

202415100

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY P.W. DEVELOPMENT, INC TO JAMES F. AND LINDA H. BAKER (HUSBAND & WIFE) BY DEED, DATED 04/19/2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 040010768.

OWNERS CERTIFICATE

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

SIGNATURE: James F. Baker 10/30/2024 DATE
Linda H. Baker 10/30/2024 DATE



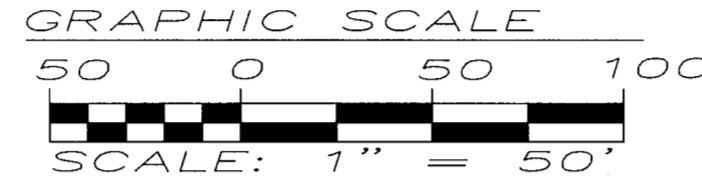
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS").

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.

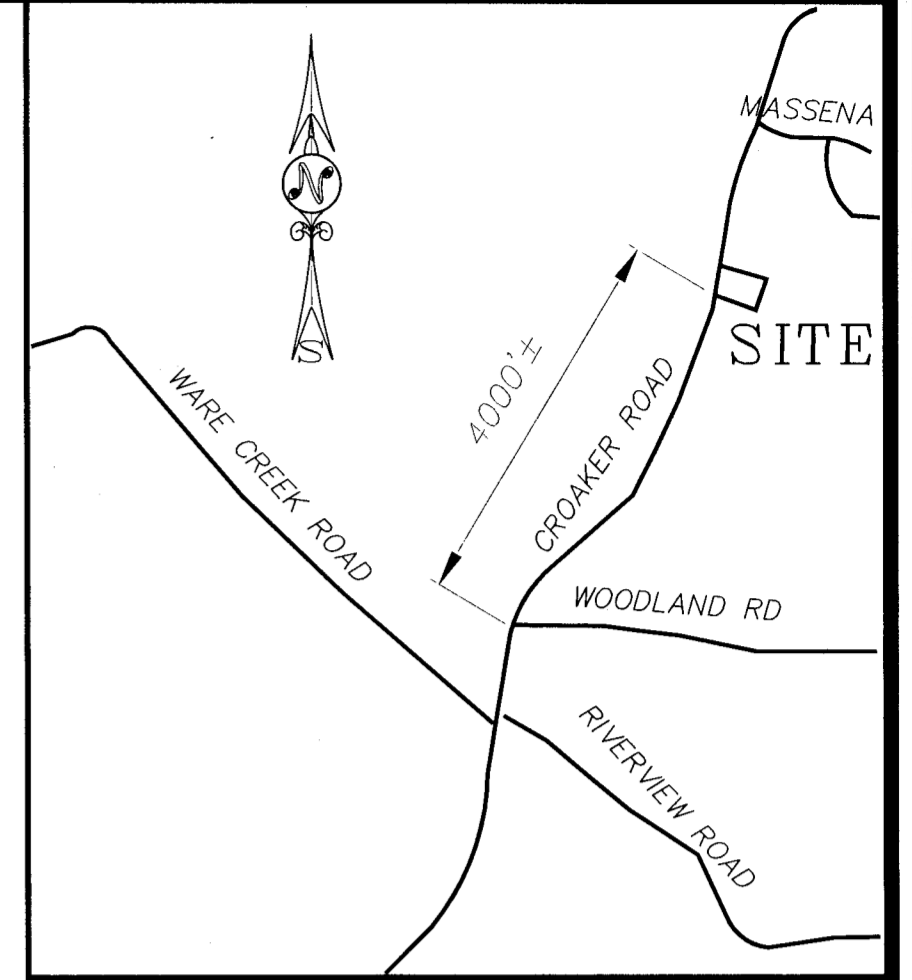
PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL.

THIS SUBDIVISION 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.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on November 20, 2024 at 2:15 AM (PM) PB PG Document # 202415100 ELIZABETH E. O'CONNOR, CLERK Elizabeth E. O'Connor, Clerk



Large/Small Plat(s) Recorded herewith as # 202415100



VICINITY MAP SCALE: 1" = 2,000'

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City, Dianne B Newman A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 30 DAY OF October, 2024. MY COMMISSION EXPIRES 3/31, 2027. SIGNATURE: Dianne B Newman

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.

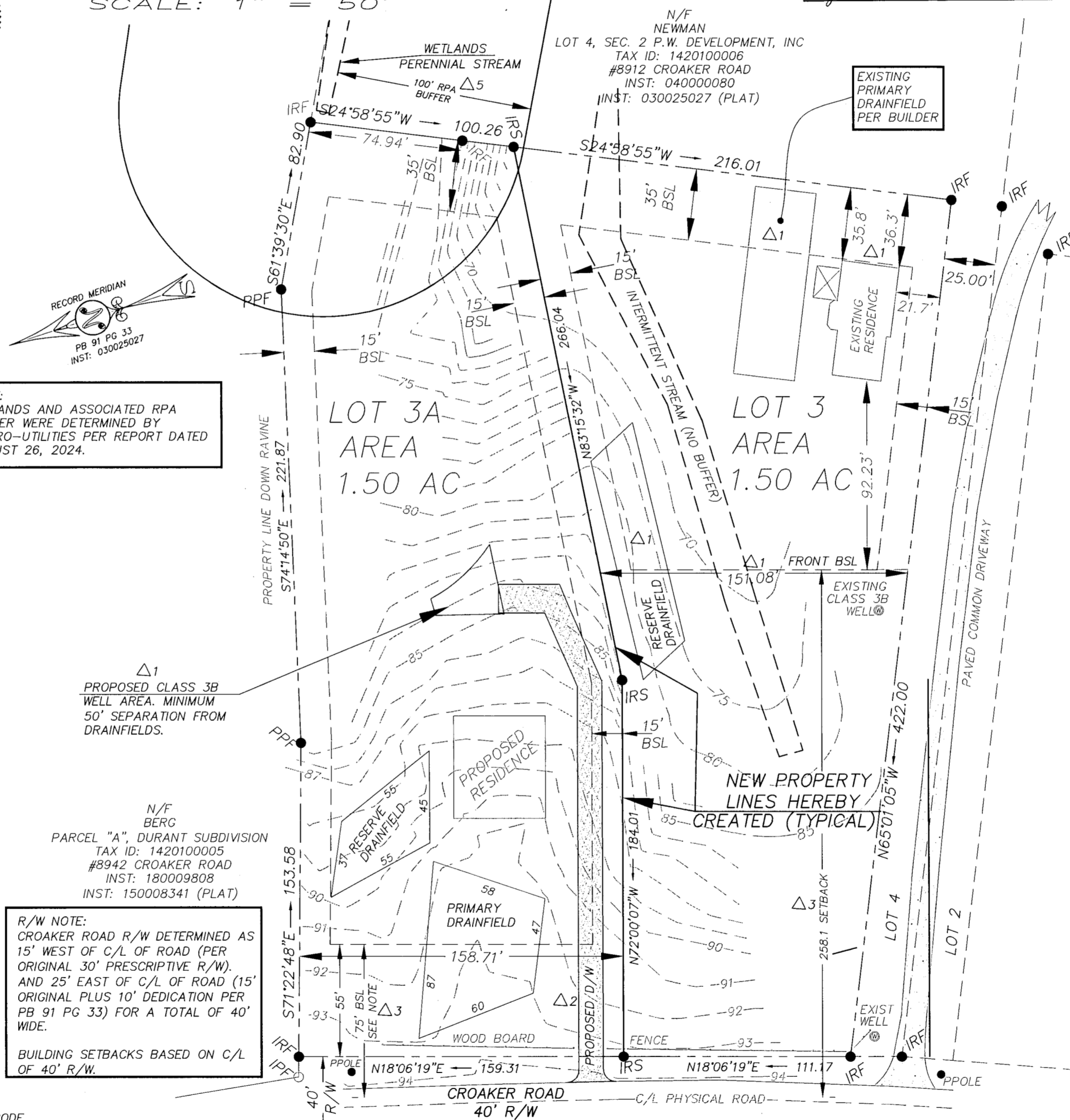
A.R. Seburt 04/16/2024 DATE A.D. SEBERT, L.S.

GENERAL NOTES:

- 1. THE PROPERTY SHOWN HEREON IS ALL OF ASSESSOR'S PARCEL 1420100006 WITH AN ADDRESS OF 8936 CROAKER ROAD.
2. THE PROPERTY DOES NOT LIE WITHIN THE PRIMARY SERVICE AREA.
3. THE PROPERTY IS CURRENTLY ZONED A1 GENERAL AGRICULTURE.
4. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER F.I.R.M. #51095C0061D DATED 12/16/2015.
5. THE TOTAL AREA IS 3.001 AC±.
6. MINIMUM BUILDING SETBACK LINES: FRONT = 100' FROM C/L ROAD OR AS SHOWN, SIDE = 15', REAR = 35'.
7. ALL FUTURE UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
9. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS ARE SHOWN PER AVAILABLE INFORMATION. OTHER EASEMENTS MAY EXIST. THIS IS NOT A BOUNDARY SURVEY.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. IN ACCORDANCE WITH SECTION 19-29H OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ANY NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED.
13. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
15. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

NO LAND DISTURBANCE ALLOWED WITHIN THE 100' RPA BUFFER WITHOUT APPROVAL OF JCC

NOTE: WETLANDS AND ASSOCIATED RPA BUFFER WERE DETERMINED BY ENVIRO-UTILITIES PER REPORT DATED AUGUST 26, 2024.



AREA TABLE: ORIGINAL AREA: 130,742 SF± 3.001 AC±. NEW AREAS: LOT 3 65,371 SF± 1.50 AC±, LOT 3A 65,371 SF± 1.50 AC±, TOTAL NEW AREA 130,742 SF± 3.001 AC±.

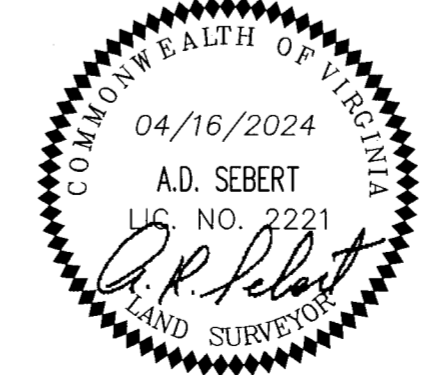
LOT 3A HEREBY CREATED AS A "FAMILY SUBDIVISION" PER SECTION 19-17 OF THE JAMES CITY COUNTY CODE

CERTIFICATE OF APPROVAL THIS PLAT OF FAMILY SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. Signatures and dates from Virginia Department of Transportation, Virginia Department of Health, and Subdivision Agent of James City County.

JCC PROJECT NO. S-24-0010

SEBERT SURVEYING & LAYOUT, LLC 8675 BARNES ROAD LANEXA, VA 23089 CELL: (757) 784-2413 asebert@sebertsurveying.com

PLAT OF FAMILY SUBDIVISION BEING PART OF LOT 3 P.W. DEVELOPMENT, INC SUBDIVISION STANDING IN THE NAME OF BAKER. Includes Stonehouse District, James City County, Virginia.



LEGEND: N/F NOW OR FORMERLY, IRF IRON ROD FOUND, IPF IRON PIPE FOUND, NL/S NAIL SET, BSL BUILDING SETBACK LINE, R/W RIGHT-OF-WAY, SMH SANITARY MANHOLE, CO SANITARY CLEANOUT, WM WATER METER, WV WATER VALVE, X 98.2 EXISTING SPOT ELEVATION, • 98.2 PROPOSED SPOT ELEVATION.

DATE: 04/16/2024. REVISIONS: Δ1 PER JCC COMMENTS 06/24/24, Δ2 PER JCC COMMENTS 07/10/24, Δ3 SETBACK REVISION 08/08/24, Δ4 REVISE TITLE BLOCK 08/15/24, Δ5 REVISE RPA BUFFER 10/15/24.

DESIGNED BY: ADS. SCALE: 1" = 50'. PROJECT NO. J142-3. DRAWING NO. 1 OF 1.