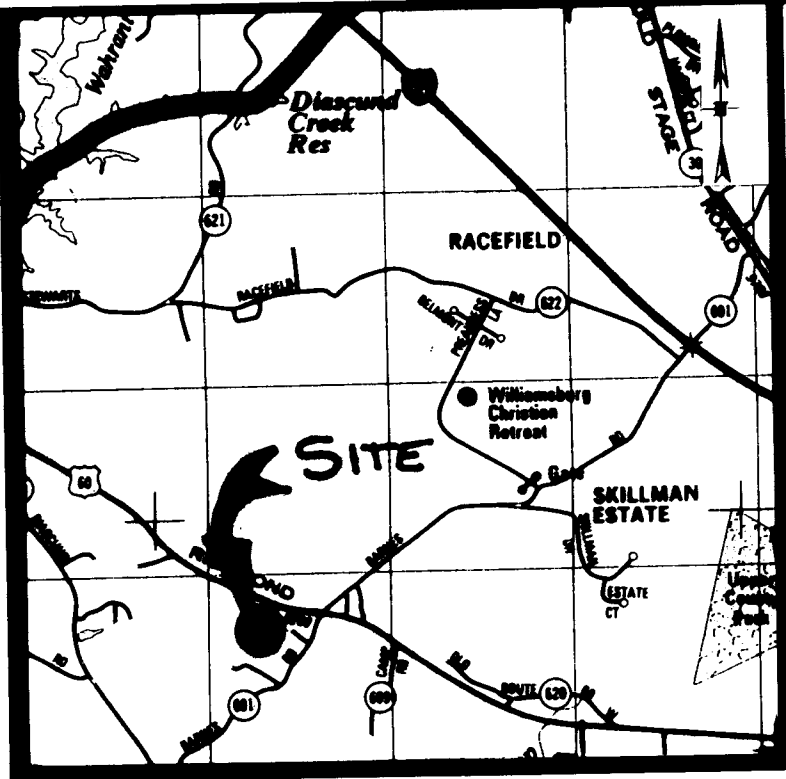


#060012301



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- PROPERTY IS ZONED A-1, AGRICULTURAL
- TM# (10-1)(4-2) & (10-1)(4-5)
- ADDRESSES: #9227 & 9223 RICHMOND ROAD
- 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.
- 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 RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY CONSTRUCTION.
- LOT 2 & LOT 5 SOILS: KEMPSVILLE SANDY LOAM (SM-SC)
- THE BENEFICIARIES OF THE TWO EASEMENTS FOR INGRESS/EGRESS TO BENEFIT LOTS 1-5.

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").

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. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ANN RUFF AOSE #261, PO BOX 759, LIGHTFOOT, VA 23090. (757) 566-1552. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 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 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.

LOT AREA TABLE
TOTAL AREA OF LOT 2 = 261,360.00 S.F. OR 6.00 AC.

REFERENCE: PLAT IN INSTR# 050012774
[P] [R] PROPOSED PRIMARY/RESERVE DRAINFIELD LOCATIONS

PLAT OF SUBDIVISION
STANDING IN THE NAME OF
DONALD L. HAZELWOOD, INC.,
BEING LOT 2 AND LOT 5 OF
PARCEL I, JOYCE G. WARD SUBDIVISION
JAMES CITY COUNTY
PROJECT NO. JCC-S-013-06

LOCATED: STONEHOUSE DISTRICT,
JAMES CITY COUNTY, VIRGINIA
DATE: FEBRUARY 23, 2006 SCALE: 1" = 100'
REVISED DATE: APRIL 5, 2006
REVISED DATE: MAY 10, 2006
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



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.
DONALD L. HAZELWOOD, INC. DATE 5-10-06

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 10th DAY OF MAY, 2006. MY COMMISSION EXPIRES 12/31/2010.

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
JAMES E. MITCHELL, LAND SURVEYOR DATE 5-10-06

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

James W. Braxton
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE 5/11/06

Valerie Jordan
VIRGINIA DEPARTMENT OF HEALTH DATE 5/11/06

James E. Mitchell
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 5/12/06

LOT 3
N/F
JOHN P. & CATHRINE K. HOGAN
TM# (10-1)(4-3)
INSTR. # 060000489
PLAT IN INSTR. # 060000075
#9219 RICHMOND RD

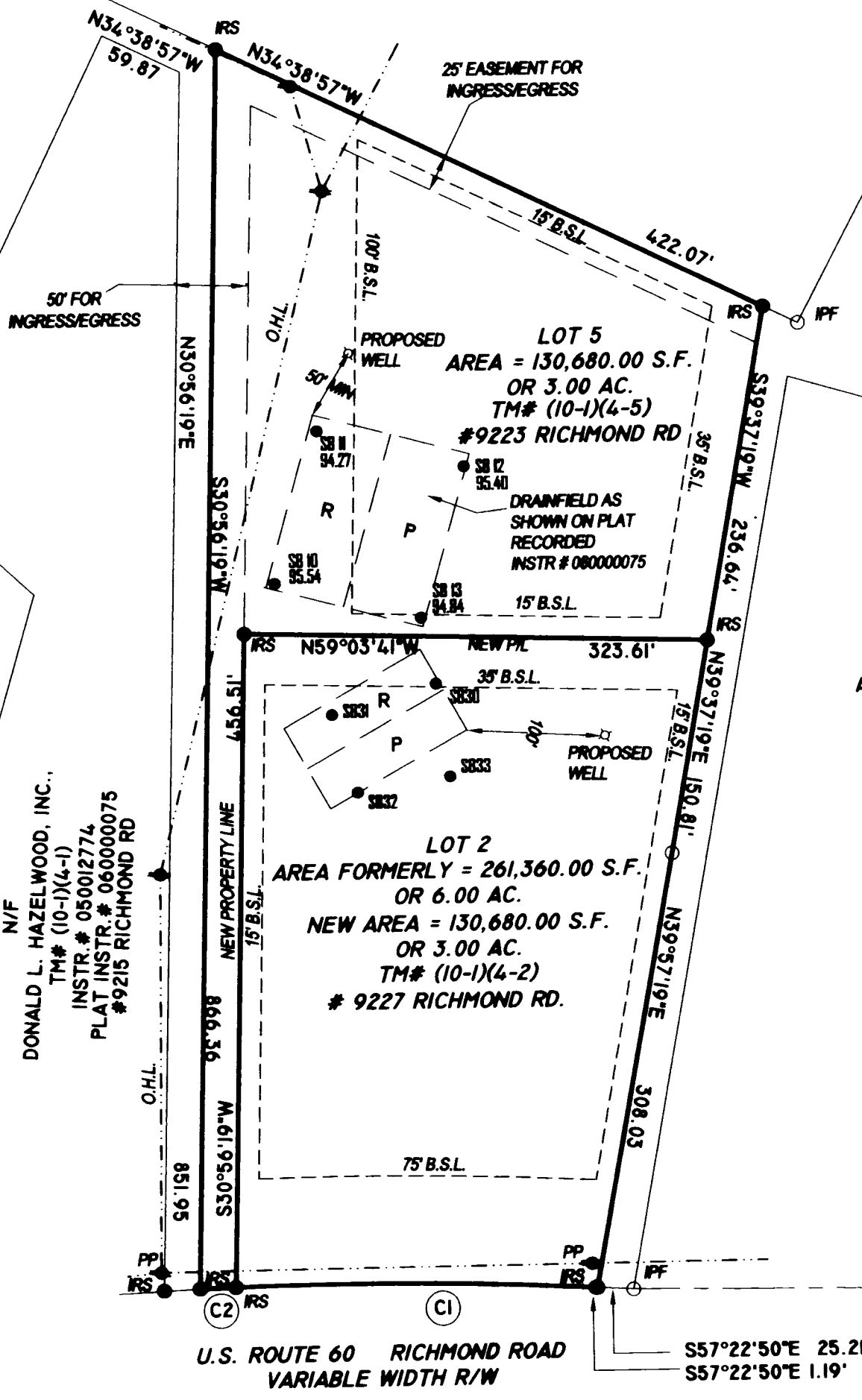
N/F
JOYCE G. WARD
TM# (10-1)(1-19)
WB 60, PG 566
WB 36, PG 592
WB 12, PG 330

LOT 1
N/F
DONALD L. HAZELWOOD, INC.,
TM# (10-1)(4-1)
INSTR. # 050012774
PLAT INSTR. # 060000075
#9215 RICHMOND RD

N/F
JEAN SLATER WILDER
TM# (10-1)(1-22)
DB 184, PG 71
PB 35, PG 4

LOT 4
N/F
DONALD L. HAZELWOOD, INC.,
TM# (10-1)(4-4)
INSTR. # 050012774
PLAT INSTR. # 060000075
#9231 RICHMOND RD.

N/F
ALBERT T. SLATER
TM# (10-1)(1-9)
DB 49, PG 393



CURVE TABLE

#	DELTA	R=	LEN. =	TAN. =	CH =	CB
C1	4°50'25"	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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
5-25-2006
at 3:17 PM, PG _____
DOCUMENT # 060012301
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

