

VICINITY MAP  
SCALE: 1" = 2640'

- GENERAL NOTES:**
1. PROPERTY IS ZONED A1, GENERAL AGRICULTURAL.
  2. TAX MAP NUMBERS (11-1)(1-7), (11-1)(1-4), (11-1)(1-6) AND (11-1)(6-20). ADDRESS: 8902, 8862 & 8864 RICHMOND ROAD & 2687 MEADOW LAKE DRIVE
  3. EACH LOT IS TO BE SERVED BY PRIVATE WELL AND SEPTIC.
  4. THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL No. 610201 0005 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE FEBRUARY 6, 1991.
  5. BUILDING SETBACKS FRONT = 75', SIDE = 15', REAR = 35' OR AS SHOWN
  7. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
  8. ALL DRAINFIELDS ARE SIZED FOR (4) BEDROOM DWELLINGS.

P&R PROPOSED PRIMARY/RESERVE DRAINFIELD LOCATIONS

**NOTES:**  
LOTS OF FIVE ACRES OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 250 FEET.  
LOTS OF THREE ACRES OR MORE BUT LESS THAN FIVE ACRES SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 200 FEET.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

PLAT BOOK 60, PAGE 46

**SUBDIVISION AND BOUNDARY LINE ADJUSTMENT PLAT**

OF PROPERTY STANDING IN THE NAME OF  
**DONALD L. HAZELWOOD, INC.**  
BEING: LOT 20, MEADOW LAKE SECTION TWO,  
TAX MAP (11-1)(1-4), PARCEL A,  
AND PROPERTY STANDING IN THE NAME OF  
ARTIS H. BOWEN BEING TAX MAP (11-1)(1-6)

LOCATED: STONEHOUSE MAGISTERIAL DISTRICT  
LOCATED: JAMES CITY COUNTY, VIRGINIA  
DATE: SEPTEMBER 10, 1998 SCALE: 1" = 200'

**MITCHELL-WILSON ASSOCIATES, P.C.**  
CIVIL ENGINEERS & LAND SURVEYORS  
780 MAIN STREET, SUITE 118  
P.O. BOX 1890  
WEST POINT, VIRGINIA 23181  
(804) 645-9744

N/F  
**JOHN W. RASH**  
TM (11-1)(1-3)  
DB. 708, PG. 459  
PB. 55, PG. 76

**OWNERS CERTIFICATE:**  
THE BOUNDARY LINE ADJUSTMENT AND SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.  
DATE: 9-11-98  
*Donald Lee Hazelwood*  
DONALD LEE HAZELWOOD

**CERTIFICATE OF NOTARIZATION:**  
STATE OF VIRGINIA  
CITY-COUNTY OF James City County  
I, *James H. Bowen*  
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 NAME IN THIS 11 DAY OF September 1998.  
MY COMMISSION EXPIRES 12/31/2000  
*James H. Bowen*

**OWNERS CERTIFICATE:**  
THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.  
DATE: 9/17/98  
*Artis H. Bowen*  
ARTIS H. BOWEN

**CERTIFICATE OF NOTARIZATION:**  
STATE OF VIRGINIA  
CITY-COUNTY OF James City County  
I, *James H. Bowen*  
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 NAME IN THIS 17 DAY OF September 1998.  
MY COMMISSION EXPIRES 02-28-03  
*James H. Bowen*

**CERTIFICATE OF SOURCE OF TITLE:**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY E. THOMAS COX AND WILLIAM M. MARTIN, III AS TRUSTEES OF CORNEN LAND TRUST TO DONALD LEE HAZELWOOD  
BY DEED DATED MARCH 3, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT No. 970003619.

**CERTIFICATE OF APPROVAL:**  
THIS BOUNDARY LINE ADJUSTMENT AND SUBDIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
DATE: 9/15/98  
*David S. Filler*  
VIRGINIA DEPARTMENT OF HEALTH  
DATE: 9/16/98  
*Tom Anderson*  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
DATE: 10/6/98  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**CERTIFICATE OF SOURCE OF TITLE:**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY E. THOMAS COX AND WILLIAM M. MARTIN, III AS TRUSTEES OF CORNEN LAND TRUST TO DONALD LEE HAZELWOOD  
BY DEED DATED MARCH 3, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT No. 970003619.

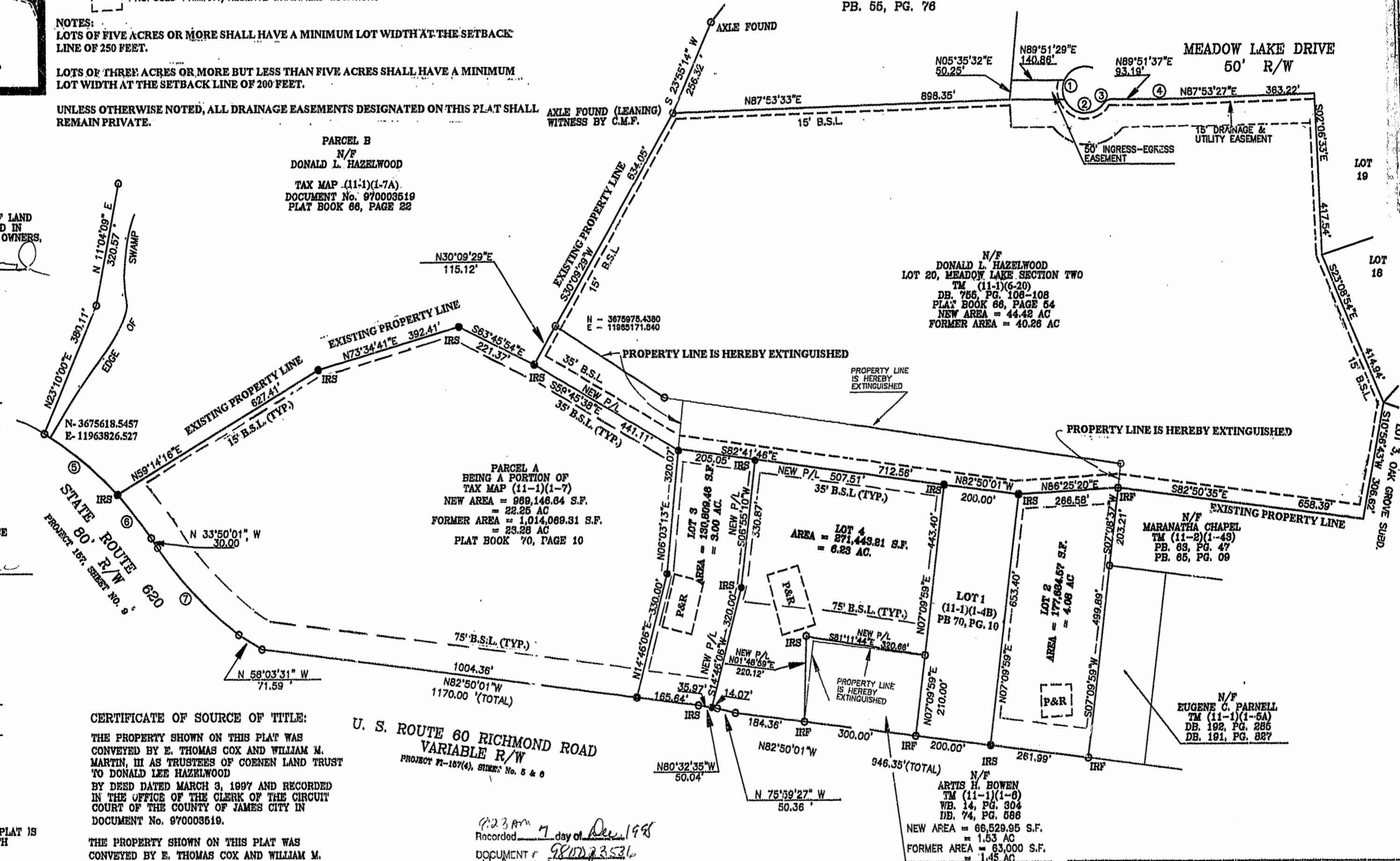
**CERTIFICATE OF SOURCE OF TITLE:**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY E. THOMAS COX AND WILLIAM M. MARTIN, III AS TRUSTEES OF CORNEN LAND TRUST TO DONALD LEE HAZELWOOD  
BY DEED DATED SEPTEMBER 14, 1966 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 765 PAGE 106.

**CERTIFICATE OF SOURCE OF TITLE:**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO ARTIS H. BOWEN BY WILL DATED DECEMBER 3, 1975 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN WILL BOOK 14, PAGE 304

U. S. ROUTE 60 RICHMOND ROAD  
VARIABLE R/W  
PROJECT 71-187(4), SHEETS No. 5 & 6

**SURVEYORS CERTIFICATE:**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF THIS PLAT COMPLES 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.  
DATE: 10-1-98  
7-10-98  
JAMES R. MITCHELL, LAND SURVEYOR

PLAT RECORDED IN  
P.B. NO. 71 PAGE 32



#	DELTA	R	L	TAN.	CH.	C. BEARING
1	46°14'55"	80.00'	51.57'	27.80'	50.00'	S00°08'35"E
2	119°20'32"	60.00'	124.98'	102.56'	103.58'	S84°26'19"E
3	53°58'11"	25.00'	23.55'	12.73'	22.69'	N62°52'35"E
4	01°58'10"	2500.00'	85.93'	42.07'	85.93'	N88°52'31"W
5	15°31'55"	921.95'	249.93'	125.73'	249.16'	N50°33'37"W
6	08°54'23"	921.95'	143.31'	71.80'	143.17'	N38°20'27"W
7	19°33'47"	915.37'	312.52'	187.79'	311.00'	N43°38'52"W

