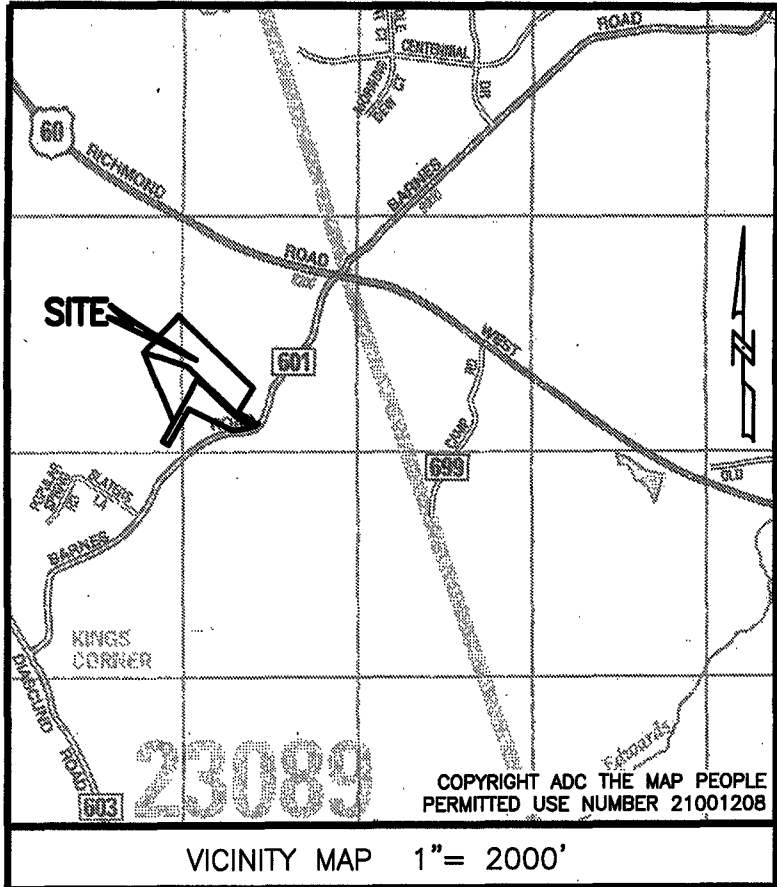


200009138



**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS WERE NOT IDENTIFIED OR LOCATED FOR THIS PLAT
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0036D, DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.

11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
12. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
14. WITHIN THE SIGHT DISTANCE EASEMENT, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES.
15. THIS PROPERTY IS SUBJECT TO THE CONDITIONS OF SUP-0013-1990.

SUBDIVISION AND BOUNDARY LINE ADJUSTMENT

**LOT 1, LOT 2, LOT 3  
PEARL B. SLATER ESTATE**

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 01/22/2020

JOB #16-055

**LandTech Resources, Inc.**  
 Surveying • Engineering • GPS  
 3925 Midlands Road, Williamsburg, Virginia 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com

SHEET 1 OF 2

**JCC-S-19-0069**

**OWNERS CERTIFICATE (LOT 1 & LOT 3)**

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

John Edward Wilder 2/28/2020  
JOHN EDWARD WILDER DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia Maryland  
CITY/COUNTY OF Harford, I, Brittany Arnold, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 28<sup>th</sup> DAY OF February, 2020. MY COMMISSION EXPIRES April 26, 2022.

Brittany Arnold  
NOTARY PUBLIC

REGISTRATION NO. \_\_\_\_\_

**CERTIFICATE OF SOURCE OF TITLE (LOT 1)**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JOHN EDWARD WILDER, AND WAS ACQUIRED FROM ELIZABETH JEANETTE ANCELL, JOHN EDWARD WILDER AND JUDITH LOUISE YOUNG BY THAT CERTAIN DEED DATED OCTOBER 8, 2013 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #130025907.

**CERTIFICATE OF SOURCE OF TITLE (LOT 3)**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JOHN EDWARD WILDER, AND WAS ACQUIRED FROM ELIZABETH JEANETTE ANCELL, JOHN EDWARD WILDER AND JUDITH LOUISE YOUNG BY THAT CERTAIN DEED DATED OCTOBER 8, 2013 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #130025909.

**CERTIFICATE OF APPROVAL**

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

5/27/20 Ellen Cook  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

3/13/2020 D. Briede  
DATE VIRGINIA DEPARTMENT OF HEALTH

13 May 2020 Alan Bunker  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

**ENGINEERS OR SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

01/22/2020 Peter Farrell  
DATE PETER FARRELL, L.S. 2036

**OWNERS CERTIFICATE (LOT 2)**

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

Elizabeth Jeanette Ansell 03/04/2020  
ELIZABETH JEANETTE ANCELL DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA OHIO  
CITY/COUNTY OF Trumbull, I, Kim M Lambert, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 04 DAY OF March, 2020. MY COMMISSION EXPIRES 09/28/2023.

Kim M Lambert  
NOTARY PUBLIC

REGISTRATION NO. \_\_\_\_\_

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF ELIZABETH JEANETTE ANCELL, AND WAS ACQUIRED FROM ELIZABETH JEANETTE ANCELL, JOHN EDWARD WILDER AND JUDITH LOUISE YOUNG BY THAT CERTAIN DEED DATED OCTOBER 8, 2013 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #130025908.

**PROPERTY INFORMATION**

LOT 1  
PARCEL ID #10101000022D  
ZONING DISTRICT: A1  
BUILDING SETBACK: (PER ZONING ORDINANCE)  
FRONT = 75'  
REAR = 35'  
SIDE = 15'  
EXISTING ADDRESS:  
#8777 BARNES ROAD  
LANEXA, VIRGINIA 23089

**PROPERTY INFORMATION**

LOT 2  
PARCEL ID #10101000022E  
ZONING DISTRICT: A1  
BUILDING SETBACK: (PER ZONING ORDINANCE)  
FRONT = 75'  
REAR = 35'  
SIDE = 15'  
EXISTING ADDRESS:  
#8787 BARNES ROAD  
LANEXA, VIRGINIA 23089

**PROPERTY INFORMATION**

LOT 3  
PARCEL ID #10101000022  
ZONING DISTRICT: A1  
BUILDING SETBACK: (PER ZONING ORDINANCE)  
FRONT = 75'  
REAR = 35'  
SIDE = 15'  
EXISTING ADDRESS:  
#8799 BARNES ROAD  
LANEXA, VIRGINIA 23089



**AOSE SUBDIVISION APPROVAL STATEMENT**

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING 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 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: ANN L. RUFFE, LICENSE NO. 1940001376, PHONE NO. 757-810-5293, ADDRESS: P.O. BOX 759, LIGHTFOOT, VA 23090. 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 DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

2 Large/Small Plat(s) Recorded  
herewith as # 200009138

**STATE OF VIRGINIA - JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 24 DAY OF June, 2020. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:45 pm INSTRUMENT # 200009138  
TESTE Alan Bunker