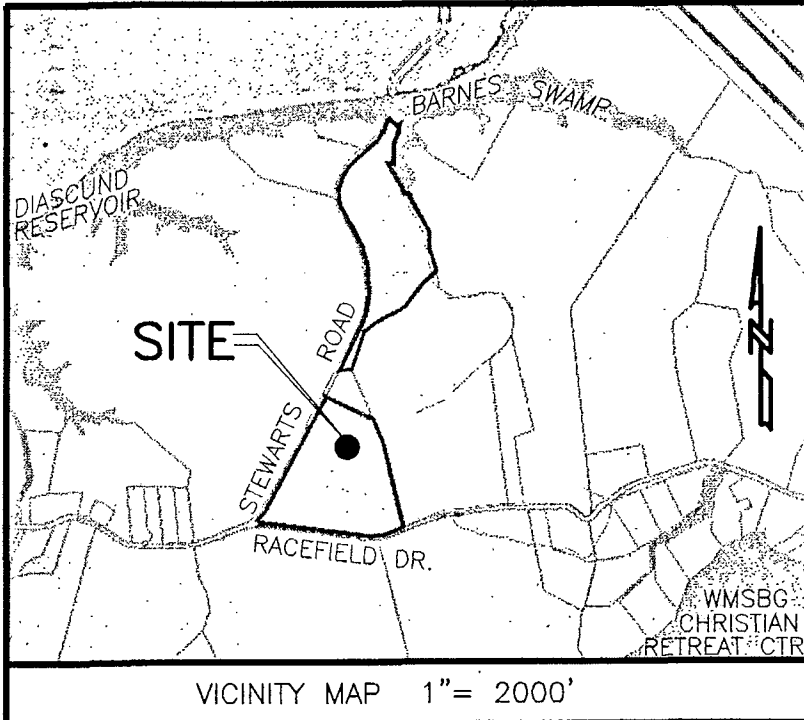


202403590



PROPERTY INFORMATION

PARCEL ID: 0310100002
 ADDRESS:
 1245 STEWARTS ROAD
 LANEXA, VIRGINIA 23089
 ZONING DISTRICT: A1 GENERAL AGRICULTURE

BUILDING SETBACKS FOR A-1 ZONING:
 FRONT - 75'
 SIDE - 15'
 REAR - 35'

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
LOT 5	1,203,178 S.F. / 27.621 AC.	937,919 S.F. / 21.532 AC.
LOT 6		265,259 S.F. / 6.089 AC.

SUBDIVISION
 OF
PARCEL 5
 BEING PROPERTY LOCATED AT
STEWARTS ROAD & RACEFIELD DRIVE
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 11/01/2023 JOB # 22-296

LandTech Resources, Inc.
 Engineering & Surveying Consultants
 205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com
 SHEET 1 OF 2

JCC-S-22-0034

OWNERS CERTIFICATE PARCEL ID: 3030100018:

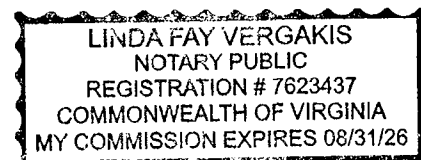
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 11/6/23
 TIMOTHY MILLS DATE
[Signature] 11/6/23
 JOAN MILLS DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City, I, Linda Vergakis, 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 6th DAY OF November, 2023.

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Aug. 31, 2026
 NOTARY REGISTRATION NO. 7623437



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF TIMOTHY AND JOAN MILLS AND WAS ACQUIRED FROM: JANE B. FARMER AND BETTY B. RADY BY THAT CERTAIN DEED DATED APRIL 2, 2021 AND RECORDED APRIL 9, 2021 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT #210006992.

CERTIFICATE OF APPROVAL

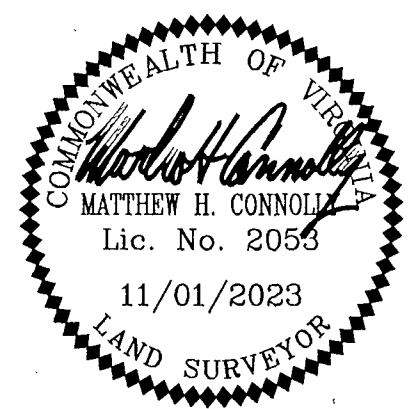
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

11/29/23 VA DEPARTMENT OF TRANSPORTATION
 11/20/2023 VA DEPARTMENT OF HEALTH
 03/14/2024 SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

[Signature] 11/01/2023
 MATTHEW CONNOLLY, S.S. DATE



GENERAL NOTES

- 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.
- WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS PLAT.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- LOTS ARE SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- THE PROPERTY SHOWN ON THIS PLAT APPEARS TO FALL IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5102010036D & 5102010028D DATED DECEMBER 16, 2015.
- THIS PROPERTY FALL PARTIALLY WITHIN THE RPA. LIMITS OF RPA SHOWN IS BASED ON JCC GIS MAPPING AND HAS NOT BEEN VERIFIED.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
- PRIOR TO ANY FURTHER LAND DEVELOPMENT ACTIVITIES, A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 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.
- UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED FOR THIS PLAT. ONLY ABOVE GROUND UTILITIES ARE SHOWN.
- ON MARCH 3, 2021 THE JAMES CITY COUNTY PLANNING COMMISSION GRANTED AN EXCEPTION TO SECTION 19-73 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THE APPROVAL OF THE SHARED DRIVEWAY EXCEPTION REQUEST ON 03/03/2021 BY THE COUNTY PLANNING COMMISSION CONSTITUTES A SIGNIFICANT GOVERNMENT ACTION AND PERMITS THE LOT SIZES AS SHOWN ON THIS PLAT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°29'40" E	137.77'
L2	N 11°18'30" E	136.91'
L3	N 49°34'42" E	104.25'
L4	S 25°33'02" E	63.31'
L5	N 09°36'56" E	119.28'
L6	S 25°44'53" E	44.93'
L7	N 71°58'13" E	69.53'
L8	S 27°34'29" E	168.97'
L9	S 78°15'01" E	18.08'
L10	N 49°49'19" E	97.81'
L11	N 49°42'28" E	124.11'
L12	N 32°01'44" W	237.38'
L13	S 11°26'50" E	119.12'
L14	N 03°17'50" E	75.93'
L15	N 27°58'10" E	315.02'
L16	S 26°51'58" W	165.00'
L17	S 27°16'44" W	63.46'
L18	N 27°28'18" E	102.97'
L19	S 28°56'19" W	178.36'
L20	N 69°06'45" E	102.40'
L21	N 85°17'43" E	132.57'
L22	S 51°04'40" W	155.35'
L23	N 60°15'10" E	55.40'
L24	N 47°13'10" E	34.34'
L25	S 17°54'00" E	234.26'
L26	S 60°23'37" E	5.35'
L27	S 19°02'17" E	23.07'
L28	N 84°18'14" E	33.91'
L29	S 43°43'07" E	19.89'
L30	S 25°21'13" E	49.04'
L31	S 75°43'23" W	18.40'
L32	S 16°13'12" E	44.45'
L33	S 41°10'27" E	34.63'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	580.07'	362.09'	187.16'	356.24'	S 31°56'21" W	35°45'55"
C2	372.21'	532.42'	323.32'	488.18'	N 08°57'02" E	81°57'31"
C3	866.19'	300.91'	151.99'	299.40'	N 21°24'27" W	19°54'16"
C4	943.30'	187.99'	94.31'	187.68'	N 02°24'43" W	11°25'07"
C5	676.28'	323.34'	164.82'	320.27'	S 14°16'21" W	27°23'39"
C6	704.85'	261.84'	132.45'	260.34'	S 39°12'46" W	21°17'04"
C7	1488.11'	254.77'	127.70'	254.46'	S 88°17'40" E	9°48'34"
C8	660.15'	276.72'	140.42'	274.70'	N 81°07'15" E	24°01'02"

2 Large/Small Plat(s) Recorded
 herewith as # 202403590

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 22 DAY OF March, 2024
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:04 am
 INSTRUMENT # 202403590
 ELIZABETH E. O'CONNOR, CLERK