

200009507

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HIDDEN ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP AND HUSSEY ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP TO CHICKAHOMINY SUMMERPLACE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 7, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. 060020215.

CREDIT LINE DEED OF TRUST HELD BY TOWNEBANK, WILLIAM T. HODSDEN & GERALD L. PASSARO, TRUSTEES AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. 060020216.

CREDIT LINE DEED OF TRUST HELD BY TOWNEBANK, PHILIP M. RUDISILL & BRIAN K. SKINNER, TRUSTEES AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. 080010472.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUMMERPLACE SUBDIVISION, SECTION ONE, LOT 164 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

CHICKAHOMINY SUMMERPLACE, L.L.C., BY ITS MANAGER, SUMMERPLACE MANAGEMENT CORPORATION

By: Branch P. Lawson, President, dated May 21, 2020

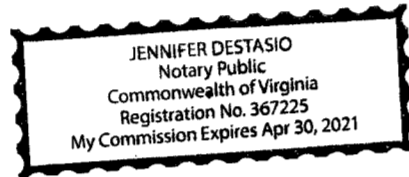
CERTIFICATE OF NOTARIZATION: CHICKAHOMINY SUMMERPLACE, L.L.C.

STATE OF Virginia, CITY/COUNTY OF Isle of Wight

I, Jennifer DeStasio, a notary public in and for the city/county and state aforesaid, do hereby certify that the above person whose name is signed to the foregoing writing has acknowledged the same before me in the city/county and state aforesaid.

GIVEN UNDER MY HAND THIS 21 DAY OF May, 2020.

My commission expires 4-30-21. Signature of Jennifer DeStasio, Notary Public.



NOTARY REGISTRATION NUMBER: 367225

TOWNEBANK (DEED OF TRUST PER INSTRUMENT NO. 060020216)

By: Alexis N. Swann, dated 5/27/2020

CERTIFICATE OF NOTARIZATION: TOWNEBANK (DEED OF TRUST PER INSTRUMENT NO. 060020216)

STATE OF Virginia, CITY/COUNTY OF Newport News

I, Cynthia D. Parrish, a notary public in and for the city/county and state aforesaid, do hereby certify that the above person whose name is signed to the foregoing writing has acknowledged the same before me in the city/county and state aforesaid.

GIVEN UNDER MY HAND THIS 27th DAY OF May, 2020.

My commission expires 10/28/2022. Signature of Cynthia D. Parrish, Notary Public.



NOTARY REGISTRATION NUMBER: 314023

TOWNEBANK (DEED OF TRUST PER INSTRUMENT NO. 080010472)

By: Alexis N. Swann, dated 5/27/2020

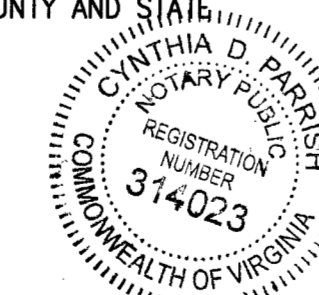
CERTIFICATE OF NOTARIZATION: TOWNEBANK (DEED OF TRUST PER INSTRUMENT NO. 080010472)

STATE OF Virginia, CITY/COUNTY OF Newport News

I, Cynthia D. Parrish, a notary public in and for the city/county and state aforesaid, do hereby certify that the above person whose name is signed to the foregoing writing has acknowledged the same before me in the city/county and state aforesaid.

GIVEN UNDER MY HAND THIS 27th DAY OF May, 2020.

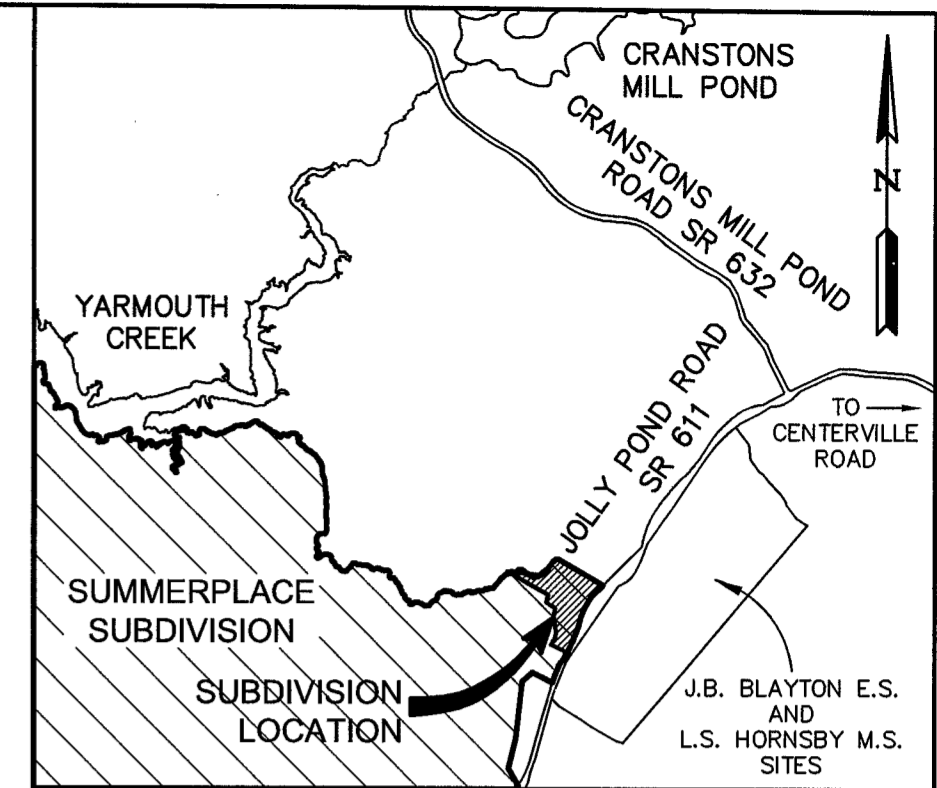
My commission expires 10/28/2022. Signature of Cynthia D. Parrish, Notary Public.



NOTARY REGISTRATION NUMBER: 314023

GENERAL NOTES:

- 1. THIS SUBDIVISION IS A PORTION OF TAX PARCEL (29-2)(1-4), IS CURRENTLY ZONED "A1" (GENERAL AGRICULTURAL), AND IS LOCATED AT 1613 JOLLY POND ROAD.
2. SETBACKS ARE AS SHOWN ON PLAT.
3. THE OVERALL PROPERTY LIES WITHIN ZONES X UNSHADED, X SHADED AND AE AS SHOWN ON F.E.M.A. FLOOD MAPS 51095C0104D AND 51095C0108D, DATED DECEMBER 16, 2015.
4. THIS SUBDIVISION SHALL BE SERVED BY A PRIVATE WELL, UNTIL SUCH A TIME AS CONNECTION TO SUMMERPLACE CENTRAL WATER FACILITY BECOMES AVAILABLE, AND AN ON-LOT PRIVATE SEPTIC DRAINFIELD SYSTEM.
5. WETLANDS AND RESOURCE PROTECTION AREA BUFFERS HAVE BEEN CONFIRMED BY ARMY CORPS OF ENGINEERS AND MIKE WOOLSON, JCC ENGINEERING & RESOURCE PROTECTION DIVISION.
6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 19-33.
7. NEW PROPERTY MONUMENTS WILL BE INSTALLED PER SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS AND CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
9. DISTURBANCE TO TOPOGRAPHY WITH SLOPES EQUAL TO OR GREATER THAN 25% IS PROHIBITED UNLESS A WAIVER HAS BEEN OBTAINED FROM JAMES CITY COUNTY.
10. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
11. THE DRAINFIELD LOCATIONS SHOWN ON THIS PLAT HAVE BEEN PROVIDED AND FIELD LOCATED BY MATHEWS SOIL CONSULTANTS, INC.
12. A CURRENT TITLE REPORT HAS NOT BEEN PROVIDED FOR THIS SURVEY.
13. OUTDOOR SIGNS ON THE LOT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
14. LOT 164 TO PROVIDE STORMWATER TREATMENT/CAPTURE EQUIVALENT TO 0.5 INCH FOR ALL IMPERVIOUS SURFACE ON LOT (INCLUDING DRIVEWAYS, PATIOS AND BUILDINGS).
15. NO VEHICULAR INGRESS TO OR EGRESS FROM THE LOT IS PERMITTED FROM AND TO JOLLY POND ROAD.
16. A 30-FT LANDSCAPE BUFFER SHALL EXIST FROM THE EDGE OF THE JOLLY POND ROAD RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 24-86 THROUGH 24-106 OF THE JAMES CITY COUNTY ZONING ORDINANCE.



LOCATION MAP SCALE: 1"=2000'

LEGEND

- RIGHT-OF-WAY LINE
PROPERTY LINE
CENTER LINE
TRAVERSE LINE
EASEMENT
BUILDING SETBACK LINE (B.S.L. TYP.)
WETLANDS LINE
RPA BUFFER LINE
STREAM
PROPERTY CORNER
RIGHT-OF-WAY POINT
RPA
PRM
RES

CERTIFICATE OF APPROVAL

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

Signatures and dates of Virginia Department of Transportation (21 Apr 2020), Virginia Department of Health (4/8/2020), and Subdivision Agent (30 June 2020).

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.

Signature of Samuel J. Bickers, L.S. #002304, dated 03/23/2020.

AREA TABULATION

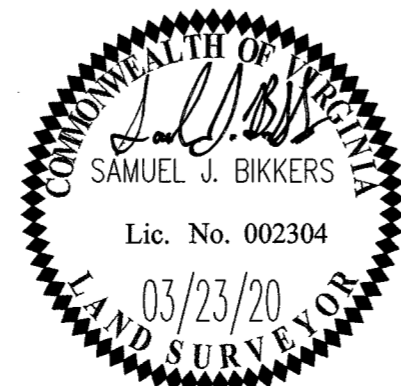
Table with 3 columns: Description, S.F.±, ACRES±. Rows include Total Area of Residential Lot 164, Total Area of Remaining Parcel, and Total Area of Summerplace Subdivision.

2 Large/Small Plat(s) Recorded herewith as # 200009507

STATE OF VIRGINIA, CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 30 DAY OF June, 2020. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:24 PM/PM. INSTRUMENT # 200009507.

TESTE: Robin Stanek, MONA A. FOLEY, CLERK

Table with 4 columns: Rev., Date, Description, Revised By. Contains revision history for plat seals and dates.



5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

JCC CASE S-0014-2009

PLAT OF SUBDIVISION SECTION ONE, LOT 164 SUMMERPLACE. OWNER/DEVELOPER: CHICKAHOMINY SUMMERPLACE, L.L.C. POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG / AMR. Project Number: 9998. Scale: 1"=100'. Date: 11-6-2013. Sheet Number: 1 OF 2

200009507

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").

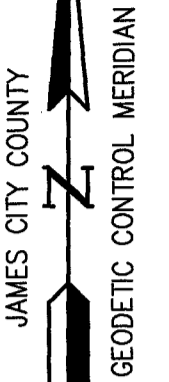
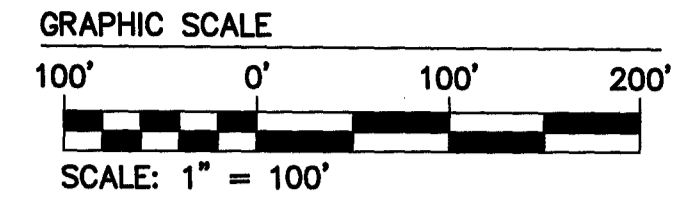
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH 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: MATHEWS SOIL CONSULTANTS, INC., HAROLD LYNN MATHEWS AOSE#016. 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 TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

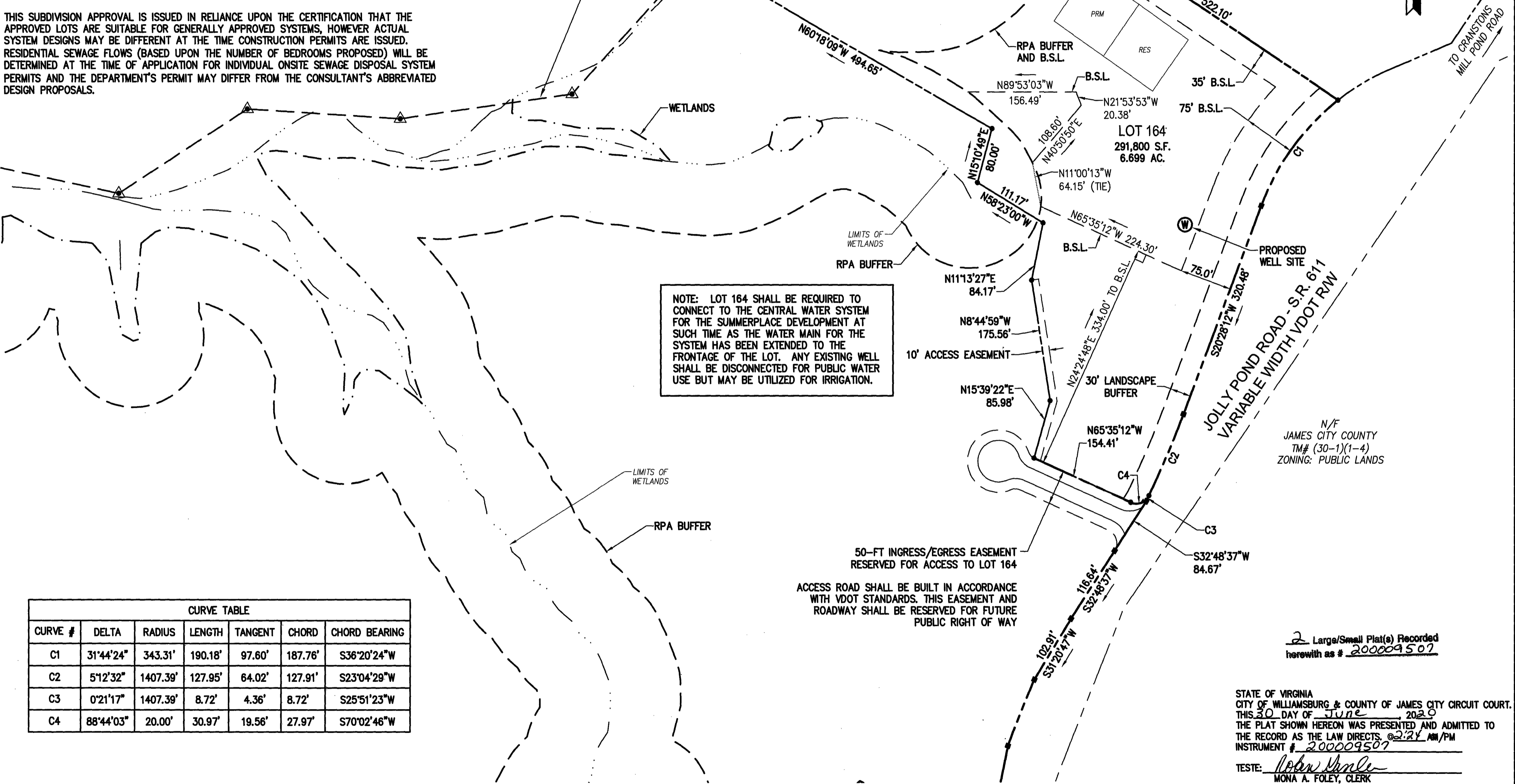
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

N OR F
CAROLYN PAULINE WOOD
TAX PARCEL (30-1)(1-1)
INSTR. #04005923W
INSTR. #020030925
INSTR. #010000069
P.B. 78, PG. 78&79

THIS PLAT DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY BY AES, PLAT IS BASED ON RECORD INFORMATION & UNRECORDED SURVEYS PROVIDED BY OWNER. TRAVERSE LINE BASED ON RECORDED SURVEY PREPARED BY LANDMARK DESIGN GROUP ENTITLED "EXHIBIT OF BOUNDARY LINE AGREEMENT PLAT" DATED: APRIL 12, 2000; RECORDED IN PLAT BOOK 78, PAGES 78 & 79.



N OR F
CAROLYN PAULINE WOOD
TAX PARCEL (30-1)(1-1)
INSTR. #04005923W
INSTR. #020030925
INSTR. #010000069
P.B. 78, PG. 78&79



NOTE: LOT 164 SHALL BE REQUIRED TO CONNECT TO THE CENTRAL WATER SYSTEM FOR THE SUMMERPLACE DEVELOPMENT AT SUCH TIME AS THE WATER MAIN FOR THE SYSTEM HAS BEEN EXTENDED TO THE FRONTAGE OF THE LOT. ANY EXISTING WELL SHALL BE DISCONNECTED FOR PUBLIC WATER USE BUT MAY BE UTILIZED FOR IRRIGATION.

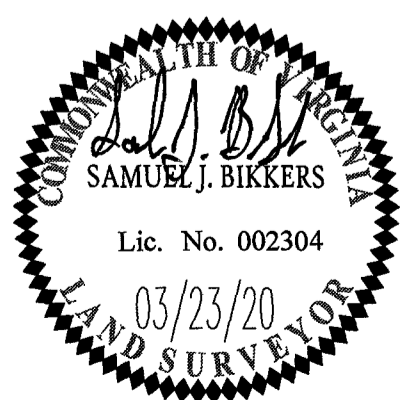
N/F
JAMES CITY COUNTY
TM# (30-1)(1-4)
ZONING: PUBLIC LANDS

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	31°44'24"	343.31'	190.18'	97.60'	187.76'	S36°20'24"W
C2	5°12'32"	1407.39'	127.95'	64.02'	127.91'	S23°04'29"W
C3	0°21'17"	1407.39'	8.72'	4.36'	8.72'	S25°51'23"W
C4	88°44'03"	20.00'	30.97'	19.56'	27.97'	S70°02'46"W

2 Large/Small Plat(s) Recorded
herewith as # 200009507

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 30 DAY OF June, 2020
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 2:24 AM/PM
INSTRUMENT # 200009507
TESTE: *Mona A. Foley*
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
3	3/23/20	PLAT SEALS AND DATES UPDATED	JAG
2	1/3/14	REVISED TO ADDRESS JCC AND CLIENT COMMENTS DATED 11/2013	AMR/JAG
1	11/6/13	REVISED TO ADDRESS JCC AND VDOT COMMENTS DATED 12/2009	AMR/JAG



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JCC CASE S-0014-2009

PLAT OF SUBDIVISION
SECTION ONE, LOT 164
SUMMERPLACE

OWNER/DEVELOPER: CHICKAHOMINY SUMMERPLACE, L.L.C.

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG / AMR
Project Number: 9998
Scale: 1"=100' Date: 11-6-2013
Sheet Number
2 OF 2