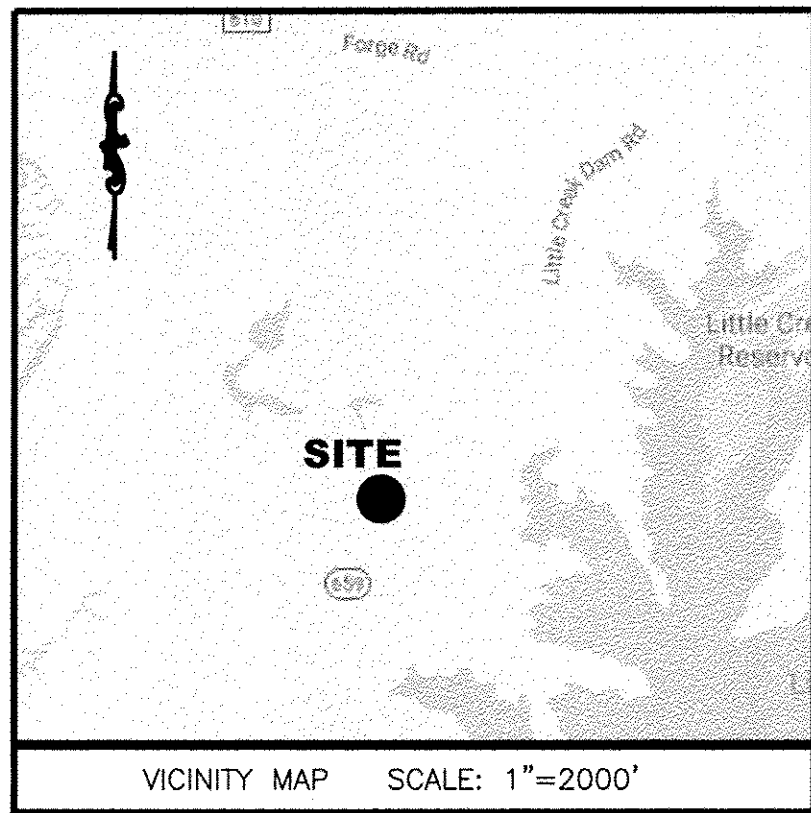


190012770



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 LOCATE 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 WITHIN A 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. CONTOURS SHOWN ARE PER JCC GIS MAPPING AND HAVE NOT BEEN FIELD VERIFIED.
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 5 THROUGH 9
 JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
 DATE: 02/25/2019 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 1 OF 3
JCC-S-18-0084

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 2-27-2019
 KENNETH I. HEATH - PARTNER - SMKH PROPERTIES DATE

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

CERTIFICATE OF NOTARIZATION

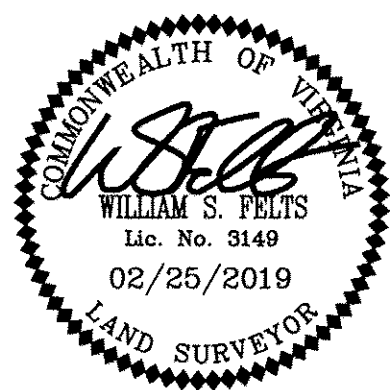
STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY I, LINDA VERGAKIS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 27TH DAY OF FEBRUARY, 2019. MY COMMISSION EXPIRES AUGUST 31, 2022.

Linda Vergakis
 NOTARY PUBLIC
 REGISTRATION NO. 7623437

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

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
 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 Brude
 VIRGINIA DEPARTMENT OF HEALTH

27 Feb 2019
 DATE Han Brubaker
 VIRGINIA DEPARTMENT OF TRANSPORTATION

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

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.

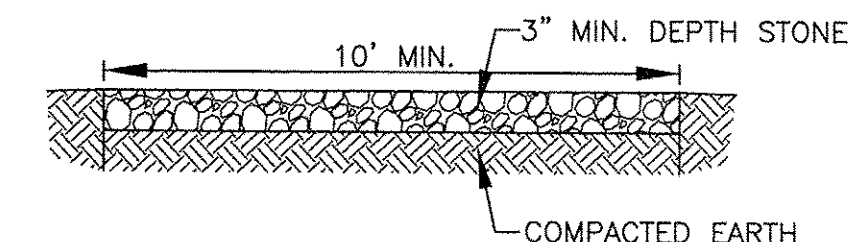
PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS 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.

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

LEGEND

- U 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

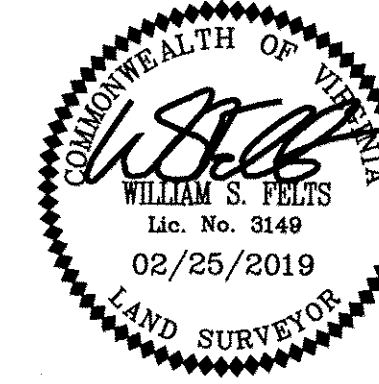
LOT #	PIPE SIZE AND TYPE
LOT 5,6,&9	15" RCP
LOT 7&8	15" RCP

3 Large/Small Plat(s) Recorded
 herewith as # 190012770

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 3:27 pm INSTRUMENT # 190012770
 TESTE NOMA A. FOLEY, CLERK

TAX PARCEL ID - 2020100028
 A SUBDIVISION OF
TAX PARCEL #: 2020100028
TIMBER CREEK ESTATES
LOTS 5 THROUGH 9
 JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
 DATE: 02/25/2019 JOB # 18-295



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SHEET 2 OF 3
JCC-S-18-0084

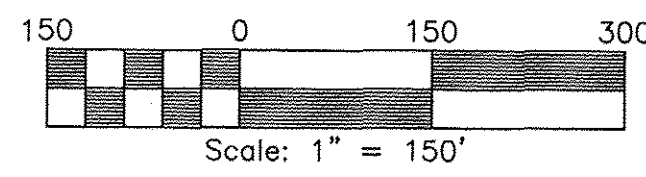
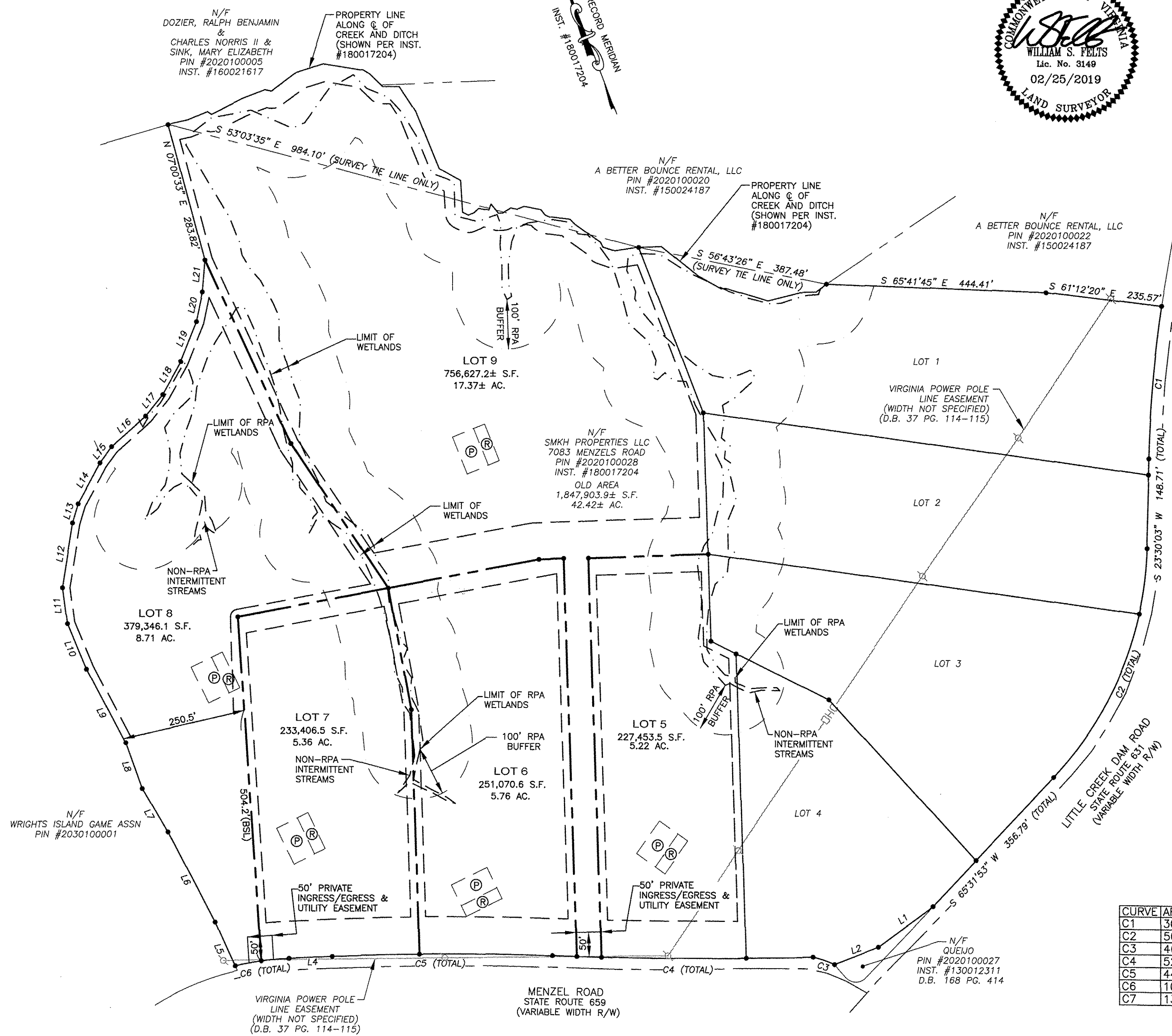
PROPERTY INFORMATION

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	97.60'
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°36'56" 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	445.78'	5602.04'	4°33'34"	N 67°55'41" W	445.67'
C6	109.88'	566.82'	11°06'24"	S 75°45'39" E	109.70'
C7	135.23'	8387.30'	0°55'26"	N 68°47'29" W	135.23'



OVERALL BOUNDARY
 (SEE SHEET 3 FOR LOT DETAIL)

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 Sept. 9, 2019
 at 3:27 AM/PM PG -
 Document # 190012770
 MONA A. FOLEY, CLERK
 Clerk

3 Large/Small Plat(s) Recorded
 herewith as # 190012770

190012770

TAX PARCEL ID - 2020100028

A SUBDIVISION OF
TAX PARCEL #: 2020100028
TIMBER CREEK ESTATES
LOTS 5 THROUGH 9

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
 DATE: 02/25/2019 JOB # 18-295



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SHEET 3 OF 3
JCC-S-18-0084

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PIN #2020100028/LOT 5	1,847,903.9± S.F. / 42.42± AC.	227,453.5 S.F. / 5.22 AC.
LOT 6	—	251,070.6 S.F. / 5.76 AC.
LOT 7	—	233,406.5 S.F. / 5.36 AC.
LOT 8	—	379,346.1 S.F. / 8.71 AC.
LOT 9	—	756,627.2± S.F. / 17.37± AC.

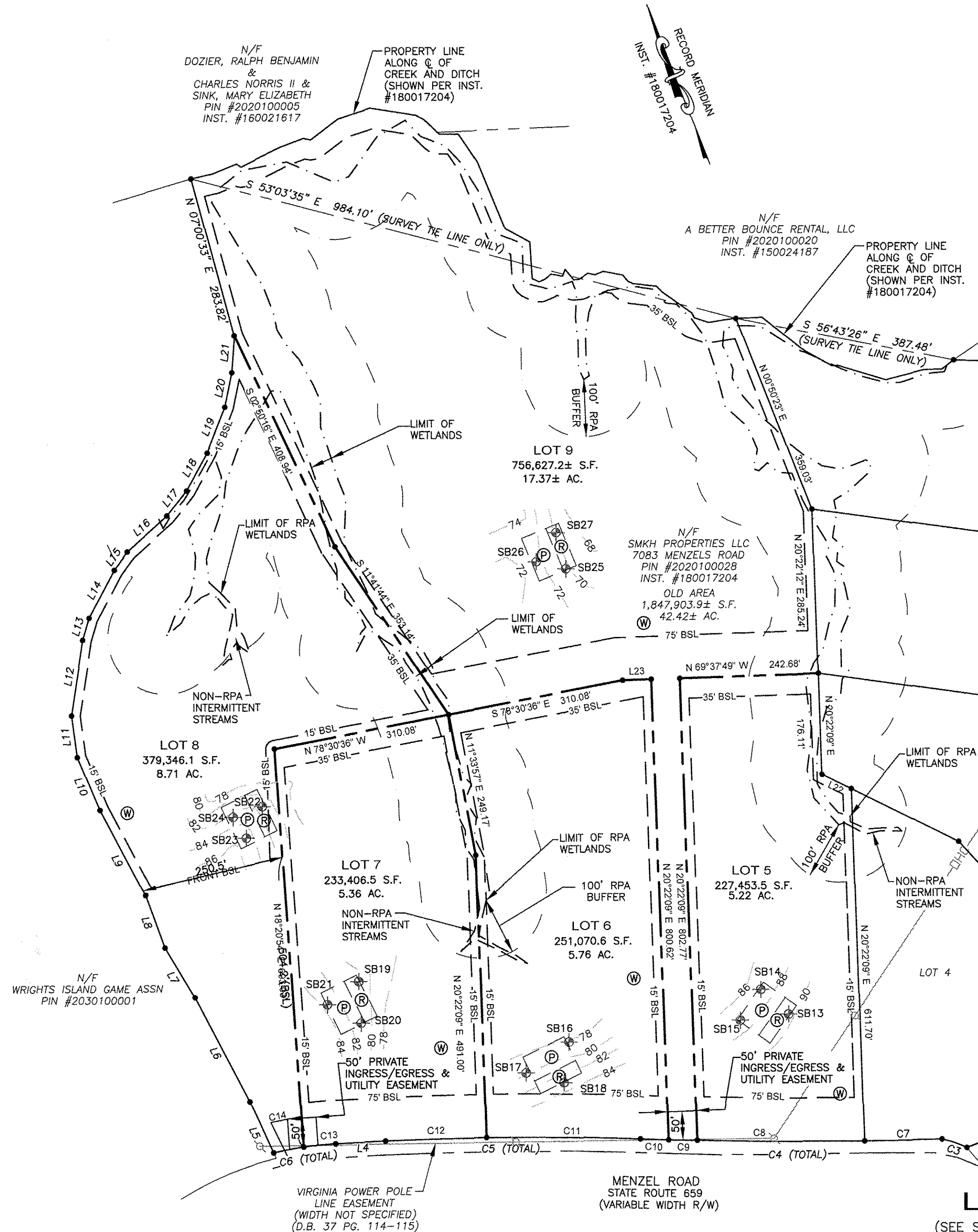
TOTAL AREA = 1,847,903.9± S.F. / 42.42± AC.

NEW LOT LINE TABLE

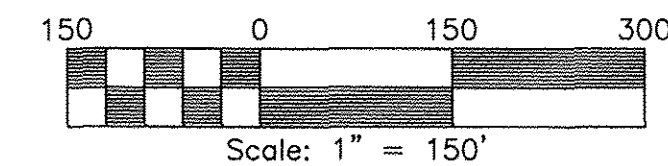
LINE BEARING	DISTANCE
L22 S 41°30'41" E	56.69'
L23 N 69°37'51" W	50.00'

NEW LOT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	292.93'	8387.30'	2°00'04"	S 67°19'44" E	292.92'
C9	50.09'	8387.30'	0°20'32"	S 66°09'26" E	50.09'
C10	49.42'	8387.30'	0°20'15"	N 65°49'02" W	49.41'
C11	269.23'	5602.04'	2°45'13"	S 67°01'31" E	269.20'
C12	176.55'	5602.04'	1°48'21"	S 69°18'17" E	176.55'
C13	56.22'	566.82'	5°41'00"	S 73°02'57" E	56.20'
C14	53.65'	566.82'	5°25'24"	S 78°36'09" E	53.63'



LOT DETAIL
 (SEE SHEET 2 FOR OVERALL BOUNDARY)



3 Large/Small Plat(s) Recorded
 herewith as # 190012770

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 2019
 at 3:27 AM (PM) PG
 Document # 190012770
 MONA A. FOLEY, CLERK
 Clerk