

# #060000236

### GENERAL NOTES

PORTIONS OF THIS PROPERTY LIE IN FLOOD ZONE "AE" BASE FLOOD ELEV. DETERMINED TO BE 8.5'. OTHER PORTIONS LIE IN FLOOD ZONE "X" (SHADED) AREAS OF 500 YR./100 YR. FLOOD AVG. DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS OF LESS THAN 1 SQ. MILE. REMAINING PORTIONS LIE IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN. ALL FLOOD ZONE LINES TAKEN FROM F.I.R.M. MAP # 510201-0015B EFFECTIVE DATE FEB. 6th. 1991, ALSO FROM G.I.S. DATA.

THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL EASEMENTS, SERVITUDES, AND COVENANTS ON RECORD.

PROPERTY IS ZONED A1, BUILDING SET BACK LINES ARE FRONT = 75' REAR = 35' SIDE = 15'

ALL UTILITIES TO BE LOCATED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY ORDINANCE.

UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE

WETLANDS AND LANDS IN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7C(1) OF THE JAMES CITY COUNTY CODE. R.P.A LINE AS SHOWN CREATED FROM 3.0' CONTOUR ESTABLISHED FROM NGVD 88, VERTICAL DATUM.

PROPERTIES SHOWN, TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS. ALL PERMITTING AND REQUIREMENTS FOR WELLS AND SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH STATE HEALTH DEPARTMENT REGULATIONS. ALL DRAINFIELD INFORMATION, BORE HOLE, PRIMARY AND RESERVE LOCATIONS PROVIDED BY GREG MONNETT( A.O.S.E #007).

SEPTIC TANK AND SOIL INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPT. PRIOR TO ANY NEW CONSTRUCTION.

60' INGRESS/EGRESS EASEMENT AS SHOWN FOR ACCESS TO LOTS 2, 3 AND 4 FROM LOT 1 THIS IN ORDER TO SATISFY V.D.O.T. SIGHT DISTANCE REQUIREMENTS. AS SIGHT DISTANCES ARE INADEQUATE FOR LOTS 2, 3 AND 4. ADEQUATE SIGHT DISTANCE FOR LOT 5 IS ACHIEVED AT ENTRANCE OF 12' SOIL ROAD.

### SOURCE OF TITLE

TAX PARCEL ID# 1910100023, LIES IN THE NAME OF HAVEN LANDS LLC. PROPERTY WAS CONVEYED BY GERALD J. OTEY, SR. AND LUCILLE H. OTEY, BY INSTRUMENT # 050014083, DATED JUNE 24th, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

Edward C. Carr II 12-23-05  
EDWARD C. CARR II L.S.# 2505 DATE

STATE OF VIRGINIA  
COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 4th DAY OF January 2006  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE AND OR INSTRUMENT NUMBER 060000236

TESTE: Betsy B. Woolridge CLERK  
BY: Claudia H. Brubaker, Dep. Clerk  
PROPERTY IS TAX PARCEL ID # 1910100023

## "HAVEN LANDING" SUBDIVISION

### PHASE II

OF THE PROPERTY  
STANDING IN THE  
NAME OF  
HAVEN LANDS LLC

SUBDIVISION TO BE KNOWN AS  
"HAVEN LANDING"  
(A PART OF CHICKAHOMINY HAVEN SUBDV.)

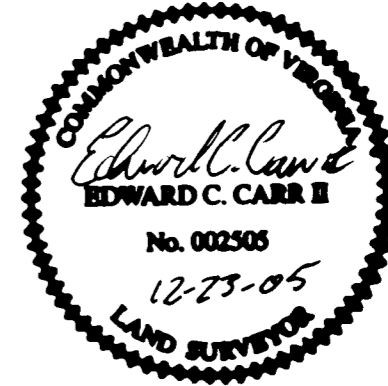
LOT BEING A PORTION OF  
133.0473 AC. TRACT KNOWN AS  
CHICKAHOMINY HAVEN, INC.

PARCEL # 2  
(PLAT PB 25 PG. 54)  
(REFERENCE DEED DB 115 PG. 565)

PROPERTY LOCATED IN  
STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA

PROPERTY ADDRESS  
3163 NORTH RIVERSIDE DRIVE  
LANEXA, VIRGINIA 230899  
TAX PARCEL ID# 1910100023

PLAT PREPARED BY  
ANGLE & DISTANCE  
LAND SURVEYING, INC.  
156 OLD STAGE ROAD  
TOANO, VIRGINIA 23168  
(757) 561-5334  
PLAT PREPARED DATE 6-17-05  
REVISED 10-31-05



### AREA CALCULATIONS

PHASE I  
LOT 1 = 4.98 +/- AC.  
LOT 2 = 7.04 +/- AC.  
(6.87 +/- N.W. OF CANAL)  
(0.17 +/- S.E. OF CANAL)  
LOT 3 = 4.30 +/- AC.  
(4.10 +/- N.W. OF CANAL)  
(0.20 +/- S.E. OF CANAL)  
LOT 4 = 5.45 +/- AC.  
(4.10 +/- N.W. OF CANAL)  
(1.35 +/- S.E. OF CANAL)  
PHASE II  
LOT 5 = 3.00 +/- AC.  
(N.W. OF CANAL)  
LOT 6  
5.84 +/- AC.  
(3.15 +/- N.W. OF CANAL)  
(2.69 +/- S.E. OF CANAL)  
LOT 7  
4.23 +/- AC.  
RESIDUAL AREA  
S.E. OF LOT 6 = 0.72 +/- AC

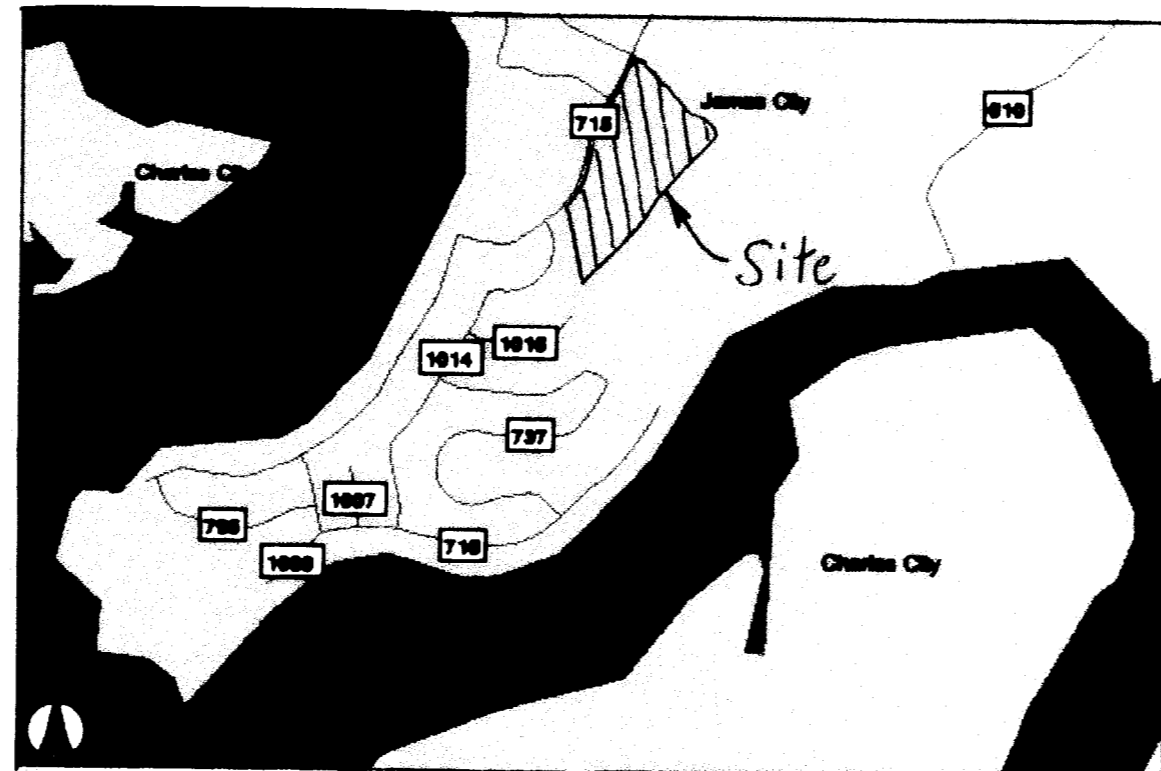
### HEALTH DEPT. STATEMENT

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 DEPT. 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 DEPT. 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: GREGORY T. MONNETT, Ph.D. A.O.S.E. # 007 (804) 796-3911. 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 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 DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.



VICINITY MAP SCALE  
1" = 2000'

### OWNERS CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS (HAVEN LANDING, PHASE I) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

1-03-06  
DATE  
Asheley My Partner  
SIGNATURE  
Gene Farley My Partner  
NAME PRINTED

### ADJACENT LAND OWNERS

A) EVELYN B. WRAY  
PARCEL # 1910100024  
INSTR. # 970019097  
2.5 AC.

B) ROBERT MCMANAMY  
PARCEL # 1910600001  
DB 576 PG. 272  
0.65 AC.

C) ROBERT MCMANAMY  
PARCEL # 1910600002  
DB 242 PG. 278  
0.48 AC.

D) RONALD K. & RITA W. WADE  
PARCEL # 1910600003  
INSTR. # 970020204  
0.64 AC.

E) DAVID ALGER  
PARCEL # 1910600004  
DB 738 PG. 473  
0.94 AC.

F) LINWOOD E. CREECH  
PARCEL # 1910600005  
INSTR. # 00001055  
990011524  
0.73 AC.

G) HORACE T. MASSEY  
PARCEL # 1910600019  
0.62 AC.

H) THOMAS D. CUTLER  
PARCEL # 1910600020  
DB 239 PG. 298  
0.48 AC.

### CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY  
I, Elizabeth Ware, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 3 DAY OF Jan, YR. 2006.  
Elizabeth Ware MY COMMISSION EXPIRES 11-30-08

### CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY  
[Signature] DATE 1/4/06

VIRGINIA/DEPT. OF HEALTH  
Valerie Jordan DATE Dec. 29, 2005

VIRGINIA DEPT. OF TRANSPORTATION  
Bruce A. W... DATE 1/3/06

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
4 January 2006  
at 1:23 AM/PM, PB — PG —  
DOCUMENT # 060000236  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk