
L7	N 08°34'38" W	100.96'
L8	N 02°16'12" E	98.22'
L9	N 05°43'36" W	168.25'
L10	N 00°37'54" W	99.71'
L11	N 14°36'55" E	73.15'
L12	N 31°02'37" E	132.90'
L13	N 38°42'05" E	40.21'
L14	N 50°18'31" E	94.20'
L15	N 58°35'03" E	39.51'
L16	N 70°34'49" E	92.58'
L17	N 60°48'42" E	55.52'
L18	N 51°00'42" E	74.94'
L19	N 43°47'17" E	86.60'
L20	N 33°51'11" E	61.64'
L21	N 26°36'27" E	64.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	309.09'	2525.00'	7°00'49"	S 27°00'28" W	308.90'
C2	509.83'	695.00'	42°01'51"	S 44°30'58" W	498.48'
C3	46.03'	200.00'	13°11'13"	N 49°11'22" W	45.93'
C4	528.30'	8397.30'	3°36'17"	N 67°27'03" W	528.21'
C5	444.99'	5592.63'	4°33'32"	N 67°55'41" W	444.87'
C6	105.99'	556.82'	10°54'22"	N 75°39'38" W	105.83'



**OVERALL BOUNDARY**  
 (SEE SHEET 3 FOR LOT DETAIL)

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 Sept. 5, 2019

at 3:26 AM PM PG

Document # 190012768

MONA A. FOLEY, CLERK

Mona A. Foley, Clerk

3 Large/Small Plat(s) Recorded  
 herewith as # 190012768

190012768

TAX PARCEL ID - 2020100028  
 A SUBDIVISION OF  
**TAX PARCEL #: 2020100028**  
**TIMBER CREEK ESTATES**  
**LOTS 1 THROUGH 5**  
 JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA  
 DATE: 02/25/2019 SCALE: 1"=100' JOB # 18-295

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SHEET 3 OF 3  
**JCC-S-18-0083**

**AREA TABULATION**

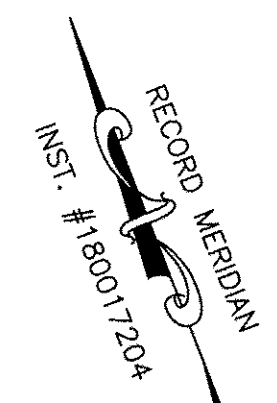
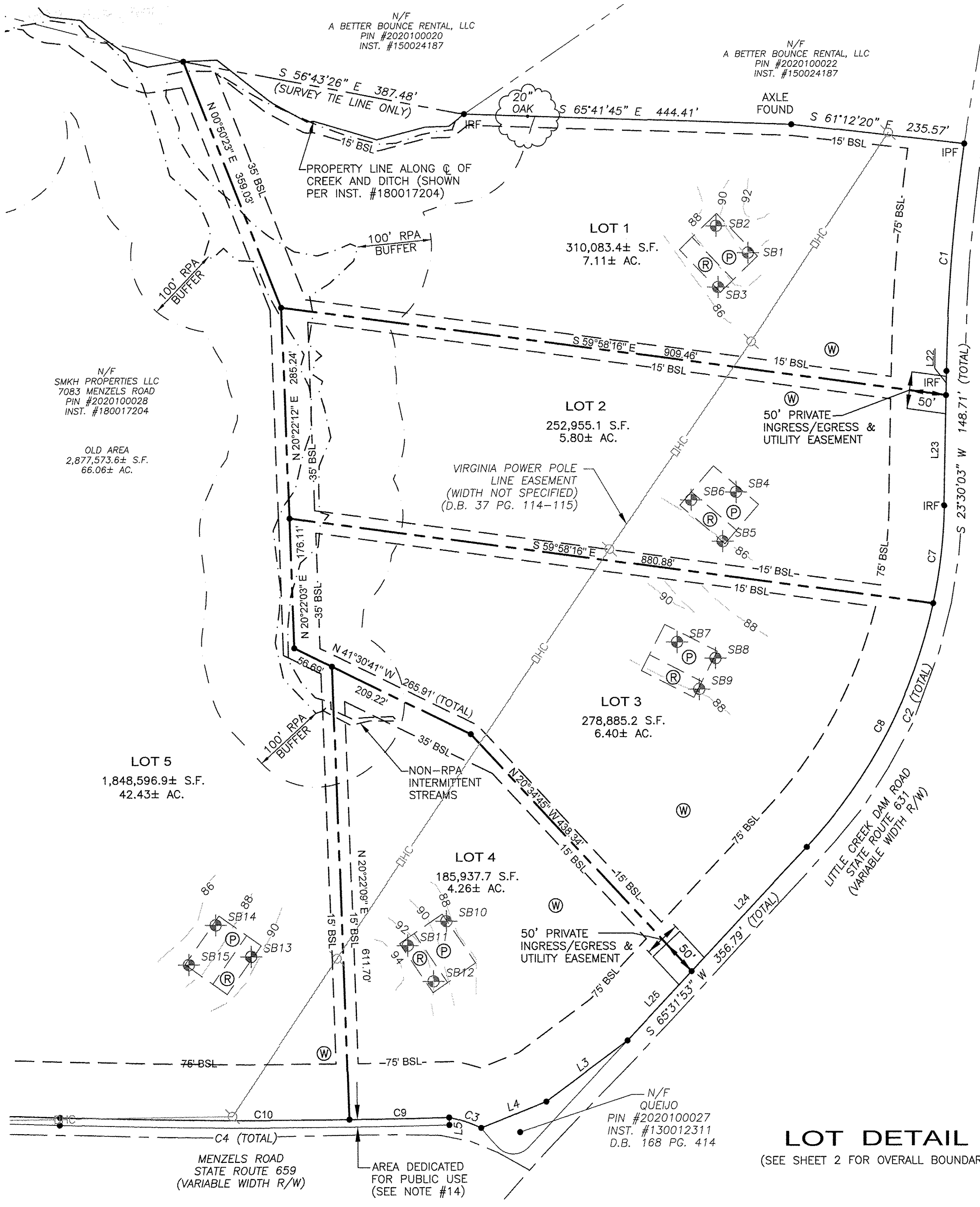
PARCEL	OLD AREA	NEW AREA
PIN #2020100028	2,877,573.6± S.F. / 66.06± AC.	1,847,903.9± S.F. / 42.42± AC.
R/W DEDICATION		11,687.2 S.F. / 0.27 AC.
LOT 1		310,083.4± S.F. / 7.11± AC.
LOT 2		252,955.1± S.F. / 5.80± AC.
LOT 3		278,885.2± S.F. / 6.40± AC.
LOT 4		185,937.7± S.F. / 4.26± AC.
LOT 5		1,848,596.9± S.F. / 42.43± AC.
TOTAL AREA = 2,877,573.6± S.F. / 66.06± AC.		

**NEW LOT LINE TABLE**

LINE	BEARING	DISTANCE
L22	N 23°30'03" E	32.64'
L23	N 23°30'03" E	148.71'
L24	S 65°31'53" W	229.47'
L25	N 65°31'53" E	127.32'
L26	N 70°12'27" W	87.42'

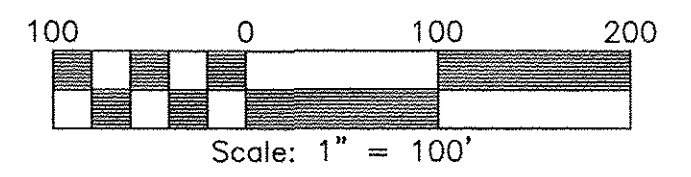
**NEW LOT CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	133.67'	695.00'	11°01'13"	S 29°00'39" W	133.47'
C8	376.16'	695.00'	31°00'38"	N 50°01'34" E	371.59'
C9	135.23'	8387.30'	0°55'26"	N 68°47'29" W	135.23'
C10	392.44'	8387.30'	2°40'51"	N 66°59'20" W	392.40'
C11	445.78'	5602.04'	4°33'34"	N 67°55'41" W	445.67'
C12	109.88'	566.82'	11°06'24"	S 75°45'39" E	109.70'



**LOT DETAIL**  
 (SEE SHEET 2 FOR OVERALL BOUNDARY)

3 Large/Small Plat(s) Recorded  
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City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 Sept. 5, 2019  
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 Clerk

