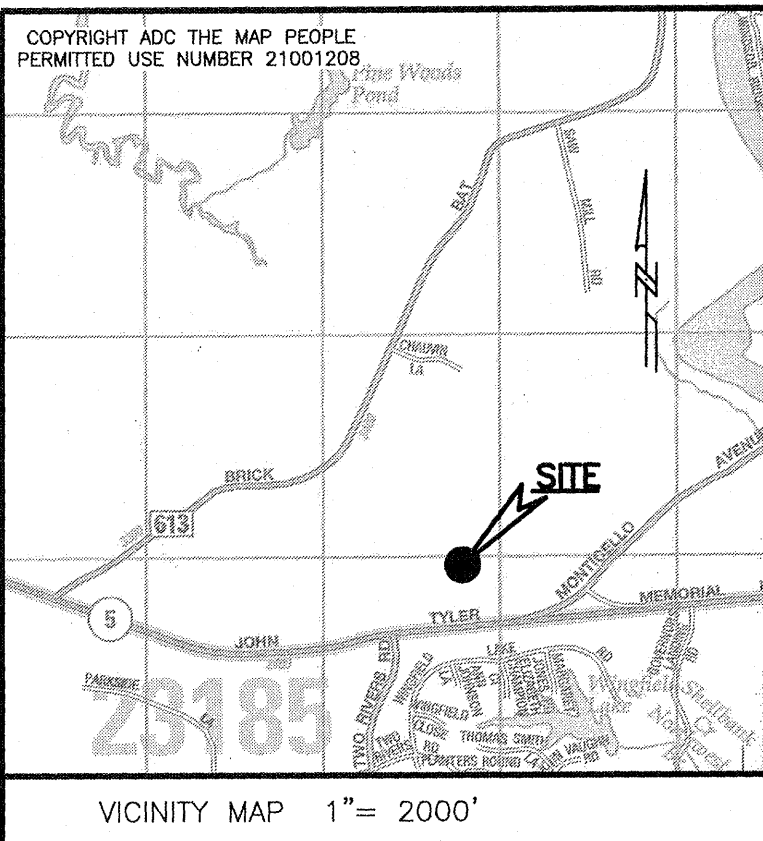


20005317



GENERAL NOTES

- 1. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
2. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
3. PROPOSED PARCELS WILL BE SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
4. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
5. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
7. PROPERTY LIES IN FIRM ZONES "AE & "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0114D, DATED DECEMBER 16, 2015.
8. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. LIMITS OF WETLANDS ARE BASED ON FIELD LOCATED MARKINGS OF OTHERS.
12. REFER TO JAMES CITY COUNTY CASE NUMBER SP-19-0100 FOR DEVELOPMENT PLANS OF THIS SITE.

SUBDIVISION OF
PARCEL ID: 4420100005
PROPERTY OF J.E. WILSON
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/28/2020 JOB # 13-117



SHEET 1 OF 3
JCC: S-19-0111

OWNERS CERTIFICATE: J.E. WILSON

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

Signature of J.E. Wilson, DATE 1-31-20

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
OFFY/COUNTY OF James City I, LINDA VERGAKIS, A NOTARY PUBLIC IN AND FOR THE OFFY/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 OFFY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 31st DAY OF JANUARY, 2020. MY COMMISSION EXPIRES AUGUST 31, 2022.

Signature of Linda Fay Vergakis, NOTARY PUBLIC, Registration # 7623437, 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 J.E. WILSON AND WAS ACQUIRED FROM MONTICELLO DEVELOPERS, LLC BY THAT CERTAIN DEED DATED DECEMBER 27, 2012 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 120026548.

CERTIFICATE OF APPROVAL

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

Signatures and dates of approval: 3/30/20 (Subdivision Agent), 12 Feb 2020 (Virginia Department of Transportation), 2/11/2020 (Virginia Department of Health)

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.

Signature of Peter Farrell, LAND SURVEYOR, Lic. No. 2036, 01/28/2020

ADJOINING OWNERS

Table with 2 columns of adjoining owners. Column 1: 1 N/F SHORT D.B. 761, PG. 821 INST. #150006533; 2 N/F WEED INST. #180006491; 3 N/F MORGAN D.B. 692, PG. 69 P.B. 29, PG. 16; 4 N/F MCCrackEN INST. #000019592 P.B. 38, PG. 83; 5 N/F MCCrackEN INST. #000019592 P.B. 38, PG. 83; 6 N/F MORGAN D.B. 692, PG. 69 P.B. 29, PG. 16; 7 N/F CHAUVIN INST. #970020069 INST. #080010745(PLAT); 8 N/F MARC D ILLMAN, TRS. INST. #120017711; 9 N/F WILSON INST. #130010646; 10 N/F MAZARIEGOS INST. #170003828; 11 N/F POLLOCK INST. #120009458 P.B. 77, PG. 54; 12 JAMES CITY COUNTY INST. #090023895; 13 JAMES CITY COUNTY INST. #990010810; 14 N/F JAMES CITY COUNTY INST. #090023895. Column 2: 15 N/F MCDERMITT INST. #990020184 P.B. 74, PG. 79; 16 N/F MCDERMITT D.B. 512, PG. 335 P.B. 74, PG. 79; 17 N/F LUNDBERG INST. #020003931 D.B. 281, PG. 146 (PLAT); 18 N/F STAUCH INST. #180017580 R.D.B. 6, PG. 507 (PLAT); 19 N/F MOORE INST. #040008046 D.B. 292, PG. 243 (PLAT); 20 N/F ALDEBS INST. #030033170 D.B. 149, PG. 136 (PLAT); 21 N/F TROVATO INST. #000008954 D.B. 177, PG. 474 (PLAT); 22 N/F STOKES INST. #040029185 D.B. 192, PG. 232 (PLAT); 23 N/F OROZCO INST. #160017589 D.B. 192, PG. 231 (PLAT); 24 N/F PAPAS-PASCO INST. #170004147 D.B. 131, PG. 520 (PLAT); 25 N/F SACHSE INST. #160021526; 26 N/F SACHSE INST. #170011202; 27 N/F PARRISH D.B. 231, PG. 215

PROPERTY INFORMATION

PARCEL ID: #4420100005
ZONING DISTRICT: A1 (GENERAL AGRICULTURE)
PROPERTY OWNER: J.E. WILSON INST. #120026548
PROPERTY ADDRESS: 2900 MONTICELLO AVENUE WILLIAMSBURG, VIRGINIA 23188

AOSE STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC5-610-20-ET. SEQ., THE REGULATIONS), AND [CITE LOCAL ORDINANCE]. THIS SUBDIVISION WAS SUBMITTED TO THE PENINSULA HEALTH DISTRICT, WILLIAMSBURG/JAMES CITY COUNTY OFFICE OF THE VIRGINIA DEPARTMENT OF HEALTH FOR REVIEW PURSUANT TO §32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE VIRGINIA DEPARTMENT OF HEALTH TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM A LICENSED ONSITE SOIL EVALUATOR (OSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN OSE FOR RESIDENTIAL DEVELOPMENT. THE VIRGINIA DEPARTMENT OF HEALTH IS NOT REQUIRED TO PERFORM A FIELD CHECK ON SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: SHANNON D. HILL, P.E. LIC. NO. 047435, AOSE NO. 1380, 804-541-1436. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO §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.

3 Large/Small Plat(s) Recorded herewith as # 200005317

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 17 DAY OF April, 2020. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:12 a.m. INSTRUMENT # 200005317

TESTE MONA A. FOLEY, CLERK