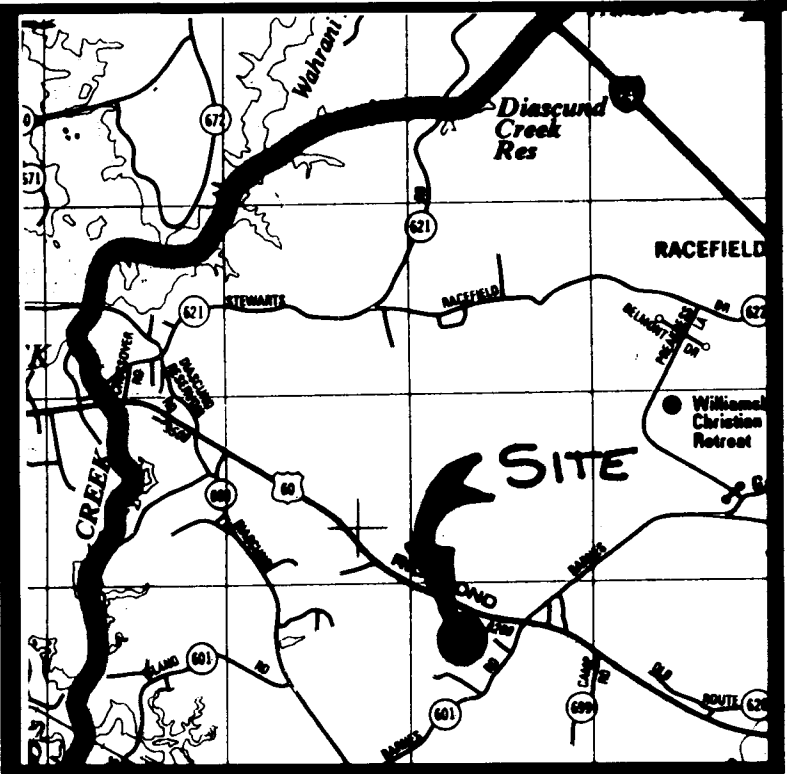


# #060000075



VICINITY MAP  
SCALE: 1" = 2000'

**GENERAL NOTES:**  
 1. PROPERTY IS ZONED A-1, GENERAL AGRICULTURAL  
 2. A PORTION OF TM# (10-1)(1-20)  
 3. ADDRESS: # RICHMOND ROAD  
 4. THE PROPERTY FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 510201 0035 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE FEBRUARY 6, 1991.  
 5. BUILDING SETBACKS  
 FRONT = 75' & 100' FROM C/L OF R/W  
 SIDE = 15'  
 REAR = 35'

**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.  
 -NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.  
 -ALL UTILITIES ARE TO BE PLACED UNDERGROUND.  
 -EACH LOT IS TO BE SERVED BY PRIVATE WELL AND SEPTIC  
 -WETLANDS AND LAND WITHIN A RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.  
 -SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY CONSTRUCTION.

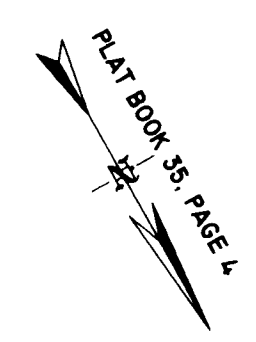
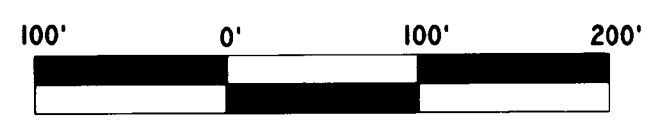
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO §32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH 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 (757) 344-6270.

ADAM HERMAN, AOSE #185  
 THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

**LOT AREA TABLE**  
 TOTAL AREA OF PARCEL 1 = 805,704.12 S.F. OR 18.50 AC.

REFERENCE: PLAT IN INSTR# 050012774

- P, R PROPOSED PRIMARY/RESERVE DRAINFIELD LOCATIONS
- IRF/PPF
- IRS
- ☒ PROPOSED WELL



## PLAT OF SUBDIVISION

STAND IN THE NAME OF  
 DONALD L. HAZELWOOD, INC.,

BEING  
 PARCEL I, OF JOYCE G. WARD SUBDIVISION

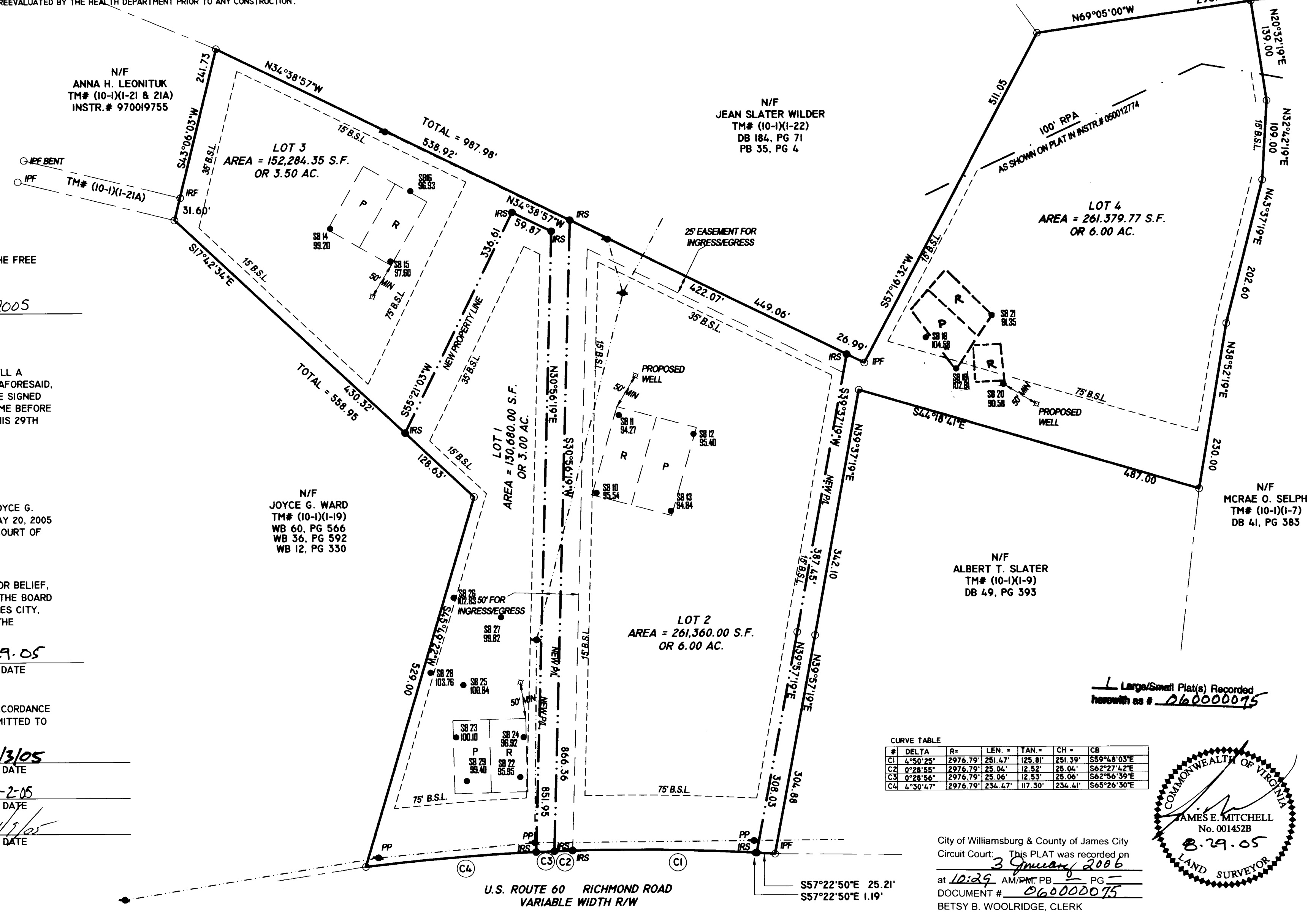
LOCATED: STONEHOUSE DISTRICT,  
 JAMES CITY COUNTY, VIRGINIA

DATE: AUGUST 29, 2005 SCALE: 1" = 100'

MITCHELL-WILSON ASSOCIATES, P.C.  
 CIVIL ENGINEERS & LAND SURVEYORS

720 MAIN STREET, SUITE 112  
 P.O. BOX 1269  
 WEST POINT, VIRGINIA 23181  
 (804) 843-9744

N/F  
 ALBERT T. SLATER  
 TM# (10-1)(1-28)  
 DB 184, PG 71



**OWNERS CERTIFICATE**  
 THE 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.

*Donald L. Hazelwood, Inc.* Aug 29 2005  
 DONALD L. HAZELWOOD, INC. DATE

**CERTIFICATE OF NOTARIZATION**  
 STATE OF VIRGINIA  
 CITY-COUNTY OF JAMES CITY COUNTY, I, CAROL M. MITCHELL 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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 29TH DAY OF AUGUST, 2005. MY COMMISSION EXPIRES 12/31/05.

*Carol M. Mitchell*  
 SIGNATURE

**CERTIFICATE OF SOURCE OF TITLE**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JOYCE G. WARD TO DONALD L. HAZELWOOD, INC. BY DEED, DATED MAY 20, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT # 050012774

**SURVEYOR'S 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 SUBDIVISION WITH THE COUNTY.

*James E. Mitchell* 8-29-05  
 JAMES E. MITCHELL, LAND SURVEYOR DATE

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

*Bruce A. Williams* 11/3/05  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

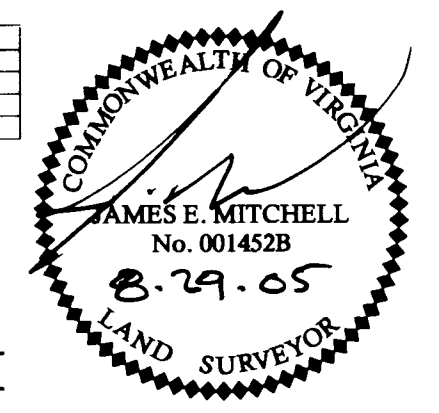
*Zahira Cohen* 11-2-05  
 VIRGINIA DEPARTMENT OF HEALTH DATE

*James E. Mitchell* 11/2/05  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

CURVE TABLE

#	DELTA	R=	LEN.	TAN.	CH.	CB
C1	4°50'28"	2976.79'	251.47'	125.81'	251.39'	S59°48'03"E
C2	0°28'55"	2976.79'	25.04'	12.52'	25.04'	S62°27'42"E
C3	0°28'56"	2976.79'	25.06'	12.53'	25.06'	S62°56'39"E
C4	4°30'47"	2976.79'	234.47'	117.30'	234.41'	S65°26'30"E

Large/Small Plat(s) Recorded  
 herewith as # 060000075



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 3 January 2006  
 at 10:29 AM/PM PB PG  
 DOCUMENT # 060000075  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

U.S. ROUTE 60 RICHMOND ROAD  
 VARIABLE WIDTH R/W