

202207628

CERTIFICATION OF SOURCE OF TITLE:

JAMES CITY COUNTY PARCEL ID #1530100010A

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL 1-A, BENJAMIN W. FENTON, JR., ET AL SUBDIVISION, WAS CONVEYED BY KENNETH S. BRUNK AND TWILA Y. BRUNK, HUSBAND AND WIFE, TO BRADLEY K. FOORD AND DEBRA A. FOORD, HUSBAND AND WIFE, BY DEED DATED AUGUST 12, 2015, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA ON AUGUST 19, 2015 IN INSTRUMENT NO. 150016173.

THIS PROPERTY IS SUBJECT TO A DEED OF TRUST, DATED AUGUST 18, 2015, GIVEN BY BRADLEY K. FOORD AND DEBRA A. FOORD, HUSBAND AND WIFE, AS BORROWER (TRUSTOR), TO TODD C. HOYLE, AS TRUSTEE, FOR THE BENEFIT OF MORTGAGE ELECTRONIC SYSTEMS, INC., AS BENEFICIARY, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA ON AUGUST 19, 2015 IN INSTRUMENT NO. 150016174.

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS PARCEL 1-A, BENJAMIN W. FENTON, JR., SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Bradley K. Foord 3/29/2022
DEBRA A. FOORD 3/29/2022

CERTIFICATE OF NOTARIZATION, OWNER'S:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

I, John F. Sluss A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29th DAY OF March, 2022.

MY COMMISSION EXPIRES July 31, 2025

John F. Sluss NOTARY PUBLIC



NOTARY REGISTRATION NUMBER: 312410

OWNER'S CERTIFICATE FOR TRUSTEE:

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS PARCEL 1-A, BENJAMIN W. FENTON, JR., SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR: MORTGAGE ELECTRONIC SYSTEMS, INC., AS BENEFICIARY
BY: [Signature] DATE 03-24-2022

Camie Edward Knight, Vice President, PRINTED NAME: TITLE

CERTIFICATE OF NOTARIZATION FOR TRUSTEE:

COMMONWEALTH/STATE OF MARYLAND

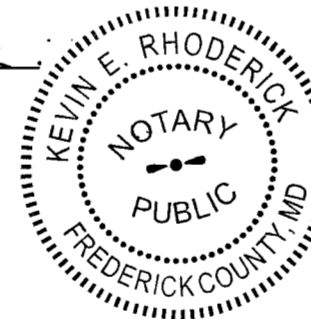
CITY/COUNTY OF Frederick

I, Kevin E. Rhoderick A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 24 DAY OF March, 2022.

MY COMMISSION EXPIRES 7-27-2025

Kevin E. Rhoderick NOTARY PUBLIC



NOTARY REGISTRATION NUMBER: n/a

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.

Samuel J. Bickers, L.S. #002304 5-11-2021 DATE

CERTIFICATE OF APPROVAL

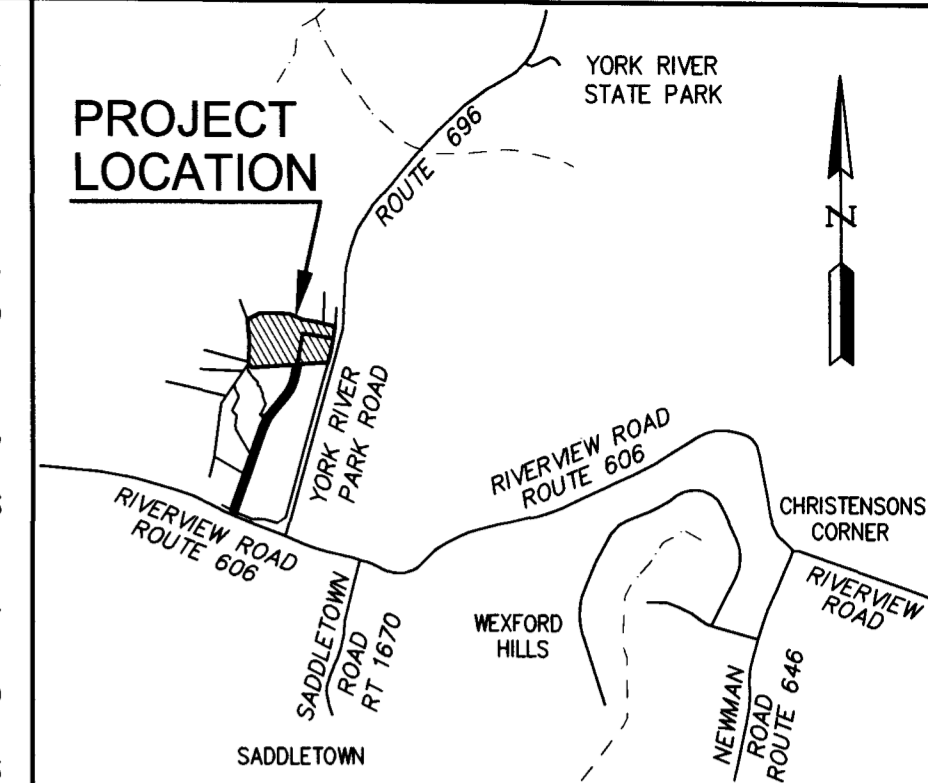
THIS SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Virginia Department of Transportation 7 Apr 2022 DATE

Subdivision Agent of James City County 13 April 2022 DATE

GENERAL NOTES:

- 1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
2. THIS PROPERTY IS CURRENTLY DESIGNATED AS TAX PARCEL ID #1530100010A.
3. THIS PROPERTY IS CURRENTLY ADDRESSED AS #5420 RIVERVIEW ROAD.
4. THIS PROPERTY IS CURRENTLY ZONED GENERAL AGRICULTURAL DISTRICT, A-1.
5. THIS PROPERTY, PARCEL 1-A, CONTAINING 12.1017 ACRES BY PLAT, WAS CREATED BY PLAT OF SURVEY AND SUBDIVISION OF THE PROPERTY STANDING IN THE NAMES OF BENJAMIN W. FENTON, JR., ET AL - DATED MARCH 29, 1985 AND LAST REVISED ON APRIL 5, 1985; AND RECORDED ON APRIL 12, 1985, IN PLAT BOOK 40, PAGE 71.
6. THIS SURVEY IS TIED TO NAD83 BY MEANS OF NGS OPUS SOLUTIONS, ROTATION TO RECORD AZIMUTH IS RIGHT 07°28'38".
7. THE PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0063D, MAP REVISED DATE DECEMBER 16, 2015.
8. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
11. THE TOPOGRAPHY CONTOURS AND SPOT SHOTS SHOWN ON PARCEL 1-A2 WERE FIELD VERIFIED AT TIME OF FIELD SURVEY, VERTICAL DATUM USED IS NAVD88, GPS DERIVED BY MEANS OF A NGS OPUS SOLUTION.
12. ON-SITE SEWAGE DISPOSAL SYSTEM SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
14. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY CODE.
15. NEW MONUMENTS TO BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY CODE.
16. SETBACK LINES PER THE CURRENT JAMES CITY COUNTY ZONING ORDINANCE ARE: FRONT = 75', SIDE = 15' MIN. OR AS SHOWN HEREON, REAR = 35'.
17. ROAD MAINTENANCE AGREEMENTS CURRENTLY EXIST FOR THE EXISTING ROADWAY LOCATED WITHIN THE 60' STEM OF PARCEL 1-A AS SHOWN ON PLAT BOOK 63, PAGE 53; THIS ROADWAY IS USED IN COMMON BY PARCEL 1-A, "ORIGINAL" PARCEL 1-B AND PARCEL 1-C, BY DEED BOOK 616, PAGE'S 301-304 (INSTRUMENT #930005628) AND LATER EXPANDED TO INCLUDE THE PARCELS CREATED BY THE SUBDIVISION OF PARCEL 1-B, SUBDIVISION RECORDED IN PLAT BOOK 63, PAGE 53 AND NOW INCLUDES PARCEL 1B-1, PARCEL 1B-2, PARCEL 1B-3 AND PARCEL 1B-4, BY DEED BOOK 761, PAGE'S 740-742 (INSTRUMENT #950014971).
18. THE PRIVATE ACCESS EASEMENT SHOWN ON PARCELS 1-A1 AND 1-A2 IS HEREBY CONVEYED TO THE BENEFIT OF PARCEL 1-A1 AND PARCEL 1-A2 FOR THE PURPOSES OF INGRESS AND EGRESS, USE OF THE EXISTING GRAVEL ROADWAY AS SHOWN HEREON. THIS PORTION OF THE ROADWAY IS BEYOND THE LIMITS OF THE EXISTING 60' EASEMENT LOCATED WITH THE 60' STEM OF PARCEL 1-A, P.B. 63, PG. 53.
19. PER SECTION 19-45 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, DOUBLE FRONTAGE LOTS SHALL HAVE A 1-FOOT WIDE "NO ACCESS EASEMENT"; PLACED ALONG YORK RIVER PARK ROAD FOR EACH LOT. SCALE AS SHOWN ON SHEET 2 EXAGGERATED FOR CLARITY.
20. THE 10 FOOT (10') RIGHT-OF-WAY (R/W) DEDICATION ALONG RIVERVIEW ROAD SHALL BE DEDICATED FOR PUBLIC USE.



VICINITY MAP SCALE 1" = 2000'

Table with 3 columns: Description, Area (Square Feet), and Area (Acres). Rows include Former Area of Parcel 1-A, 10' R/W Dedication to VDOT, Parcel 1-A1, Parcel 1-A2, and Total Area Subdivided.

INDEX OF SHEETS:

Table with 2 columns: Sheet No. and Sheet Description. Row 1: 1 OF 2 COVER SHEET. Row 2: 2 OF 2 SUBDIVISION PLAT.

2 Large/Small Plat(s) Recorded herewith as # 202207628

HEALTH DEPARTMENT APPROVAL:

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 SEC. 32-1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN ONSITE SOIL EVALUATOR (OSE) 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: ADAM C. HERMAN, AOSE# 1940001109. 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 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 APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS" HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

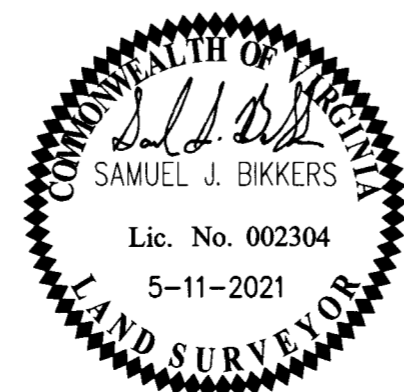
Signature of Adam C. Herman, AOSE# 1940001109, dated 4-12-2022, Virginia Department of Health.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12th DAY OF May, 2022 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 12:35 AM (PM) INSTRUMENT # 202207628 TESTE: MONA A. FOLEY, CLERK

REF: JCC CASE NO. S-21-0043

Subdivision Plat Parcel 1-A, Benjamin W. Fenton, Jr., Subdivision. Owned by Bradley K. Foord and Debra A. Foord. Stonehouse District, James City County, Virginia.

Project Contacts: SJB / CMA. Project Number: W10698-00. Scale: NOTED. Date: 5-11-2021. Sheet Number: 1 OF 2.

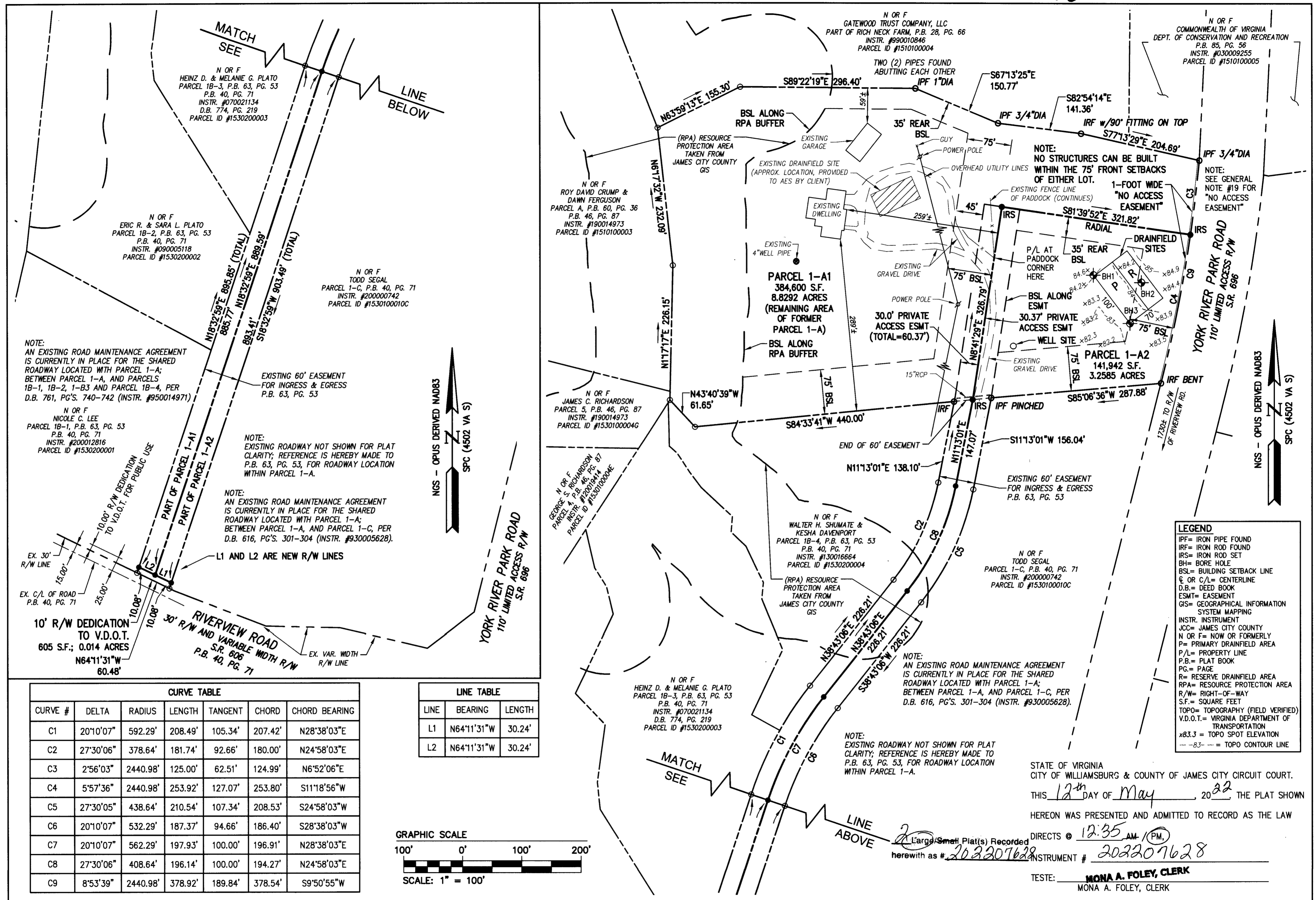


AES Consulting Engineers logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188, Phone: (757) 253-0040, www.aesva.com.

Revision table with columns: Rev., Date, Description, Revised By. Row 1: 1, 9-13-2021, REVISED PER JCC COMMENT LETTER DATED JULY 8, 2021, CMA.

5:16259110888 - Foord Subdivision-10 - 5420 Riverview Road Survey/Plat/Map/Record/Submit/Sign, 3/14/2022 2:25:05 PM, rml, appennino

202207628



NOTE: AN EXISTING ROAD MAINTENANCE AGREEMENT IS CURRENTLY IN PLACE FOR THE SHARED ROADWAY LOCATED WITH PARCEL 1-A; BETWEEN PARCEL 1-A, AND PARCELS 1B-1, 1B-2, 1-B3 AND PARCEL 1B-4, PER D.B. 761, PG'S. 740-742 (INSTR. #950014971)

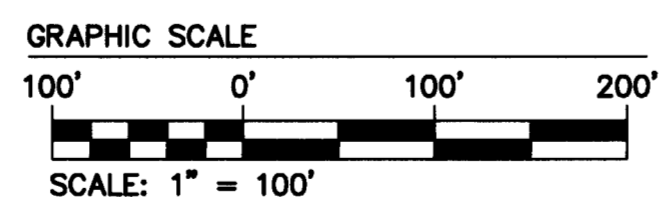
NOTE: AN EXISTING ROAD MAINTENANCE AGREEMENT IS CURRENTLY IN PLACE FOR THE SHARED ROADWAY LOCATED WITH PARCEL 1-A; BETWEEN PARCEL 1-A, AND PARCEL 1-C, PER D.B. 616, PG'S. 301-304 (INSTR. #930005628).

NOTE: AN EXISTING ROAD MAINTENANCE AGREEMENT IS CURRENTLY IN PLACE FOR THE SHARED ROADWAY LOCATED WITH PARCEL 1-A; BETWEEN PARCEL 1-A, AND PARCEL 1-C, PER D.B. 616, PG'S. 301-304 (INSTR. #930005628).

NOTE: EXISTING ROADWAY NOT SHOWN FOR PLAT CLARITY; REFERENCE IS HEREBY MADE TO P.B. 63, PG. 53, FOR ROADWAY LOCATION WITHIN PARCEL 1-A.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	20°10'07"	592.29'	208.49'	105.34'	207.42'	N28°38'03"E
C2	27°30'06"	378.64'	181.74'	92.66'	180.00'	N24°58'03"E
C3	2°56'03"	2440.98'	125.00'	62.51'	124.99'	N6°52'06"E
C4	5°57'36"	2440.98'	253.92'	127.07'	253.80'	S11°18'56"W
C5	27°30'05"	438.64'	210.54'	107.34'	208.53'	S24°58'03"W
C6	20°10'07"	532.29'	187.37'	94.66'	186.40'	S28°38'03"W
C7	20°10'07"	562.29'	197.93'	100.00'	196.91'	N28°38'03"E
C8	27°30'06"	408.64'	196.14'	100.00'	194.27'	N24°58'03"E
C9	8°53'39"	2440.98'	378.92'	189.84'	378.54'	S9°50'55"W

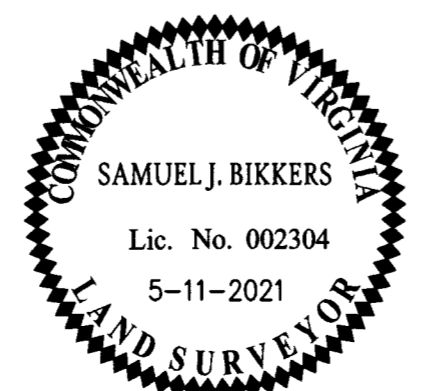
LINE TABLE		
LINE	BEARING	LENGTH
L1	N64°11'31"W	30.24'
L2	N64°11'31"W	30.24'



**LEGEND**  
 IPF= IRON PIPE FOUND  
 IRF= IRON ROD FOUND  
 IRS= IRON ROD SET  
 BH= BORE HOLE  
 BSL= BUILDING SETBACK LINE  
 C OR C/L= CENTERLINE  
 D.B.= DEED BOOK  
 ESMT= EASEMENT  
 GIS= GEOGRAPHICAL INFORMATION SYSTEM MAPPING  
 INSTR. INSTRUMENT  
 JCC= JAMES CITY COUNTY  
 N OR F= NOW OR FORMERLY  
 P= PRIMARY DRAINFIELD AREA  
 P/L= PROPERTY LINE  
 P.B.= PLAT BOOK  
 PG.= PAGE  
 R= RESERVE DRAINFIELD AREA  
 RPA= RESOURCE PROTECTION AREA  
 R/W= RIGHT-OF-WAY  
 S.F.= SQUARE FEET  
 TOPO= TOPOGRAPHY (FIELD VERIFIED)  
 V.D.O.T.= VIRGINIA DEPARTMENT OF TRANSPORTATION  
 x83.3 = TOPO SPOT ELEVATION  
 ---83--- = TOPO CONTOUR LINE

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 12<sup>th</sup> DAY OF May, 2022, THE PLAT SHOWN  
 HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW  
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 TESTE: **MONA A. FOLEY, CLERK**  
 MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	9-13-2021	REVISED PER JCC COMMENT LETTER DATED JULY 8, 2021	CMA



**AES**  
 CONSULTING ENGINEERS  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 www.aesva.com

REF: JCC CASE NO. S-21-0043

**SUBDIVISION PLAT**  
**PARCEL 1-A,**  
**BENJAMIN W. FENTON, JR., SUBDIVISION**  
 OWNED BY BRADLEY K. FOORD AND DEBRA A. FOORD  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB / CMA
Project Number:	W10698-00
Scale:	1" = 100'
Date:	5-11-2021
Sheet Number	2 OF 2

S:\028\11\1988 - Ford Subdivision\10 - 5420 Riverview Road\Survey\Plan\10698-00-Subdiv\10698-00-Subdiv.dwg, 5/11/2022 8:52:58 AM, mha.appenn