

#050004219

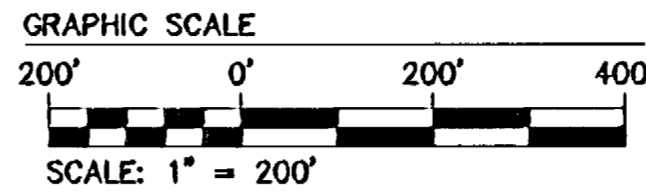
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS", (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

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 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: CLYDE C. DAVIS, AOSE #161, PHONE# (804) 843-3029. 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.

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
March 2005
 at 11:48 AM/PM, PG.
 DOCUMENT # 050004219
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



RECORD MERIDIAN
 PLAT BOOK 54, PAGE 59

NOTE: PROPERTY LINE IS ALONG THE 30' CONTOUR LINE.

STEWARTS ROAD
 ROUTE 621

N/F
 CITY OF NEWPORT NEWS
 WATERWORKS
 T.M.(3-1)(1-5)
 D.B. 79, PG. 186

N/F
 EUNICE P. STEWART
 T.M.(3-1)(1-2)
 D.B. 677, PG. 171

AREA OF PARCEL "B"
 44525 S.F.±
 10.23 ACRES±
 (AREA CALCULATED TO
 30' CONTOUR)

N/F
 KATHERINE LEONTUX
 HOCKADAY
 T.M.(3-1)(1-3)
 D.B. 504, PG. 184

AREA OF PARCEL "A"
 435,750 S.F.±
 10.00 ACRES±
 (AREA INCLUDES
 RIGHT-OF-WAY)

AREA OF REMAINDER
 108.47 ACRES±
 (AREA INCLUDES
 RIGHT-OF-WAY)

N/F
 CHARLES DOUGLAS
 HARWOOD
 T.M.(3-2)(1-1)
 INSTR. #990002157

N/F
 STEVEN M. JOHNSON
 AND MICHELLE T. JOHNSON
 T.M.(3-4)(1-1)
 INSTR. #970017501

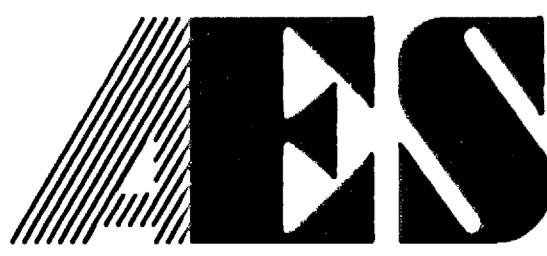
N/F
 THE ROYAL STAG HUNT
 CLUB, INCORPORATED
 T.M.(3-3)(1-2)
 D.B. 50, PG. 509

NOTE:
 THIS DRAWING IS TAKEN FROM A PLAT PREPARED BY
 ENGINEERING DESIGN ASSOCIATES, ENTITLED "PLAT OF
 PROPERTY SITUATED ON THE NORTHERN LINE OF
 ROUTE NO. 622 AND EAST OF ROUTE NO. 621",
 DATED MAY 31, 1991. P.B. 54, PG. 59.

NOTE:
 THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED
 TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AND
 ZONE A, (AREA WITHOUT A BASE FLOOD ELEVATION
 DETERMINATION) PER F.I.R.M. #510201-0005 B,
 DATED 2/6/91.

LINE TABLE		
LINE	LENGTH	BEARING
L1	407.98	N84°18'18"E
L2	1140.08	N01°10'00"E
L3	53.42	N29°36'49"W
L4	74.86	N04°06'45"W
L5	202.86	N16°36'01"W
L6	399.35	N49°06'48"W
L7	68.05	N39°33'51"W
L8	154.00	N48°57'12"W
L9	149.71	N43°48'56"W
L10	124.60	N38°57'13"W
L11	97.20	N02°20'17"W
L12	56.80	N23°05'09"E
L13	142.70	N09°53'33"E
L14	69.92	N07°33'00"W
L15	111.61	N26°23'34"W
L16	27.40	S39°27'18"W

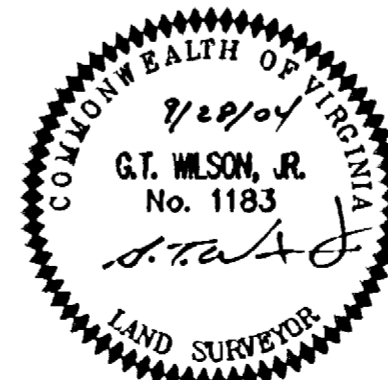
2 Large/Small Plats Forwarded
 herewith as # 050004219



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND

PLAT OF FAMILY SUBDIVISION
 SHOWING PARCELS "A & B"
 BEING THE PROPERTY OWNED BY
 DENNIS W. LEONITUK, SR.
 AND ANNA H. HOCKADAY (DIVORCED)
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3.	1/20/05	REVISED PLAT AS PER COMMENT RECEIVED	JDB
2.	11/19/04	REVISED PLAT AS PER J.C.C. DEVELOPMENT MANAGEMENT LETTER DATED: OCT. 26, 2004	JDB
1.	10/21/04	ADD PROPOSED DRAINFIELD SITE	JDB

Designed	Drawn
AES	JDB
Scale	Date
1"=200'	9/28/04
Project No.	
9420	
Drawing No.	
2 of 2	

S:\Jobs\9420\00-Lataski\dwg\Plats\9420m01.dwg 1/20/2005 7:49:11 AM EST