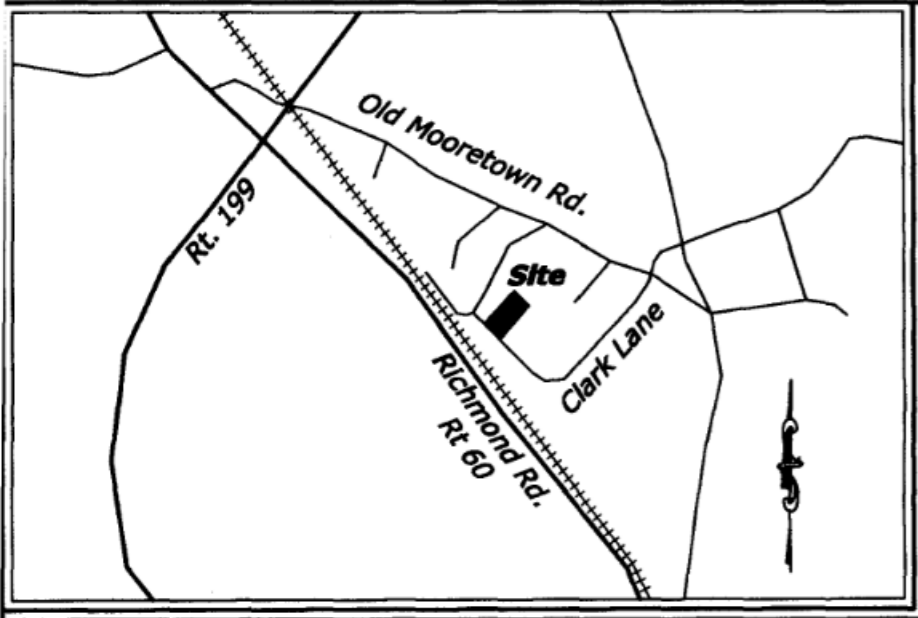


200011836



Vicinity Map  
Scale: 1"= 2000'

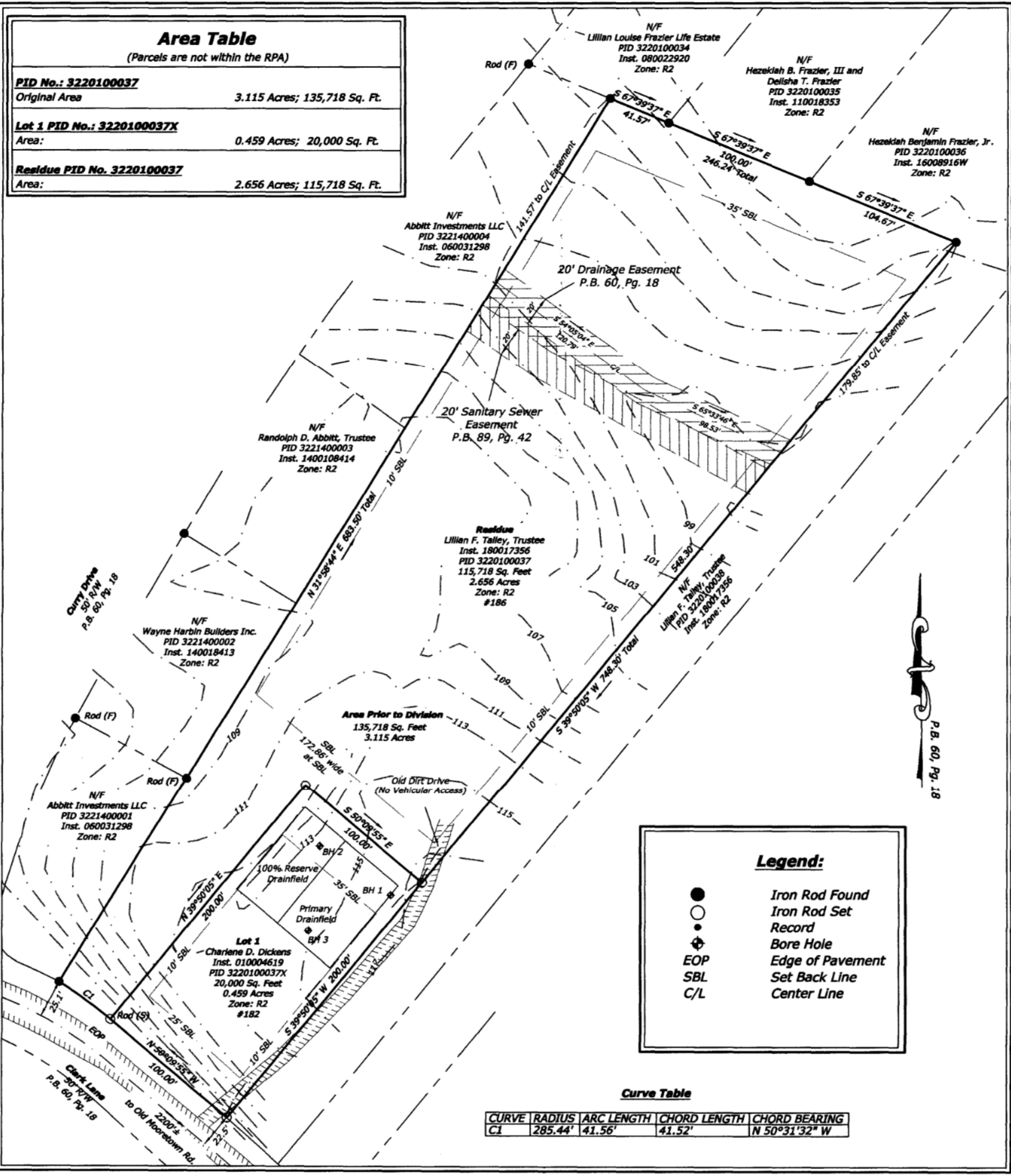
**Owner's Certificate:**

The subdivision of land shown on this plat and known as "Subdivision of the Properties of Lillian F. Talley, Trustee and Charlene D. Dickens" is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

*Lillian F. Talley, P.M.* 5-14-2020  
Name: Lillian F. Talley, Owner PID 3220100037  
**Notary:** DIANNE B. NEWMAN, Notary Public, Reg # 1086130, My Commission Expires 3/31/2023  
City/County of Richmond  
Commonwealth/State of Va  
Acknowledged before me this 14 day of May, 2020  
by N. B. K.  
Notary Public  
My commission expires 3/31/23

*Charlene D. Dickens* 5-14-20  
Name: Charlene D. Dickens, Owner PID 3220100037X  
**Notary:** DIANNE B. NEWMAN, Notary Public, Reg # 1086130, My Commission Expires 3/31/2023  
City/County of James City  
Commonwealth/State of Va  
Acknowledged before me this 14 day of May, 2020  
by N. B. K.  
Notary Public  
My commission expires 3/31/23

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 6/3/2020  
at 11:05 AM/PM PB PG  
Document # 200011836  
MONA A. FOLEY, CLERK



**Area Table**  
(Parcels are not within the RPA)

<b>PID No.: 3220100037</b>	
Original Area	3.115 Acres; 135,718 Sq. Ft.
<b>Lot 1 PID No.: 3220100037X</b>	
Area:	0.459 Acres; 20,000 Sq. Ft.
<b>Residue PID No. 3220100037</b>	
Area:	2.656 Acres; 115,718 Sq. Ft.

**Legend:**

- Iron Rod Found
- Iron Rod Set
- Record
- Bore Hole
- EOP
- SBL
- C/L

**Curve Table**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CI	285.44'	41.56'	41.52'	N 50°31'32" W

**Certificate of Source of Title:**

The existing boundary for PID No. 3220100037 is pursuant to a deed dated October 18, 2018 between W. Harold Talley, I, LLC, (Grantor), and Lillian F. Talley, Trustee, (Grantee), Inst. No. 180017356, and recorded in the Office of the Clerk of the Circuit Court of the County of James City County.  
The existing boundary for PID No. 3220100037X is pursuant to a deed dated March 16, 2001 between Hezekiah B. Frazier, Jr., (Grantor), and Charlene D. Dickens, (Grantee), Inst. No. 010004619, and recorded in the Office of the Clerk of the Circuit Court of the County of James City County.

**General Notes:**

- 1) This plat was produced without the benefit of a title report. All easements may not be shown.
- 2) The subject property is within the JCC Primary Service Area. All new utilities are to be placed underground. The Residue shall be served by public sewer and water. Lot 1 shall be served by public water and private sewer.
- 3) Unless otherwise noted, all drainage easements designated on this plat shall remain private.
- 4) All new monuments shall be set in accordance with sections 19-34 and 19-36 of the James City County Subdivision Ordinance.
- 5) This firm made no attempt to locate underground utilities. All new utilities shall be placed underground.
- 6) Existing site topography based on assumed datum and field run surveys concluded during the month of February, 2020. Site is moderately wooded - mixed evergreen and hard woods.
- 7) The subject property is zoned R2, General Residential.
- 8) The subject properties are located in Zone "X" (Are as determined to be outside the 0.2% annual chance floodplain) as indicated on FEMA Flood Hazard Maps, Community Panel No. 51095C0128D, with an effective date of December 16, 2015.
- 9) Based on the James City County GIS, no RPA areas appear to be indicated for the subject property. Any portion of the subject property later determined to be a wetland, or within a Resource Protection Area shall remain in a natural undisturbed state except for those activities permitted by section 23-7(c)(1) of the James City County Code.
- 10) All new signs shall be in accordance with Article II, Division 3 of the James City County Zoning Ordinance.
- 11) Any existing unused well(s) shall be abandoned in accordance with State Private Well Regulations and James City County Code.
- 12) 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.
- 13) On-site sewage disposal system information and soil information should be verified and reevaluated by the Health Department prior to any new construction.

**Certificate of 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 § 32.1-163.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations and designs from 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 Herman, Cert. No. 194001109, Tele. No. (757) 344-627.

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 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 and may not receive a Construction Permit from the Health Department.

This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems", however actual system designs may be difference at the time construction permits are issued.

This subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

*18 May 2020* Date  
*30 June 2020* Date  
*May 26 2020* Date  
Virginia Department of Transportation  
Subdivision Agent of James City County  
Virginia Department of Health

**Surveyor's Certificate:**

I hereby certify, to the best of my knowledge or belief, that this plat complies with all the requirements of the Board of Supervisors and Ordinances of the County of James City, Virginia, regarding the platting of subdivisions within the County. The plat is based on field-run surveys conducted during the month of February, 2020.

*David R. Gardy*  
David R. Gardy, L.S.  
04/28/2020  
Date

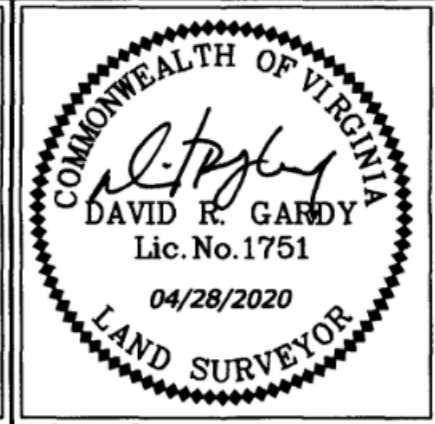
*Gardy*  
& ASSOCIATES PC  
Surveying and Mapping Services

1 Large/Small Plat(s) Recorded  
herewith as # 200011836

(804) 370-2551 ■ Fax: (804) 966-2820  
www.gardysurveying.com  
P.O. Box 15 ■ New Kent, VA 23124



**Subdivision**  
Of the Properties of  
Lillian F. Talley, Trustee and Charlene D. Dickens  
Inst. 180017356 and Inst. 010004619  
PID 3220100037 and PID 3220100037X  
James City County, Virginia



County: James City	Mag. District: Powhatan
Date: March 10, 2020	Scale: 1"=50'
Sheet 1 of 1	J.N.: 20-0034
DRAWN BY: RJL	CHECKED BY: NN/MRG
REV.	DATE
Per County Comments	April 28, 2020