

200004152

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on

May 9, 2020
at 11:29 AM, PG. 1
Document # 200004152
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO ARNOLD T. VAN DYKE AND N. LORENE VAN DYKE BY DEED DATED APRIL 20, 1995 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, DEED BOOK 735 PAGE 847.

OWNER'S CERTIFICATE:

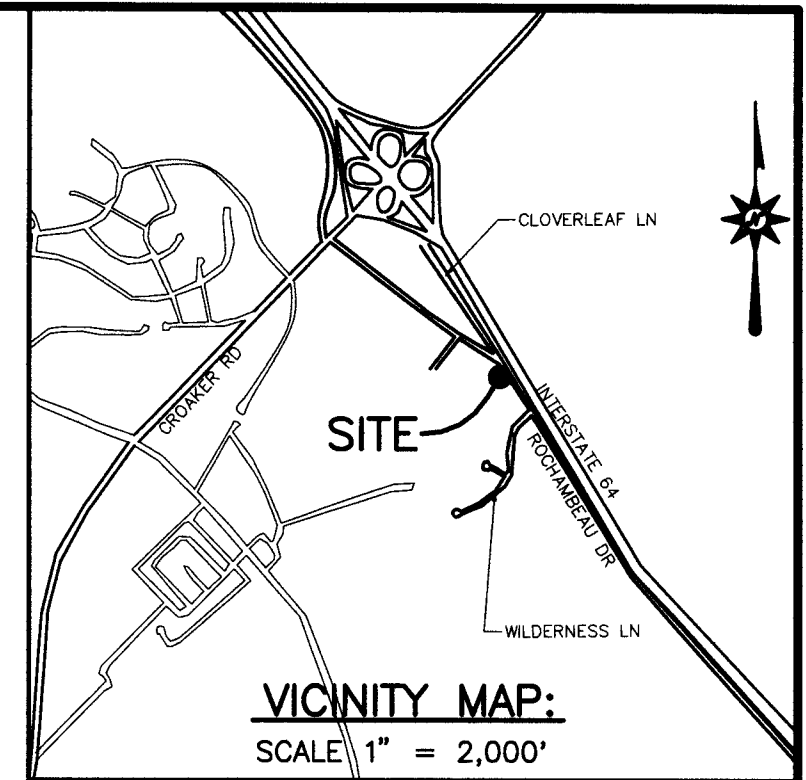
THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND MINOR SUBDIVISION PLAT TAX MAP 14-3 PARCEL 1-45 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY.

3-12-2020 *Arnold T. Van Dyke*
DATE: ARNOLD T. VAN DYKE

3-12-2020 *N. Lorene Van Dyke*
DATE: N. LORENE VAN DYKE

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 OF JAMES CITY COUNTY. THIS SUBDIVISION WAS SUBMITTED TO THE JAMES CITY COUNTY HEALTH DEPARTMENT 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: ADAM C. HERMAN OSE#: 1940001109, 757-344-6270 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.

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	196.14'	N39°47'00"W	407.66'	27°34'00"	194.25'	100.01'



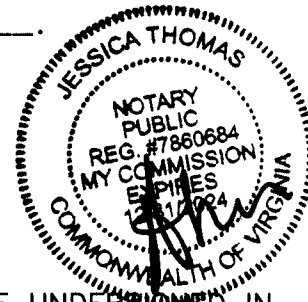
CERTIFICATE OF NOTARIZATION:

STATE OF: Virginia
CITY/COUNTY OF: York

I, (PRINT) Jessica Thomas A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/ COUNTY AFORESAID. GIVEN UNDER MY

NAME THIS 12 DAY OF March, 2020.
MY COMMISSION EXPIRES 12/31/2024

REG. NO. 7860084
Jessica Thomas
(SIGNATURE)



CERTIFICATE OF APPROVAL:

THIS MINOR SUBDIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS UNDER THE JAMES CITY COUNTY SUBDIVISION ORDINANCE AND MAY BE COMMITTED TO RECORD.

4/8/20 *Ellen Cook*
DATE: SUBDIVISION AGENT
COUNTY OF JAMES CITY, VA.

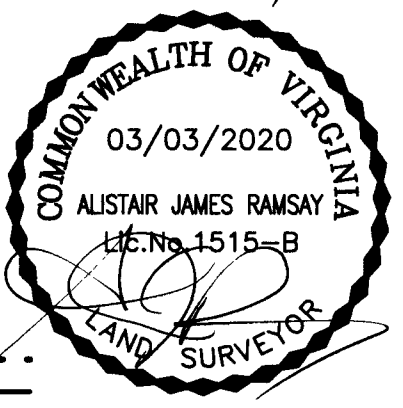
1 Apr 2020 *Shawn Brasher*
DATE: VDOT AGENT

3-25-2020 *Ally*
DATE: HEALTH DEPT., AGENT

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.

03/03/2020
DATE: *Alistair J. Ramsay*
ALISTAIR J. RAMSAY, L.S.



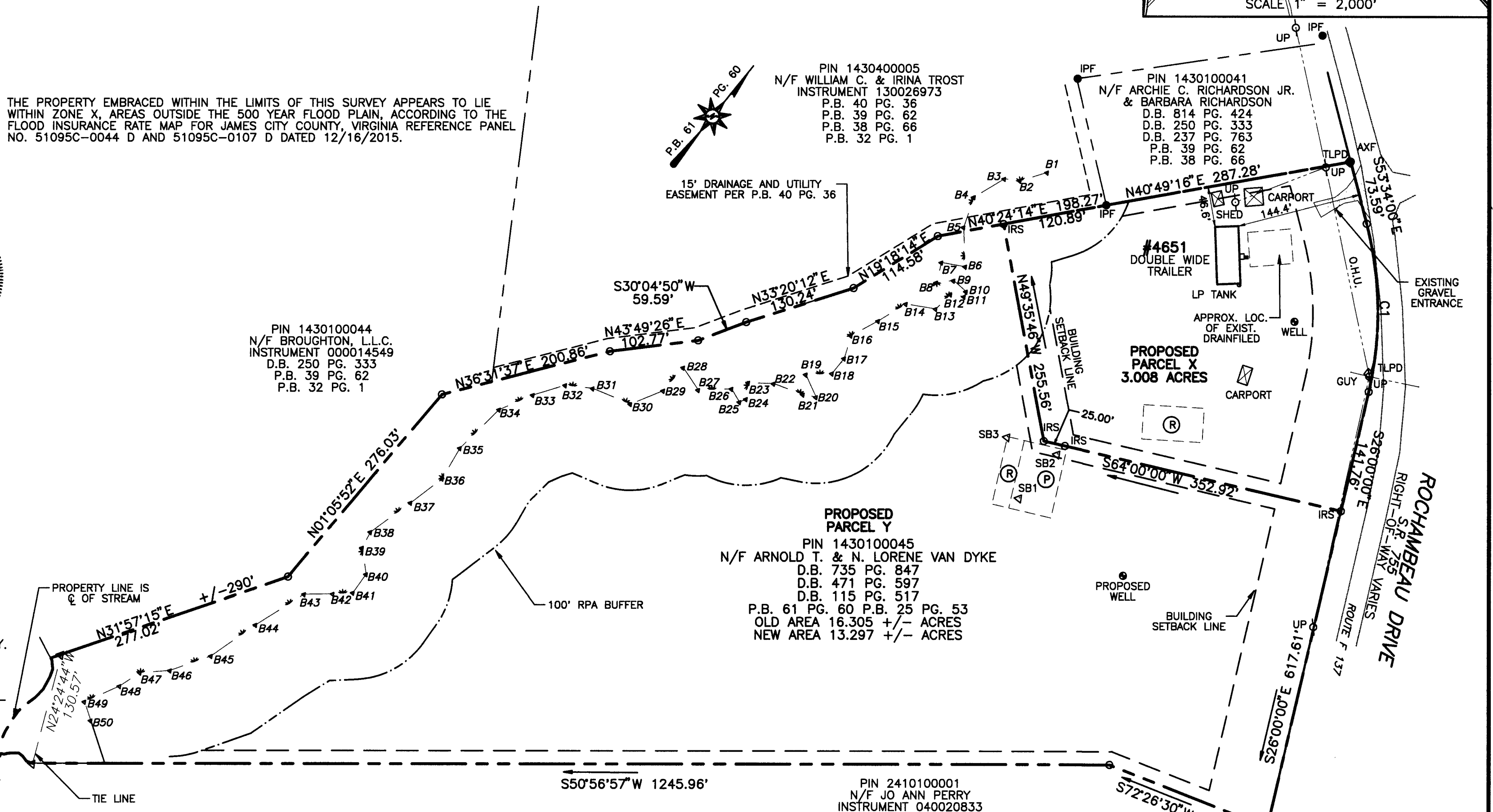
PROPERTY ADDRESS:
#4561 ROCHAMBEAU DRIVE

Legend

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- RPA BUFFER
- OVERHEAD UTILITY
- TIE LINE
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- TELEPHONE PEDESTAL
- UTILITY POLE
- WETLAND FLAGS
- SOIL BORING

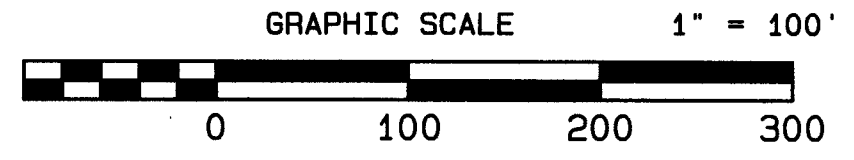
- IPF
- IRF
- IRS
- TLPD
- ⊗ UP
- ▲ B1
- ▲ SB1

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SURVEY APPEARS TO LIE WITHIN ZONE X, AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA REFERENCE PANEL NO. 51095C-0044 D AND 51095C-0107 D DATED 12/16/2015.



- NOTES:
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND AS SUCH MAY NOT REFLECT ALL TITLE MATTERS AFFECTING THE SUBJECT PROPERTY.
 - FLOOD ZONE SCALED FROM FEMA MAP.
 - PROPERTY IS ZONED A1 GENERAL AGRICULTURAL.
 - LOTS TO BE SERVED BY ON SITE WELL AND SEPTIC.
 - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 - WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 - SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 - ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF JAMES CITY COUNTY CODE.
 - ALL UTILITIES INSTALLED IN CONJUNCTION WITH THIS SUBDIVISION SHALL BE PLACED UNDERGROUND, PURSUANT TO SECTION 19-33.
 - BUILDING SETBACKS FOR PROPERTY ZONED "A1"-GENERAL AGRICULTURAL:
FRONT= 75' FROM OF RIGHT OF WAY.
SIDE= 15'
REAR= 35'
 - FOR ACCESSORY USES:
SIDE YARD = 15'
REAR YARD = 5'
 - THERE IS A CONDITIONAL USE PERMIT FOR A MOBILE HOME. (CUP-37-72)

- WETLANDS NOTES:
- WETLAND DELINEATION PERFORMED BY ROTH ENVIRONMENTAL LLC.
 - FIELD SURVEY TO LOCATE WETLANDS PERFORMED 9/10/19.
 - WETLAND CONFIRMATION BY ACOE REFERENCE NAO-2019-01862 (SKIMMO CREEK)



JAMES CITY COUNTY
PROJECT S-19-0066
MINOR SUBDIVISION PLAT FOR
TAX MAP 14-3 PARCEL 1-45
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 05/17/2019
SHEET 1 OF 1
ALISTAIR J. RAMSAY L.S., P.C.
7319 MARTIN STREET SUITE 6 GLOUCESTER, VIRGINIA 23061 804-824-9374