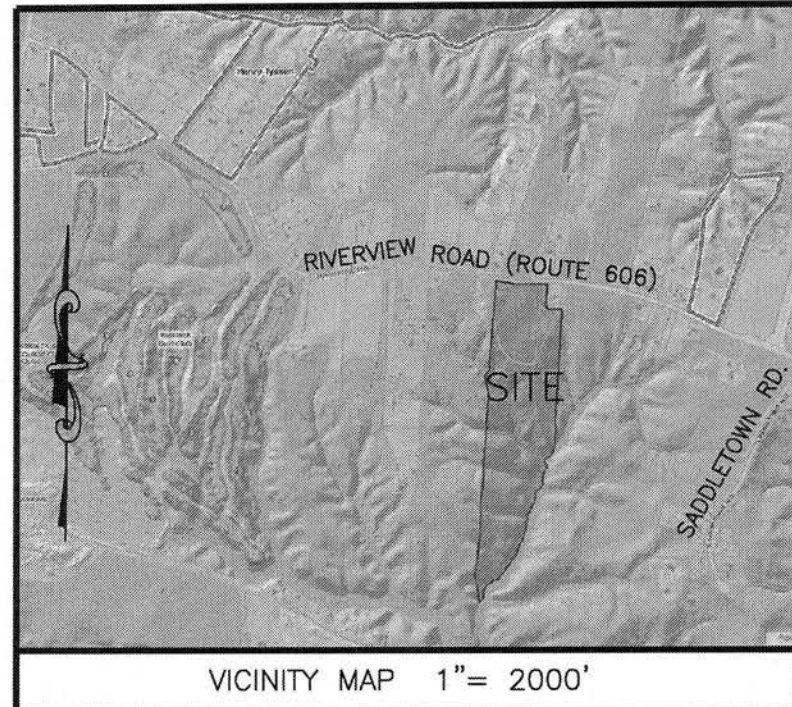


202608963



PROPERTY INFO.

PIN#1530100034
ADDRESS: 5255 RIVERVIEW ROAD
OWNER: HAZEL M. RICHARDSON
ZONING: A1 (GENERAL AGRICULTURE)

REFERENCES:

INST#020008334
PB. 85 PG. 60
PB. 90 PG. 29
PB. 56 PG. 68

FAMILY SUBDIVISION PLAT
of
PIN#1530100034 - HAZEL RICHARDSON PROPERTY
located at
5255 RIVERVIEW ROAD
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 02/23/2026 JOB # 25-241

S-25-0024

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SHEET 1 OF 3

CERTIFICATE OF SOURCE OF TITLE (PIN#4410100001A)

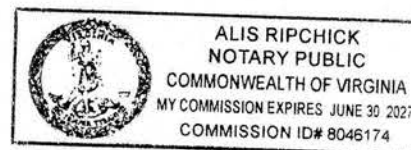
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF HAZEL M. RICHARDSON AND WAS ACQUIRED FROM CLARENCE D. RICHARDSON ON DECEMBER 4, 2014 BY THAT CERTAIN DEED DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA AS INST#140019890.

CONSENT OF OWNER

THIS SUBDIVISION AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS AND TRUSTEES

Hazel M. Richardson
HAZEL M. RICHARDSON

6/12/2026
DATE



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF York, Alis Ripchick, A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY
THAT THE PERSON(S) WHOSE NAME(S) IS SIGNED TO THE FOREGOING WRITING HAS
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 12 DAY OF June, 2026
MY COMMISSION EXPIRES June 30, 2027

[Signature]

NOTARY PUBLIC

8046174
NOTARY REGISTRATION NUMBER

SURVEYORS CERTIFICATE

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.

W. Chase Grogg

W. CHASE GROGG, L.S. 3645

02/23/2026
DATE



CERTIFICATE OF APPROVAL

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

6-17-2026
DATE
6/18/2026
DATE
06/30/2026
DATE
VA DEPARTMENT OF HEALTH
VA DEPARTMENT OF TRANSPORTATION
SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES:

1. THIS SUBDIVISION PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED JULY 2025 AND WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PLAT REFLECTS ONLY THOSE ENCUMBRANCES AND EASEMENTS SHOWN ON PREVIOUSLY RECORDED PLAT FOR THE PARCEL.
2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO FALL IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51095C0063D DATED DECEMBER 16, 2015.
3. LOTS SERVED BY PRIVATE WATER AND ALTERNATIVE SEWER SYSTEM. ALL PERMITTING AND REQUIREMENTS FOR WELLS AND SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH STATE HEALTH DEPARTMENT REGULATIONS.
4. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE AND PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
7. WETLANDS WERE NOT LOCATED AS PART OF THE SURVEY.
8. IN ACCORDANCE WITH SECTION 19-29(G) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, 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.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
11. 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.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
13. SUP CASE NO-25-0013 APPROVED BY THE JCC BOARD OF SUPERVISORS ON JANUARY 13, 2026.

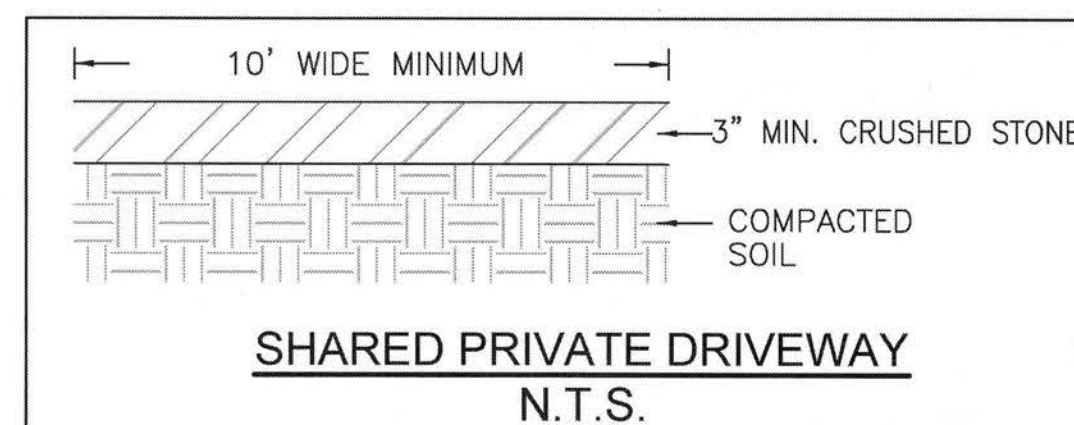
AREA TABULATION

LOT	OLD AREA	NEW AREA
PIN:1530100034	1,732,607 SF. / 39.77 AC.	1,596,275 SF. / 36.64 AC.
R/W DEDICATION	-	5,237 SF. / 0.12 AC.
NEW PARCEL	-	131,095 SF. / 3.01 AC.

VDH 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 (12 VAC 5-620-20 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 AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) 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, AOSE NO. 1940001109, PHONE NO. 757-344-6270
ADDRESS: 4516 MISTY CT., WILLIAMSBURG, VA 23185
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 DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

3 Large/Small Plat(s) Recorded
herewith as # 202608963



STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 14 DAY OF July, 2026.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:14 AM
INSTRUMENT # 202608963
TESTE ELIZABETH E. O'CONNOR, CLERK

202608963

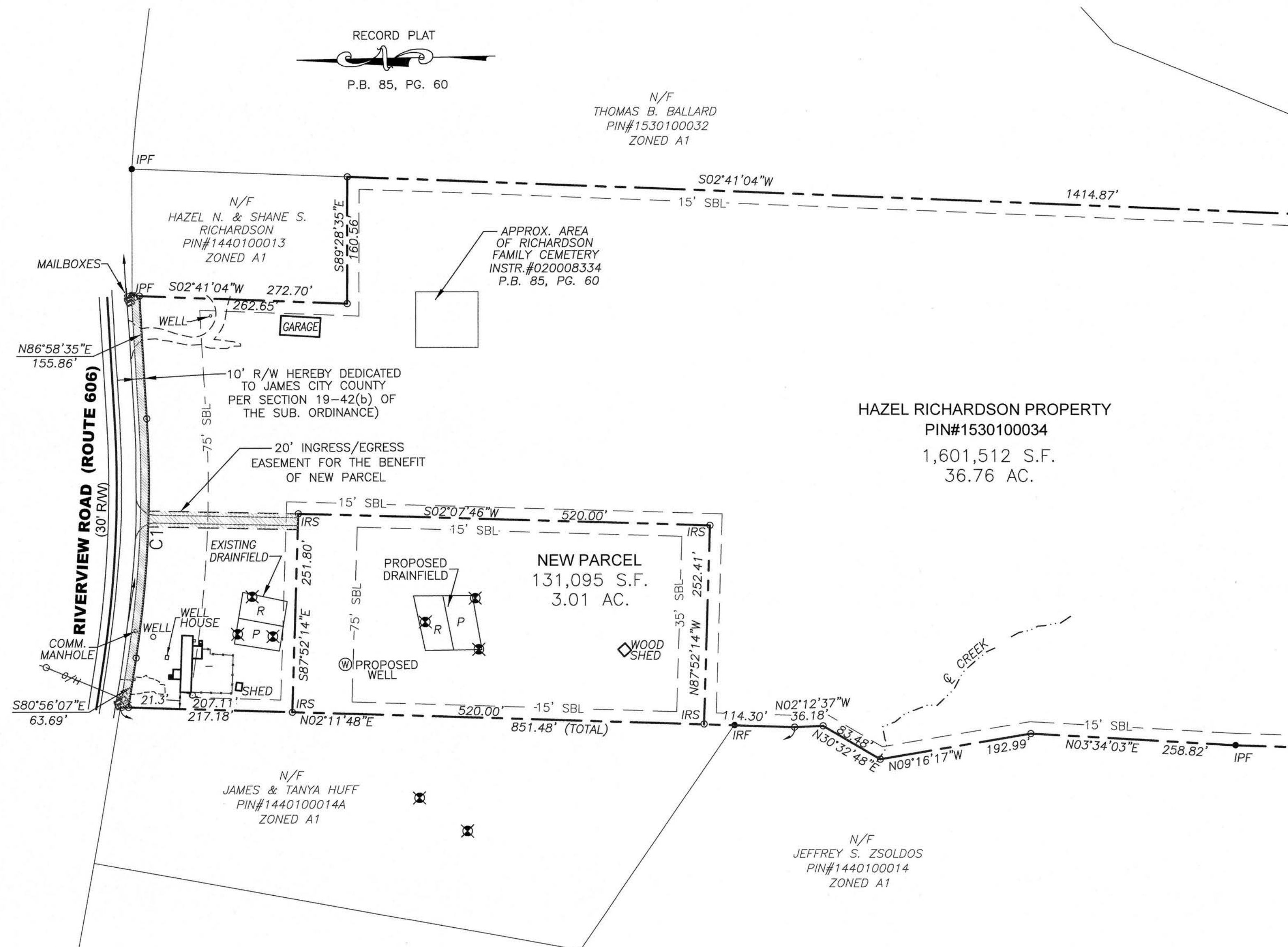
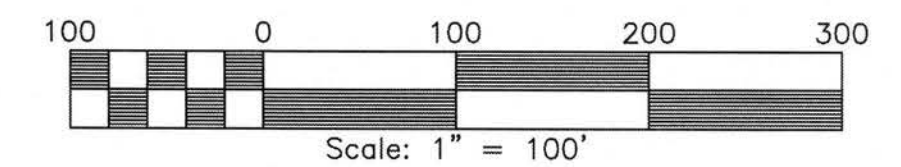
FAMILY SUBDIVISION PLAT
of
PIN#1530100034 - HAZEL RICHARDSON PROPERTY
located at
5255 RIVERVIEW ROAD
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 02/23/2026 SCALE: 1"=100' JOB # 25-241

S-25-0024

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SHEET 2 OF 3



MATCHLINE - SEE SHEET 3

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 9:14 AM/PM, PB PG
Document # 202608963
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

3 Large/Small Plat(s) Recorded
herewith as # 202608963

LEGEND

- ☐ = MAILBOX
- ⊗ = SOIL BORING LOCATION
- ⊙ = POWER POLE
- O/H = OVERHEAD POWER LINE
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- NF = NAIL FOUND
- PPF = PINCHED PIPE FOUND
- IRS = IRON ROD SET

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1445.59'	304.15'	152.64'	303.59'	S86°59'46"E	12°03'18"

202608963

FAMILY SUBDIVISION PLAT

of
PIN#1530100034 - HAZEL RICHARDSON PROPERTY
located at

5255 RIVERVIEW ROAD

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 02/23/2026 SCALE: 1"=100' JOB # 25-241

S-25-0024

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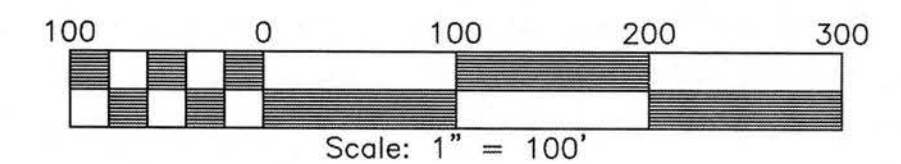
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SHEET 3 OF 3



RECORD PLAT

P.B. 85, PG. 60

MATCHLINE - SEE SHEET 2

HAZEL RICHARDSON PROPERTY
PIN#1530100034
1,601,512 S.F.
36.76 AC.

N/F
THOMAS B. BALLARD
PIN#1530100035
ZONED A1

N/F
DOUGLAS O. LUCIDI
PIN#1530100036
ZONED A1

N/F
JEFFREY S. ZSOLDOS
PIN#1440100014
ZONED A1

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
July 14, 2026
at 9:14 (AM/PM, PB) PG —
Document # 202608963
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

3 Large/Small Plat(s) Recorded

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