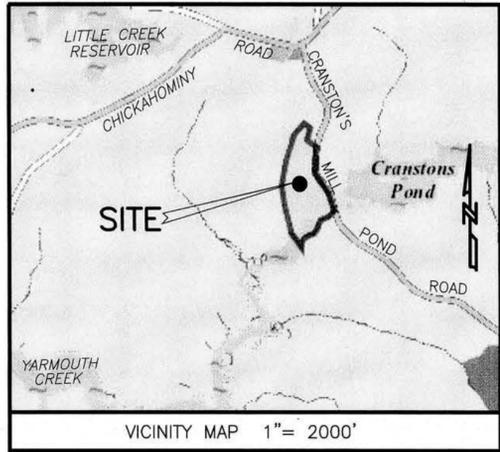


202500893



PROPERTY INFORMATION
PARCEL ID: 2230100041
ADDRESS:
6701 CRANSTON'S MILL POND ROAD
TOANO, VIRGINIA 23168
ZONING DISTRICT: A1 GENERAL AGRICULTURE

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

REF.: PB 68 PG. 5
INSTR#202206677

**RAGAN HILL'S
SUBDIVISION**
OF PROPERTY LOCATED AT
6701 CRANSTON'S MILL POND ROAD
BEING DESIGNATED AS
PARCEL ID: 2230100041

POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 11/15/2023 JOB # 23-192

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

SHEET 1 OF 3
JCC-S-23-0037

OWNERS CERTIFICATE PARCEL ID: 2230100041:
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.

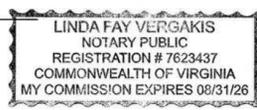
OWNERS CERTIFICATE PARCEL ID: 2230100041:
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

John Stephen Ragan 09/10/24
JOHN STEPHEN RAGAN DATE

Travis Scott Holland 09/10/24
TRAVIS SCOTT HOLLAND DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City, I, Linda F. 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 10th DAY OF September, 2024.
Linda F. Vergakis
NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 31, 2026
NOTARY REGISTRATION NO. 7623437

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City, I, Linda F. 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 10th DAY OF September, 2024.
Linda F. Vergakis
NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 31, 2026
NOTARY REGISTRATION NO. 7623437



- 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. LIMITS OF WETLANDS SHOWN IS PER FIELD SURVEY DONE BY MATT ROTH ENVIRONMENTAL SEPTEMBER 2023.
 3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
 4. LOTS ARE SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
 6. THE PROPERTY SHOWN ON THIS PLAT DESIGNATED AS LOTS 1-3 APPEARS TO FALL IN FIRM ZONE "AE" (EL 7) AND ZONE "X"; ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51095C0102D DATED DECEMBER 16, 2015.
 7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA. RPA SHOWN IN RELATION TO FIELD LOCATED WETLANDS LIMITS.
 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
 10. 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.
 13. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 14. 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.
 15. BOUNDARY SHOWN ON THIS PLAT IS PER FIELD SURVEY COMPLETED BY LANDTECH RESOURCES, INC. DISTANCES MAY VARY FROM PLAT OF RECORD DUE TO CLOSURE ERRORS ON ORIGINAL PLAT AND MONUMENTATION FOUND IN FIELD.

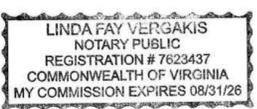
CERTIFICATE OF SOURCE OF TITLE
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF TRAVIS SCOTT HOLLAND, JOHN STEPHEN RAGAN & MICHAEL EUGENE RAGAN AND WAS ACQUIRED FROM: MONTGOUSSAINT E. JONS BY THAT CERTAIN DEED DATED APRIL 22, 2022 AND RECORDED APRIL 26, 2022 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT #202206677.

OWNERS CERTIFICATE PARCEL ID: 2230100041:
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.

Michael Eugene Ragan 9/10/2024
MICHAEL EUGENE RAGAN DATE

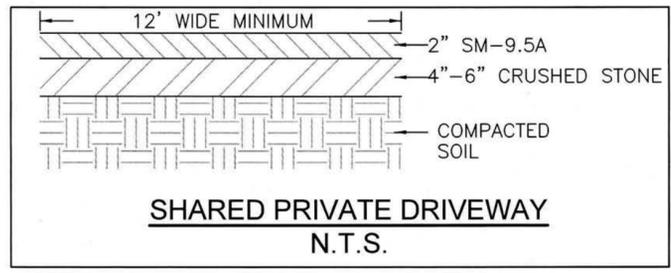
CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City, I, Linda F. 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 10th DAY OF September, 2024.
Linda F. Vergakis
NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 31, 2026
NOTARY REGISTRATION NO. 7623437



09/10/24
DATE
VA DEPARTMENT OF TRANSPORTATION
[Signature]
9-27-2024
DATE
VA DEPARTMENT OF HEALTH
[Signature]
10/29/2024
DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY
Susan M. O'Brien

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.
Matthew H. Connolly
MATTHEW H. CONNOLLY, P.E.
11/15/2023
DATE



3 Large/Small Plat(s) Recorded
herewith as # 202500893

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 15th DAY OF January, 2025
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:51 AM
INSTRUMENT # 202500893
TESTE *[Signature]* ELIZABETH E. O'CONNOR, CLERK

202500893

AREA TABULATION

PARCEL	OLD AREA	AREA WITHIN WETLANDS/RPA	AREA OUTSIDE WETLANDS/RPA	TOTAL NEW AREA
PARCEL ID: 2230100041	945,898 S.F. / 21.715± AC.			
NEW LOT 1	-	281,643 S.F. / 6.466± AC.	145,111 S.F. / 3.331± AC.	426,754 S.F. / 9.797± AC.
NEW LOT 2	-	92,826 S.F. / 2.131 AC.	169,458 S.F. / 3.890 AC.	262,284 S.F. / 6.021 AC.
NEW LOT 3	-	112,398 S.F. / 2.580 AC.	144,462 S.F. / 3.317 AC.	256,860 S.F. / 5.897 AC.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	122.28'	460.00'	15°13'49"	S 01°15'25" E	121.92'
C2	259.50'	460.00'	32°19'19"	S 25°01'59" E	256.07'
C3	7.06'	490.00'	0°49'30"	N 40°46'53" W	7.06'
C4	200.39'	490.00'	23°25'52"	N 28°39'12" W	198.99'

LINE BEARING	DISTANCE
L1 S 41°11'38" E	92.74'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	24.35'	112.50'	12°24'07"	S 11°24'18" E	24.30'
EC2	49.47'	162.50'	17°26'30"	S 26°19'37" E	49.28'
EC3	179.30'	187.50'	54°47'28"	N 07°39'08" W	172.55'

LINE BEARING	DISTANCE
E1 S 82°57'43" W	31.39'
E2 N 05°12'15" W	31.71'
E3 N 17°36'22" W	29.14'
E4 N 72°23'38" E	35.04'
E5 N 17°36'22" W	28.39'
E6 N 35°02'52" W	27.69'

NOTE: DRAINFIELD LOCATIONS SHOWN ARE TEMPORARY. ACTUAL LOCATIONS WILL BE ESTABLISHED UPON COMPLETION OF SOILS STUDY AND HEALTH DEPARTMENT APPROVAL

LEGEND

- IRF. IRON ROD FOUND
- IRS. IRON ROD SET
- PRIMARY AND RESERVE DRAINFIELD

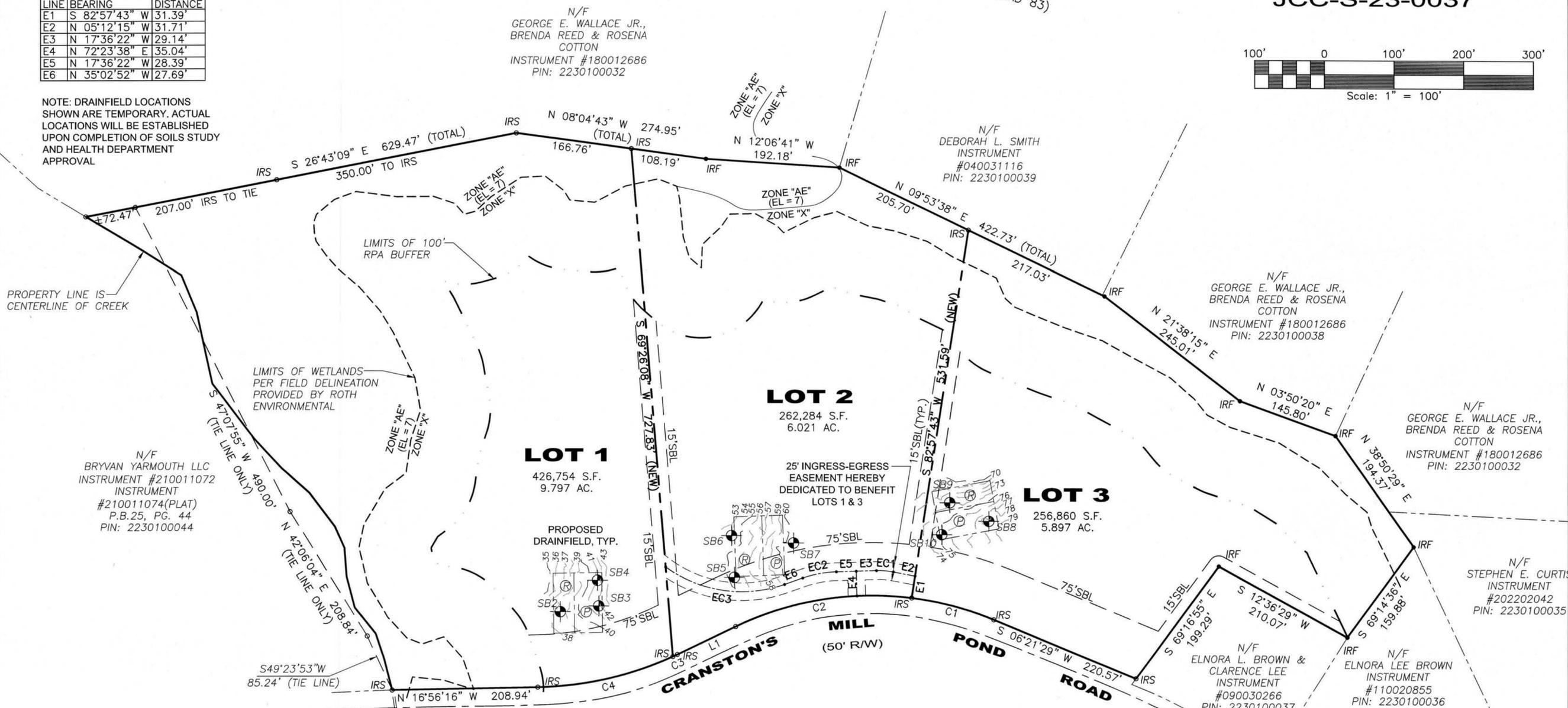
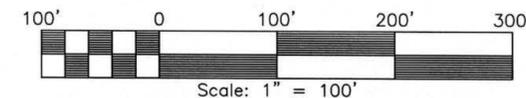


RAGAN HILL'S SUBDIVISION
 OF PROPERTY LOCATED AT
 6701 CRANSTON'S MILL POND ROAD
 BEING DESIGNATED AS
PARCEL ID: 2230100041

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 11/15/2023 JOB # 23-192

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 2 OF 3

JCC-S-23-0037



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 January 15, 2025
 at 10:51 AM PM, PG
 Document # 202500893
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk

3 Large/Small Plat(s) Recorded
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SHEET 3 OF 3

JCC-S-23-0037

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 AUTHORIZING 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 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.

THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ANN L. RUFF, LICENSE NO.1376, 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 THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED 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.

3 Large/Small Plat(s) Recorded
herewith as # 202500893

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
January 15, 2025
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ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk