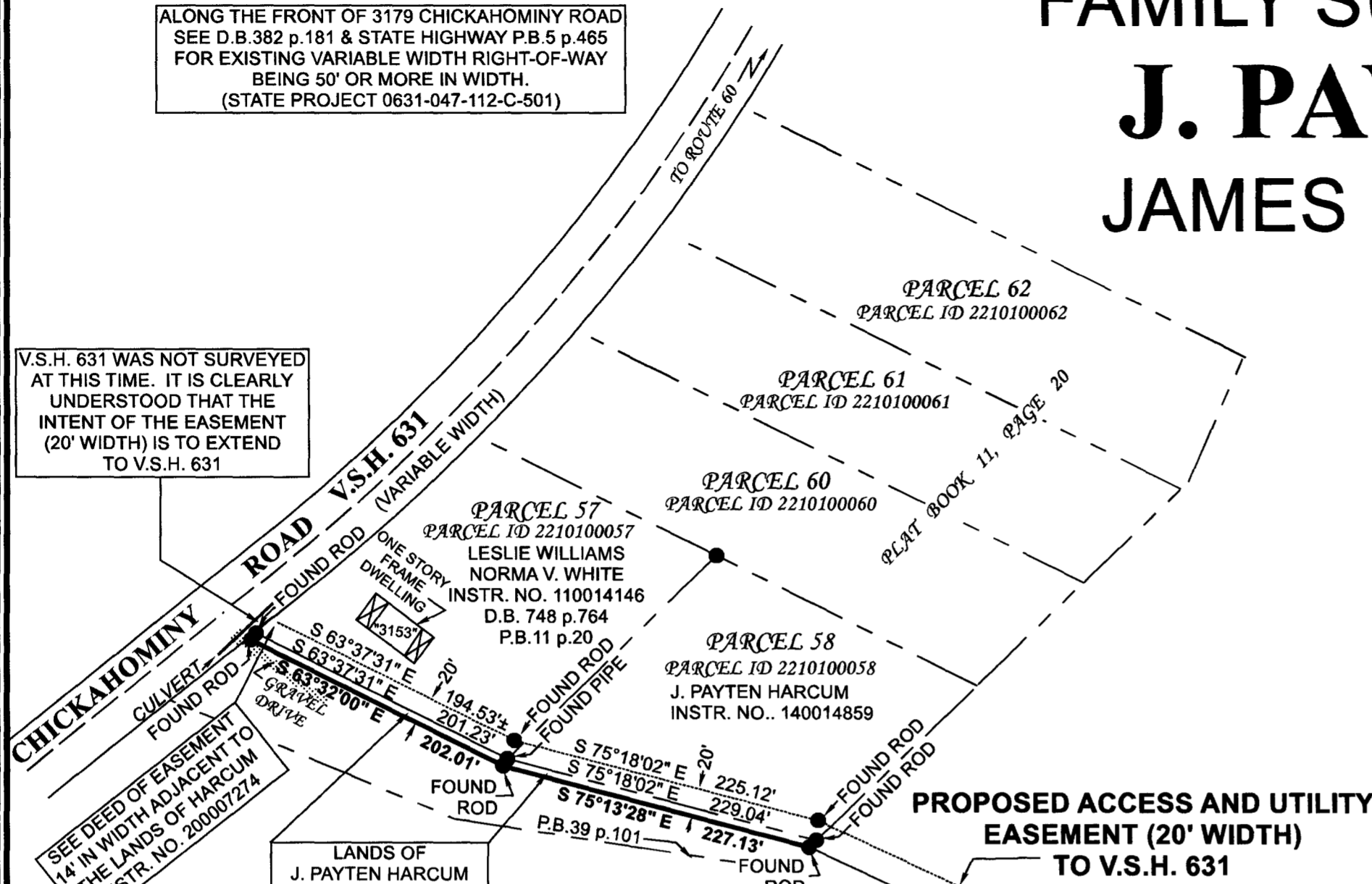


202205277

FAMILY SUBDIVISION SURVEY FOR J. PAYTEN HARCUM JAMES CITY COUNTY, VIRGINIA

ALONG THE FRONT OF 3179 CHICKAHOMINY ROAD
SEE D.B.382 p.181 & STATE HIGHWAY P.B.5 p.465
FOR EXISTING VARIABLE WIDTH RIGHT-OF-WAY
BEING 50' OR MORE IN WIDTH.
(STATE PROJECT 0631-047-112-C-501)

V.S.H. 631 WAS NOT SURVEYED
AT THIS TIME. IT IS CLEARLY
UNDERSTOOD THAT THE
INTENT OF THE EASEMENT
(20' WIDTH) IS TO EXTEND
TO V.S.H. 631



AOSE CERTIFICATION STATEMENT

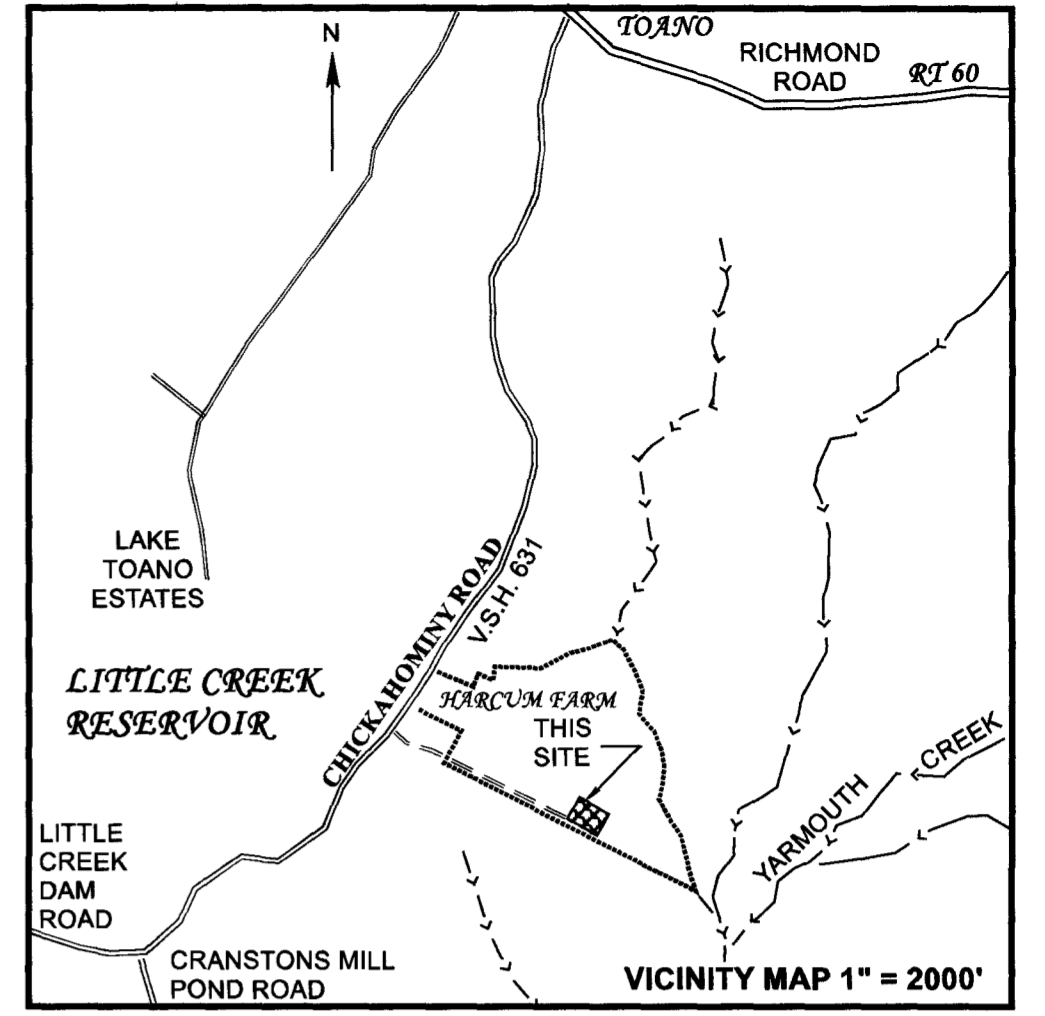
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE 'REGULATIONS'), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT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

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN ALTERNATIVE ONSITE SOIL EVALUATOR (AOSE) OF 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. RUFF, AOSE #1376, LPSS (757)810-5293. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 360 OF THE REGULATIONS THIS APPROVAL IS NOT 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 NOT 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 SYSTEMS DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

(SEE PAGE 2 OF 2 FOR DETAILED DRAWING OF THE PROPOSED DRAINFIELD AREAS)



MERIDIAN OF PLAT BOOK 38, PAGE 101

CERTIFICATE OF APPROVAL

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

03/09/2022
DATE

03/11/2022
DATE

20 Mar 2022
DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION

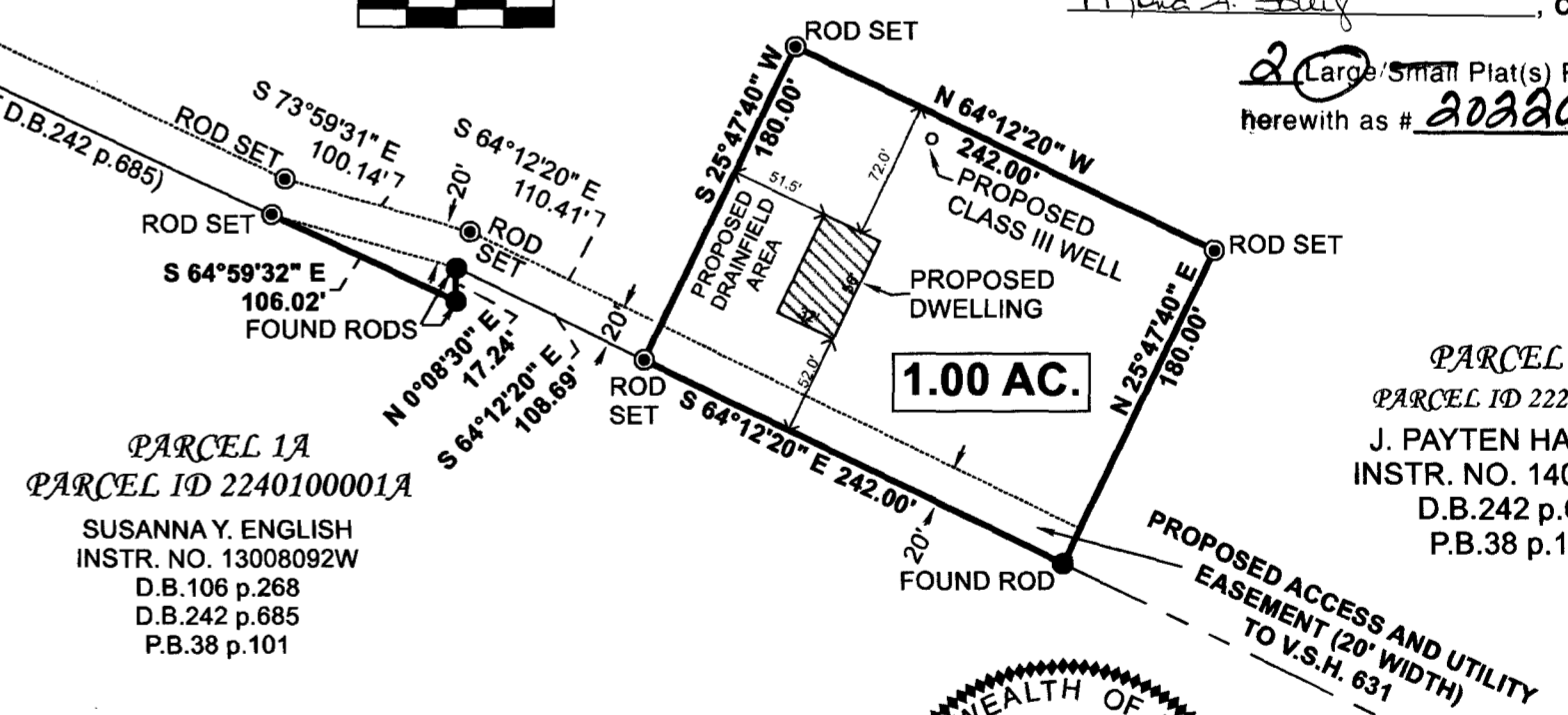
VIRGINIA DEPARTMENT OF HEALTH

SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 4, 2022
at 1:14 AM PM PG 1
Document # 202205277
MONA A. FOLEY, CLERK

2 (Large/Small Plat(s) Recorded
herewith as # 202205277

PARCEL 87
PARCEL ID. 2220100087
62.56 ACRES BY TAX RECORDS
- 1.00 AC. BY THIS SURVEY
= 61.56± ACRES BY SUBTRACTION



PARCEL 87
PARCEL ID 2220100087
J. PAYTEN HARCUM
INSTR. NO. 140007057
D.B.242 p.685
P.B.38 p.101

OWNER'S CONSENT

THIS FAMILY SUBDIVISION OF LAND IS MADE WITH THE FREE CONSENT
AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE
UNDERSIGNED OWNER AND OR PROPRIETOR.

[Signature] 2/24/22
DATE

STATE OF VIRGINIA, Susan Williams Kohlman, A NOTARY
PUBLIC DO CERTIFY THAT PERSON WHOSE NAME IS SIGNED TO THE
FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN
JAMES CITY COUNTY.

GIVEN UNDER MY HAND THIS 24 DAY OF February, 2022

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/30/2024

MY REGISTRATION NUMBER: 183329

[Signature]
Susan Williams Kohlman
Commonwealth of Virginia
Notary Public
Commission No. 183329
My Commission Expires 6/30/2024

NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) CURRENT OWNER: J. PAYTEN HARCUM
INSTR. NO. 140007057
D.B.242 p.685
P.B.38 p.101
- 3) THIS SITE IS CURRENTLY ZONED A1 GENERAL AGRICULTURE
ZONING (ADDITIONALLY) R8.
- 4) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 5) ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE
JAMES CITY COUNTY ZONING ORDINANCE.
- 6) ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34
THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 7) ALL ROADS SHALL BE PRIVATE RIGHT-OF-WAYS AND SHALL NOT BE MAINTAINED
BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION
(VDOT).
- 8) THIS SITE IS IN THE CRANSTON'S POND AGRICULTURAL FORESTAL DISTRICT.
- 9) THIS SITE IS IN FLOOD ZONE X BY MAP NO. 51095C0106D EFF. 12/16/2015.
- 10) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN
IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED
BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 11) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
- 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 DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE
EVERY FIVE YEARS PER SECTION 23-9(b) (6) OF THE JAMES CITY COUNTY CODE.
- 14) SEE CASE NO. SUP-20-0015 BY THE BOARD OF SUPERVISORS.
- 15) SEE THE APPROVED EROSION AND SEDIMENT CONTROL PLAN: E&S-21-0020.
- 16) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS
PLAT SHALL REMAIN PRIVATE.
- 17) CURRENT BUILDING SETBACKS: FRONT= 50' SIDE = 15' REAR = 35'

SURVEYOR'S CERTIFICATE

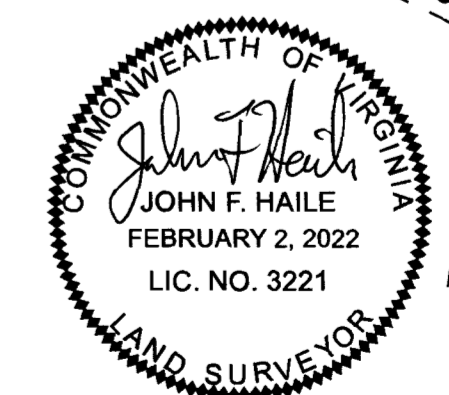
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE
OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS
OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE
COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE
PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

2/2/2022
DATE

[Signature]
JOHN F. HAILE, L.S.

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED
BY J. PAYTEN HARCUM, TRUSTEE OF THE HARCUM LAND
TRUST AGREEMENT TO J. PAYTEN HARCUM BY DEED OF
DISTRIBUTION, DATED APRIL 23, 2014 AND RECORDED IN
THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE
COUNTY OF JAMES CITY IN INSTRUMENT NO. 140007057.



I certify that this Family Subdivision
Survey is correct to the best of my
knowledge and belief, subject to
easements, servitudes, and
covenants of record.

EASTERN LAND SURVEYING LLC

1242 SHARON ROAD, SUITE 200
KING WILLIAM, VA 23086 PHONE 804-445-6555

TPC NO: 2020-1	SCALE: 100 Ft/in
JOB NO: 100	FILE NO: 5
PARCEL ID: 2220100087	DATE: FEBRUARY 2, 2022