

210015635

**BOUNDARY LINE ADJUSTMENT & SUBDIVISION**

**BETWEEN  
LOT 8, SECTION I,  
MIRROR LAKE ESTATES  
AND  
PARCEL ID: 1340100013**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 01/12/2021 JOB # 20-307

**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-20-0046**

**VDH SUBDIVISION APPROVAL STATEMENT**

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC5-610-20-ET. SEQ., THE REGULATIONS)

THIS SUBDIVISION WAS SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW PURSUANT TO §32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE VIRGINIA DEPARTMENT OF HEALTH TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM A LICENSED ONSITE SOIL EVALUATOR (OSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN OSE FOR RESIDENTIAL DEVELOPMENT. THE VIRGINIA DEPARTMENT OF HEALTH IS NOT REQUIRED TO PERFORM A FIELD CHECK ON SUCH EVALUATIONS.

**LOT 8A**  
THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY:  
ANN L. RUEF, LICENSE NO. 1940001376, PHONE NO. 757-810-5293  
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO §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.

**LOT 8:**  
SOILS FOR THE EXISTING DRAINFIELD ON LOT 8 WERE EVALUATED BY VIRGINIA DEPARTMENT OF HEALTH SANITARIAN PER SOIL EVALUATION FORM. (IDENTIFICATION NUMBER 147-84-00) SUPPLIED BY THE VIRGINIA DEPARTMENT OF HEALTH.

**AREA TABULATION**

PARCEL	OLD AREA	NEW AREA
LOT 8	56,287 S.F. / 1.292 AC.	35,435 S.F. / 0.813 AC.
LOT 8A		36,107 S.F. / 0.829 AC.
PARCEL ID: 1340100013	439,728 S.F. / 10.095 AC.	424,473 S.F. / 9.745 AC.

TOTAL AREA = 496,015 S. F. 11.387 AC.

210015635  
here with as # 210015635

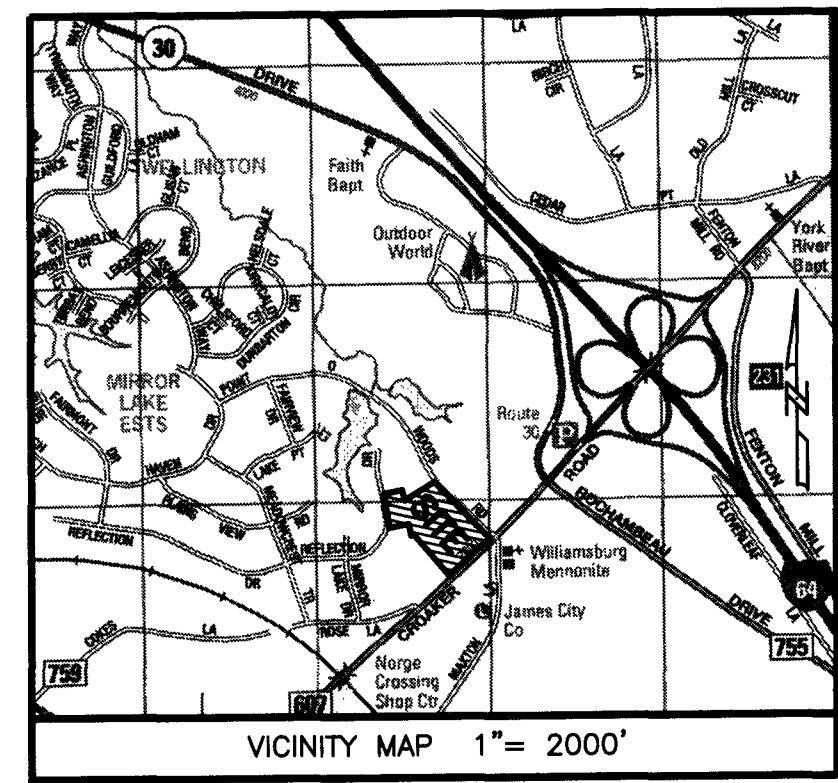
**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 29th DAY OF July, 2021. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:12pm INSTRUMENT # 210015635  
TESTE **MONA A. FOLEY, CLERK**

**PROPERTY INFORMATION**

LOT 8  
OWNER: ANN S. JOHNSON  
INST. #080024387  
P.B. 38, PG. 78-79  
ADDRESS:  
132 REFLECTION DRIVE  
WILLIAMSBURG, VIRGINIA 23188  
PARCEL ID: 1340400008  
ZONING DISTRICT: R1 (LIMITED RESIDENTIAL)

PARCEL ID: 1340100013  
OWNER: 217 ASSOCIATES, LTD  
INST. #990015559  
INST. #080001796 (PLAT)  
ADDRESS:  
7901 CROAKER ROAD  
WILLIAMSBURG, VIRGINIA 23188  
PARCEL ID: 1340400013  
ZONING DISTRICT: B1 (GENERAL BUSINESS) & R1 (LIMITED RESIDENTIAL)



**OWNERS CERTIFICATE: (PARCEL ID: 1340100013)**

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

217 ASSOCIATES, LTD.  
BY: HR Ashe March 3 2021  
SIGNATURE DATE  
HR ASHE PRES.  
NAME PRINTED TITLE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF York, Desire Barrow York, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
GIVEN UNDER MY HAND THIS 3rd DAY OF March, 2021.  
MY COMMISSION EXPIRES October 31, 2023  
Desire Barrow York  
NOTARY PUBLIC  
REGISTRATION NO. 744570

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF 217 ASSOCIATES, LTD. AND WAS ACQUIRED FROM: DIVERSE CORPORATION, NICE DEVELOPMENT CORPORATION, MARINA POINT CORPORATION, TRADING AS BEECHWOOD COMPANY LLC BY THAT CERTAIN DEED DATED JULY 19, 1999 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 990015559.

**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. WETLANDS WERE NOT INVESTIGATED AS PART OF THIS PLAT
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. LOTS 8 & 8A ARE SERVED BY PRIVATE WATER AND SEWER SYSTEMS. PARCEL ID: 1340100013 IS SERVED BY PUBLIC SEWER & WATER
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PER JAMES CITY COUNTY VA FIRM INDEX DATED DECEMBER 16, 2015; LOTS DO NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE. (PANEL #51095C0014D NOT PRINTED)
7. THESE PROPERTIES DO NOT LIE WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
12. 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.
13. THE APPROXIMATE LOCATION OF THE EXISTING DRAINFIELD ON LOT 8 IS SHOWN PER PERMIT DRAWING PROVIDED BY VIRGINIA DEPT. OF HEALTH (ID #147-84-00)

**OWNERS CERTIFICATE: (PARCEL ID: 1340400008)**

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

BY: Ann S. Johnson 2-17-21  
SIGNATURE DATE  
ANN S. JOHNSON  
NAME PRINTED

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
GIVEN UNDER MY HAND THIS 17th DAY OF February, 2021.  
MY COMMISSION EXPIRES AUGUST 31, 2022  
Linda Vergakis  
NOTARY PUBLIC  
REGISTRATION NO. 7623437  
**Linda Fay Vergakis  
NOTARY PUBLIC  
Registration # 7623437  
Commonwealth of Virginia  
My Commission Expires 08/31/22**

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF ANN S. JOHNSON AND WAS ACQUIRED FROM: RODNEY A. JOHNSON AND ANN S. JOHNSON BY THAT CERTAIN DEED DATED SEPTEMBER 23, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 080024387.

**CERTIFICATE OF APPROVAL**

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

22 March '21 Donna Briede  
DATE VIRGINIA DEPARTMENT OF HEALTH  
16 Mar 2021 Sharon Brubaker  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
31 Mar 2021 William A. ...  
DATE 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.

01/12/2021 Peter Farrell  
DATE PETER FARRELL, L.S. 2036

