

FAMILY SUBDIVISION  
OF THE PROPERTY  
OF  
FREDERICK C., II & TRINA M.  
JOHNSON

PARCEL ID # 0320100005  
JAMES CITY CASE #5-0016-2018

PROPERTY SHOWN IS LOCATED  
IN STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA

PROPERTY ADDRESS  
144 RACEFIELD DR  
TOANO, VA.

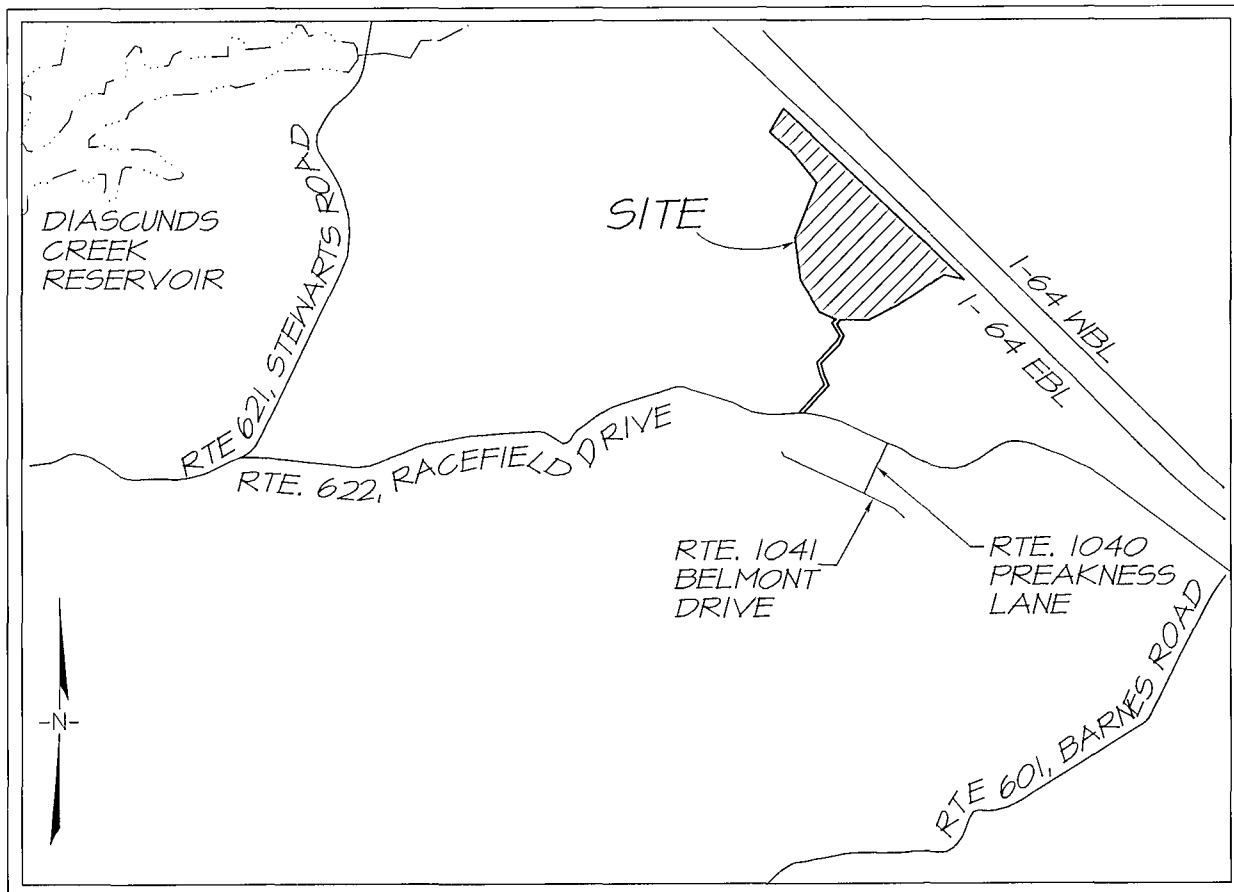
PREPARED BY  
ANGLE & DISTANCE LAND SURVEYING, INC.  
269 RACEFIELD DRIVE, TOANO, VA. 23168  
757-561-5334  
PLAT DATE 9-4-2022  
REVISED DATE 2-13-2023

AREA COMPUTATIONS

ORIGINAL PARCEL ID # 0320100005 AREA = 40.95 AC.  
(BY DEAN RAYNES SURVEY)

NEW PARCEL 5B = 3.05 AC.  
(BY THIS SURVEY)

NEW AREA OF ORIGINAL PARCEL = 37.90 AC.  
(AFTER SUBDIVISION)



VICINITY MAP SCALE 1" = 2000'

A.O.S.E. 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".

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 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 Angle Whitehead, AOSE #1940001037. 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.

GENERAL NOTES

- 1) PROPERTY IS ZONED A1 BUILDING SET BACK LINES ARE FRONT = 75' FROM PROPERTY LINE REAR = 35' SIDE = 15'
- 2) BOUNDARY INFORMATION TAKEN FROM PLAT BY DEAN E. RAYNES. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. PLAT IS BASED ON A CURRENT FIELD SURVEY. POINTS FOUND AND LOCATED FOR THERE RELATIONSHIP TO ONE ANOTHER. ENTIRE PARCEL WAS NOT SURVEYED AT THIS TIME. ONLY PORTION OF LINES SHOWN SURROUNDING THE 3.05 ACRE DIVISION.
- 3) MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 AND 19-36 OF THE COUNTY CODE.
- 4) IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 5) ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 6) WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 7) WETLANDS AND RPA IN THE NEW LOT 5B VICINITY HAVE BEEN FIELD LOCATED BY SOIL HORIZONS. ALL OTHER RPA AREAS ARE APPROXIMATE BASED ON GIS MAPPING.
- 8) ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 9) ON SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECT. 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
- 10) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 11) 30' EASEMENT SHOWN IS FOR THE BENEFIT OF ACCESS TO THE NEWLY CREATED LOT, THIS ALONG WITH THE EXISTING 40' EASEMENT IN DB 121 PG. 534.
- 12) PROPERTY SHOWN IS NOT IN A FLOOD HAZARD ZONE. BY F.I.R.M. MAP # 51045C0036D EFFECTIVE DATE Dec. 16th, 2015.
- 13) PROPOSED SHARED DRIVEWAY WILL MEET THE REQUIREMENTS OF SEC. 19-17(B).

SOURCE OF TITLE

The property shown on this plat was conveyed by Deed from, Donn G. Fowler to Frederick C. Johnson II and Trina M. Johnson by Instrument # 120007615, dated March 21th, 2012, and recorded in the Office of the Clerk of the Circuit Court of the County of James City.

REBECCA LEIGH HARDIN  
NOTARY PUBLIC  
REGISTRATION # 7513195  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
MARCH 31, 2024

CERTIFICATE OF NOTARIZATION

Commonwealth of Virginia  
City/County of James City  
I, Rebecca Leigh Hardin, 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 acknowledged the same before me in the City/County aforesaid.  
Given under my hand this 20th day of April (year) 2023  
(Signature) [Signature]  
My commission expires: 3/31/2024  
Notary registration number: 7513195

OWNERS CONSENT

The subdivision of land shown on this plat and known as "The Subdivision of FREDERICK C., II & TRINA M. JOHNSON" and is with the free consent and in accordance with the desire of the undersigned owners, proprietors, and/or trustees.

Date 4/20/23 Signature [Signature]  
Name printed FREDERICK C. JOHNSON II  
Date 4/20/23 Signature [Signature]  
Name printed TRINA M. JOHNSON

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 JAMES CITY COUNTY ORDINANCES REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.  
[Signature] 2-13-23  
EDWARD C. CARR II L.S.# 2505 DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING COUNTY ORDINANCES AND MAY BE ADMITTED TO RECORD.  
SUBDIVISION AGENT OF JAMES CITY COUNTY  
[Signature] DATE 10/17/2023  
VIRGINIA DEPT. OF HEALTH  
[Signature] DATE 4/21/23

2 Large Small Plat(s) Recorded  
herewith as # 202311010

STATE OF VIRGINIA

COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 20 DAY OF October 2023  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK        PAGE        AND OR INSTRUMENT # 202311010  
TESTE: ELIZABETH E. O'CONNOR, CLERK 3:32 PM  
By: [Signature]