

# #050004219

**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF DENNIS WAYNE LEONITUK AND ANNA HOLLINS LEONITUK AND WAS ACQUIRED FROM PETE LEONITUK (DIVORCED) BY DEED DATED MARCH 10, 1988 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN D.B. 384, PG. 304.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

*Dennis Wayne Leonituk*      10-4-04  
 DENNIS WAYNE LEONITUK      DATE  
*Anna Hockaday*      10-4-04  
 ANNA HOLLINS (LEONITUK) HOCKADAY      DATE

**NOTARY**  
 STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:  
*Pamela D. Callis* A NOTARY PUBLIC IN AND FOR THE CITY/  
 COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE  
 PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS  
 ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 4 DAY OF October, 2004.  
 MY COMMISSION EXPIRES 8/31/06  
*Pamela D. Callis*  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

*G.T. Wilson, Jr.*      9/29/04  
 G.T. WILSON, JR., C.L.S. #1183      DATE

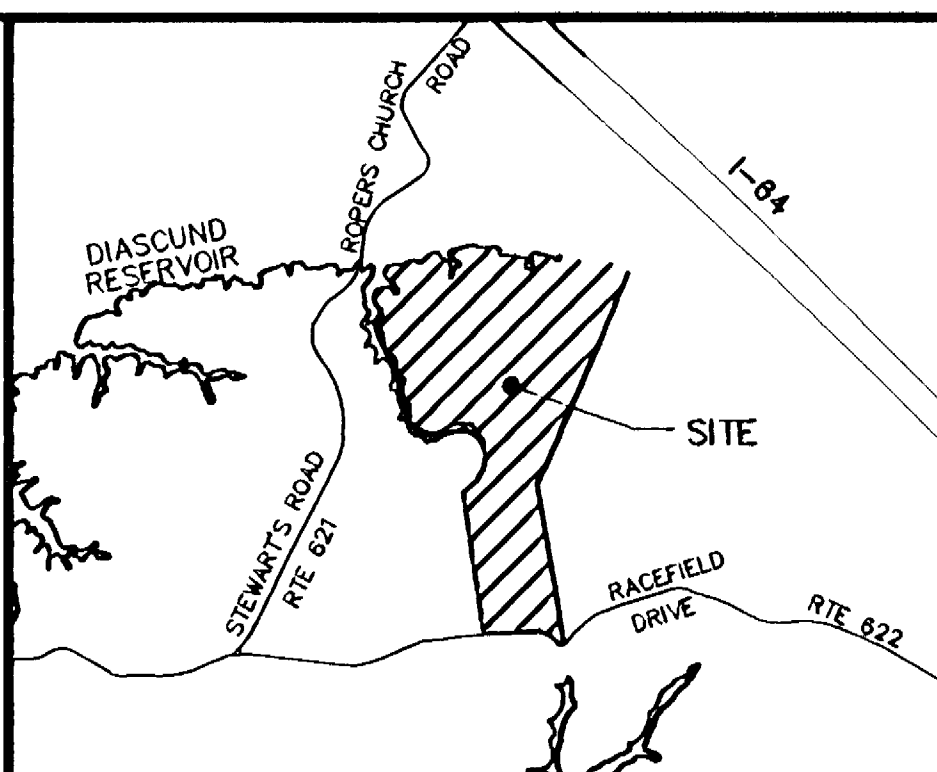
**CERTIFICATE OF APPROVAL**

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

*[Signature]*      2/20/05  
 SUBDIVISION AGENT OF      DATE  
 THE COUNTY OF JAMES CITY  
*Bonny A. Wick*      10/4/04  
 VIRGINIA DEPARTMENT OF      DATE  
 TRANSPORTATION  
*Valerie A. [Signature]*      1-25-05  
 VIRGINIA DEPARTMENT OF      DATE  
 HEALTH

**GENERAL NOTES**

1. PROPERTY ADDRESS: #338 RACEFIELD DRIVE
2. TAX MAP PARCEL (3-1)(1-1)
3. THIS PROPERTY IS CURRENTLY ZONED GENERAL AGRICULTURAL DISTRICT, A-1.
4. MINIMUM LOT SIZE = THREE (3) ACRES FOR SINGLE FAMILY DWELLINGS.
5. MINIMUM LOT WIDTH = LOTS OF FIVE (5) ACRES OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 250 FEET.
6. MINIMUM YARD REQUIREMENTS FOR LOTS OF THREE (3) ACRES OR MORE;  
 FRONT B.S.L. = 75' FROM THE CENTERLINE OF THE STREET RIGHT-OF-WAY  
 GREATER THAN 50' IN WIDTH AND 100' FROM THE CENTERLINE  
 OF ANY STREET RIGHT-OF-WAY LESS THAN 50' IN WIDTH.  
 SIDE B.S.L. = 15'  
 REAR B.S.L. = 35'
7. PARCEL "A" WITHIN THIS SUBDIVISION IS SERVED WITH EXISTING PRIVATE WATER AND PRIVATE SEPTIC SYSTEMS. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION ON PARCEL "B".
8. IN ACCORDANCE WITH SECTION 19-33 OF JAMES CITY COUNTY'S SUBDIVISION ORDINANCE, ALL UTILITIES ARE TO BE PLACED UNDERGROUND
9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
10. THIS FAMILY SUBDIVISION SHALL CONFORM TO THE STANDARDS OUTLINED IN SECTION 19-17 OF THE CODE OF JAMES CITY COUNTY WITH REGARDS TO SPECIAL PROVISIONS FOR FAMILY SUBDIVISIONS.
11. PARCEL "A" TO BE CONVEYED TO DENNIS W. LEONITUK, JR. (SON)
12. PARCEL "B" TO BE CONVEYED TO SHELLY LATOSKI (DAUGHTER)



**VICINITY MAP**  
 SCALE 1"=2000'

**REFERENCE**

- D.B. 384, PG. 304
- D.B. 522, PG. 557
- D.B. 28, PG. 254
- P.B. 54, PG. 59

**LEGEND**

- IPF= IRON PIPE FOUND
- IRF= IRON ROD FOUND
- IRS= IRON ROD SET
- PP= POWER POLE
- N/F= NOW OR FORMALLY

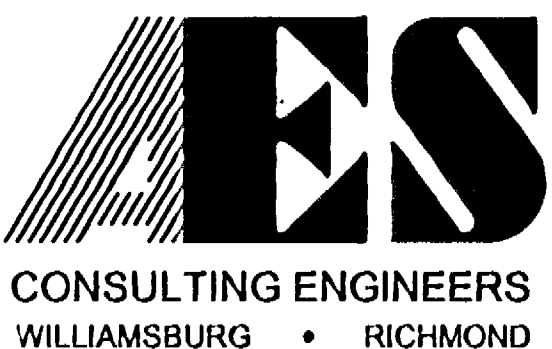
**NOTE:**  
 THE RPA LINE AND RPA BUFFER SHOWN ARE APPROXIMATE AND TAKEN FROM JCC GIS MAPS AND HAVE NOT BEEN FIELD VERIFIED.

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

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS  
 DAY OF 1 March, 2005.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE  
 RECORD AS THE LAW DIRECTS. @ 11:48 AM/PM  
 INSTRUMENT # 050004219  
 TESTE: *Betsy B. Woolridge, Clerk*  
 BETSY B. WOOLRIDGE, CLERK

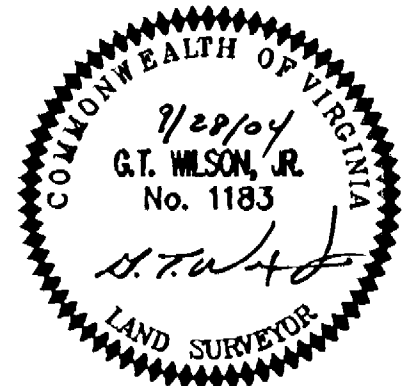
2 Large/Small Print(s) Filmed/Revised  
 herewith as # 050004219

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
1 March 2005  
 at 11:48 AM/PM/PB PG. —  
 DOCUMENT # 050004219  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT OF FAMILY SUBDIVISION  
 SHOWING PARCELS "A & B"  
 BEING THE PROPERTY OWNED BY  
 DENNIS W. LEONITUK, SR.  
 AND ANNA H. HOCKADAY (DIVORCED)  
 STONEHOUSE DISTRICT      COUNTY OF JAMES CITY      VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3.	1/20/05	REVISED PLAT AS PER COMMENT RECEIVED	JDB
		REVISED PLAT AS PER J.C.C. DEVELOPMENT MANAGEMENT LETTER DATED: OCT. 26, 2004	JDB
1.	10/21/04	ADD PROPOSED DRAINFIELD SITE	JDB

Designed	Drawn
AES	JDB
Scale	Date
N.T.S.	9/28/04
Project No.	
9420	
Drawing No.	
1 of 2	

# #050004219

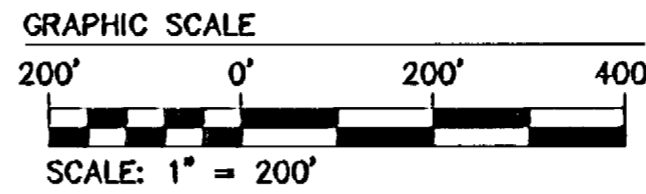
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS", (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO 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. 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: CLYDE C. DAVIS, AOSE #161, PHONE# (804) 843-3029. 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 DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
March 2005  
 at 11:48 AM/PM, PG. 1  
 DOCUMENT # 050004219  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



RECORD MERIDIAN  
 PLAT BOOK 54, PAGE 59

NOTE: PROPERTY LINE IS ALONG THE 30' CONTOUR LINE.

STEWARTS ROAD  
 ROUTE 621

N/F  
 CITY OF NEWPORT NEWS  
 WATERWORKS  
 T.M.(3-1)(1-5)  
 D.B. 79, PG. 186

N/F  
 EUNICE P. STEWART  
 T.M.(3-1)(1-2)  
 D.B. 677, PG. 171

AREA OF PARCEL "B"  
 44525 S.F.±  
 10.23 ACRES±  
 (AREA CALCULATED TO  
 30' CONTOUR)

N/F  
 KATHERINE LEONTUX  
 HOCKADAY  
 T.M.(3-1)(1-3)  
 D.B. 504, PG. 184

AREA OF PARCEL "A"  
 435,750 S.F.±  
 10.00 ACRES±  
 (AREA INCLUDES  
 RIGHT-OF-WAY)

AREA OF REMAINDER  
 108.47 ACRES±  
 (AREA INCLUDES  
 RIGHT-OF-WAY)

N/F  
 CHARLES DOUGLAS  
 HARWOOD  
 T.M.(3-2)(1-1)  
 INSTR. #990002157

N/F  
 STEVEN M. JOHNSON  
 AND MICHELLE T. JOHNSON  
 T.M.(3-4)(1-1)  
 INSTR. #970017501

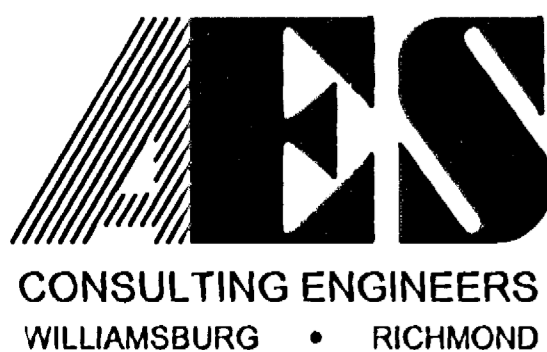
N/F  
 THE ROYAL STAG HUNT  
 CLUB, INCORPORATED  
 T.M.(3-3)(1-2)  
 D.B. 50, PG. 509

NOTE:  
 THIS DRAWING IS TAKEN FROM A PLAT PREPARED BY  
 ENGINEERING DESIGN ASSOCIATES, ENTITLED "PLAT OF  
 PROPERTY SITUATED ON THE NORTHERN LINE OF  
 ROUTE NO. 622 AND EAST OF ROUTE NO. 621",  
 DATED MAY 31, 1991. P.B. 54, PG. 59.

NOTE:  
 THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED  
 TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AND  
 ZONE A, (AREA WITHOUT A BASE FLOOD ELEVATION  
 DETERMINATION) PER F.I.R.M. #510201-0005 B,  
 DATED 2/6/91.

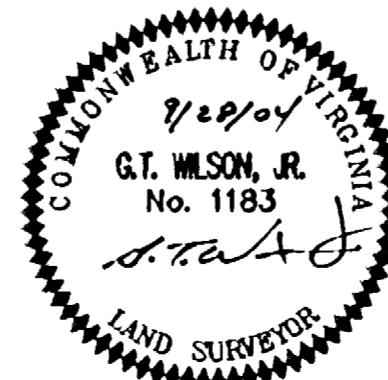
LINE TABLE		
LINE	LENGTH	BEARING
L1	407.98	N84°18'18"E
L2	1140.08	N01°10'00"E
L3	53.42	N29°36'49"W
L4	74.86	N04°06'45"W
L5	202.86	N16°36'01"W
L6	399.35	N49°06'48"W
L7	68.05	N39°33'51"W
L8	154.00	N48°57'12"W
L9	149.71	N43°48'56"W
L10	124.60	N38°57'13"W
L11	97.20	N02°20'17"W
L12	56.80	N23°05'09"E
L13	142.70	N09°53'33"E
L14	69.92	N07°33'00"W
L15	111.61	N26°23'34"W
L16	27.40	S39°27'18"W

2 Large/Small Plats Forwarded  
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Designed	Drawn
AES	JDB
Scale	Date
1"=200'	9/28/04
Project No.	
9420	
Drawing No.	
2 of 2	

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