

#060000235

"HAVEN LANDING" SUBDIVISION

PHASE I

OF THE PROPERTY
STANDING IN THE
NAME OF
HAVEN LANDS LLC

SUBDIVISION TO BE KNOWN AS
"HAVEN LANDING"
(A PART OF CHICKAHOMINY HAVEN SUBDV.)

LOT BEING A PORTION OF
133.0473 AC. TRACT KNOWN AS
CHICKAHOMINY HAVEN, INC.
PARCEL # 2
(PLAT PB 25 PG. 54)
(REFERENCE DEED DB 115 PG. 565)

PROPERTY LOCATED IN
STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA

PROPERTY ADDRESS
3163 NORTH RIVERSIDE DRIVE
LANEXA, VIRGINIA 230899
TAX PARCEL ID# 1910100023

PLAT PREPARED BY
ANGLE & DISTANCE
LAND SURVEYING, INC.
156 OLD STAGE ROAD
TOWAN, VIRGINIA 23168
(757) 561-5334
PLAT PREPARED DATE 6-17-05
REVISED 10-31-05

AREA CALCULATIONS

LOT 1 = 4.98 +/- AC.
LOT 2 = 7.04 +/- AC.
(6.87 +/- N.W. OF CANAL)
(0.17 +/- S.E. OF CANAL)
LOT 3 = 4.30 +/- AC.
(4.10 +/- N.W. OF CANAL)
(0.20 +/- S.E. OF CANAL)
LOT 4 = 5.45 +/- AC.
(4.10 +/- N.W. OF CANAL)
(1.35 +/- S.E. OF CANAL)
LOT 5 = 10.38 +/- AC.
(N.W. OF CANAL)

RESIDUAL AREA S.E. OF LOT 5 = 3.39 +/- ACRES
TOTAL AREA = 38.10 +/- ACRES



GENERAL NOTES

PORTIONS OF THIS PROPERTY LIE IN FLOOD ZONE "AE" BASE FLOOD ELEV. DETERMINED TO BE 8.5'. OTHER PORTIONS LIE IN FLOOD ZONE "X" (SHADED) AREAS OF 500 YR./100 YR. FLOOD AVG. DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS OF LESS THAN 1 SQ. MILE. REMAINING PORTIONS LIE IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN. ALL FLOOD ZONE LINES TAKEN FROM F.I.R.M. MAP # 510201-0015B EFFECTIVE DATE FEB. 6th. 1991. ALSO FROM G.I.S. DATA.

THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL EASEMENTS, SERVITUDES, AND COVENANTS ON RECORD.

PROPERTY IS ZONED A1, BUILDING SET BACK LINES ARE FRONT = 75' REAR = 35' SIDE = 15'

ALL UTILITIES TO BE LOCATED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY ORDINANCE.

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

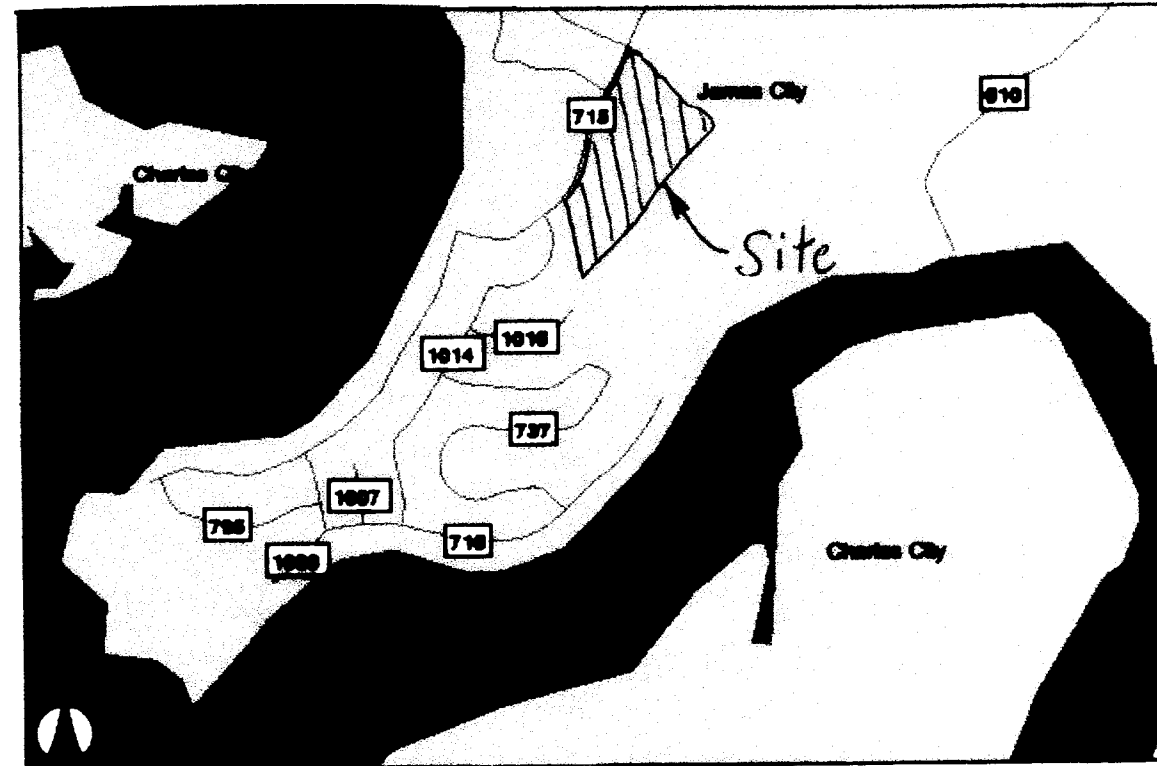
ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE

WETLANDS AND LANDS IN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7C(1) OF THE JAMES CITY COUNTY CODE. R.P.A LINE AS SHOWN CREATED FROM 3.0' CONTOUR ESTABLISHED FROM NGVD 88, VERTICAL DATUM.

PROPERTIES SHOWN, TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS. ALL PERMITTING AND REQUIREMENTS FOR WELLS AND SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH STATE HEALTH DEPARTMENT REGULATIONS. ALL DRAINFIELD INFORMATION, BORE HOLE, PRIMARY AND RESERVE LOCATIONS PROVIDED BY GREG MONNETT (A.O.S.E. #007).

SEPTIC TANK AND SOIL INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPT. PRIOR TO ANY NEW CONSTRUCTION.

60' INGRESS/EGRESS EASEMENT AS SHOWN FOR ACCESS TO LOTS 2, 3 AND 4 FROM LOT 1 THIS IN ORDER TO SATISFY V.D.O.T. SIGHT DISTANCE REQUIREMENTS. AS SIGHT DISTANCES ARE INADEQUATE FOR LOTS 2, 3 AND 4. ADEQUATE SIGHT DISTANCE FOR LOT 5 IS ACHIEVED AT ENTRANCE OF 12' SOIL ROAD.



VICINITY MAP SCALE
1" = 2000'

OWNERS CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS (HAVEN LANDING, PHASE I) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

1-03-06
DATE

Shelby Mc Parker
SIGNATURE
Gene Frady Jr
NAME PRINTED

ADJACENT LAND OWNERS

A) EVELYN B. WRAY
PARCEL # 1910100024
INSTR. # 970019097
2.5 AC.

B) ROBERT MCMANAMY
PARCEL # 1910600001
DB 576 PG. 272
0.65 AC.

C) ROBERT MCMANAMY
PARCEL # 1910600002
DB 242 PG. 278
0.48 AC.

D) RONALD K. & RITA W.
WADE
PARCEL # 1910600003
INSTR. # 970020204
0.64 AC.

E) DAVID ALGER
PARCEL # 1910600004
DB 738 PG. 473
0.94 AC.

F) LINWOOD E. CREECH
PARCEL # 1910600005
INSTR. # 00001055
990011524
0.73 AC.

G) HORACE T. MASSEY
PARCEL # 1910600019
DB 239 PG. 298
0.62 AC.

H) THOMAS D. CUTLER
PARCEL # 1910600020
DB 239 PG. 298
0.48 AC.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, *Elizabeth Ware*, 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 ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 3 DAY OF Jan, YR. 2006
Elizabeth Ware MY COMMISSION EXPIRES 11-30-09

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY
[Signature] DATE 1/4/06

VIRGINIA DEPT. OF HEALTH
Valerie Jordan DATE Dec. 29, 2005

VIRGINIA DEPT. OF TRANSPORTATION
R. M. A. Win DATE 1/3/06

SOURCE OF TITLE

TAX PARCEL ID# 1910100023, LIES IN THE NAME OF HAVEN LANDS LLC. PROPERTY WAS CONVEYED BY GERALD J. OTEY, SR. AND LUCILLE H. OTEY, BY INSTRUMENT # 050014083, DATED JUNE 24th, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

Edward C. Carr II 12-23-05
EDWARD C. CARR II L.S.# 2505 DATE

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 4th DAY OF January, 2006
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE
AND OR INSTRUMENT NUMBER 060000235

TESTE: *Betsy B. Woolridge* CLERK

BY: *Claudia H. Binkley* Dep. Clerk

PROPERTY IS TAX PARCEL ID # 1910100023

2 Large/Small Plat(s) Recorded
herewith as # 060000235

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
4 January 2006
at 1:14 AM/PM, PB PG
DOCUMENT # 060000235
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk