

#060020276

SUBDIVISION PLAT OF PARCEL "A1" A PORTION OF THE LOUISE D. HARRIS SUBDIVISION

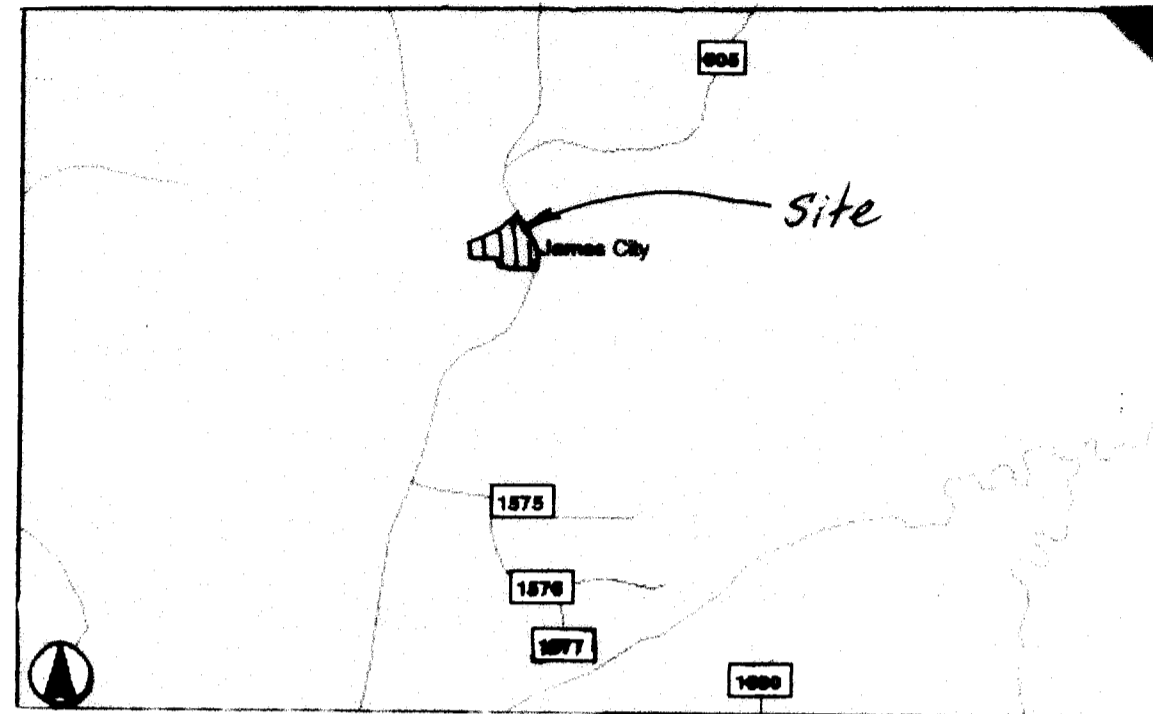
PROPERTY STANDING IN THE NAME OF SCOTT W. MOWRY

PROPERTY LOCATED IN STONEHOUSE MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA

PROPERTY ADDRESS 9301 CROAKER ROAD WILLIAMSBURG, VA. 23188 PARCEL ID # 0740100011C

PLAT PREPARED BY ANGLE & DISTANCE LAND SURVEYING INC. 156 OLD STAGE RD. TOANO, VA. 23168 757-561-5334 PLAT DATED 5-17-06

AREA CALCULATION ORIGINAL AREA LOT A1 = 5.75 ACRES NEW LOT A1-A = 2.91 ACRES NEW LOT A1-B = 2.84 ACRES TOTAL AREA = 5.75 ACRES



VICINITY MAP SCALE 1" = 2000'

OWNERS CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF PARCEL "A1" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

7.6.06 DATE [Signature] SIGNATURE SCOTT W. MOWRY NAME PRINTED

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF JAMES CITY I, Shannon A. Crank, 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 6 DAY OF July, YR. 2006. Shannon A. Crank MY COMMISSION EXPIRES 2/28/2008.

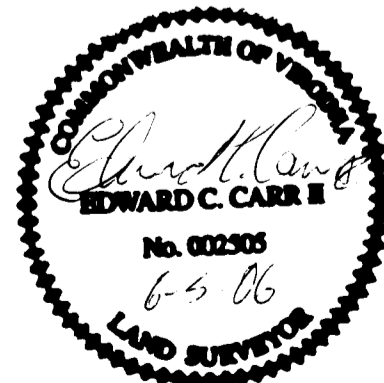
SOURCE OF TITLE

TAX PARCEL ID NO. 0740100011C, LIES IN THE NAME OF W. SCOTT MOWRY, THE PROPERTY WAS CONVEYED BY INSTRUMENT # 060003328, DATED JANUARY 20TH, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY [Signature] DATE 8/14/06 VIRGINIA DEPT. OF HEALTH [Signature] DATE 7/31/06 VIRGINIA DEPT. OF TRANSPORTATION [Signature] DATE 7/05/06



GENERAL NOTES

BOUNDARY TAKEN FROM PLAT BY SPEARMAN & ASSOC. DATED 10-27-86. RECORDED IN PLAT BOOK 43 PAGE 99 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'

PARCEL SHOWN APPEARS TO LIE IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN PER. F.I.R.M. MAP # 510201-0010B EFFECTIVE DATE 02-06-91).

WETLANDS AND LANDS WITHIN R.P.A. 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.

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

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-24 THROUGH 19-36.

NEW PARCELS TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS. ALL PERMITTING AND REQUIREMENTS FOR WELLS AND SEPTIC SYSTEMS SHALL BE IN ACCORDANCES WITH STATE HEALTH DEPARTMENT REGULATIONS. SOIL DATA AND DRAINFIELD INFORMATION TO BE PROVIDED TO THE HEALTH DEPARTMENT BY CERTIFIED SOIL SCIENTIST. INFORMATION TO BE VARIFIED AND RE-EVALUATED PRIOR TO ANY NEW CONSTRUCTION.

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.

[Signature] EDWARD C. CARR II L.S.# 2505

HEALTH DEPT. STATEMENT

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 DEPT. 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 DEPT. IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH DEPT. REGULATIONS BY: ANN RUFF A.O.S.E. CERTIFICATION # 261. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 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 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 DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

STATE OF VIRGINIA

COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 14 DAY OF August 2006 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AT 1:55 PM AS THE LAW DIRECTS IN PLAT BOOK PAGE AND OR INSTRUMENT NUMBER 060020276

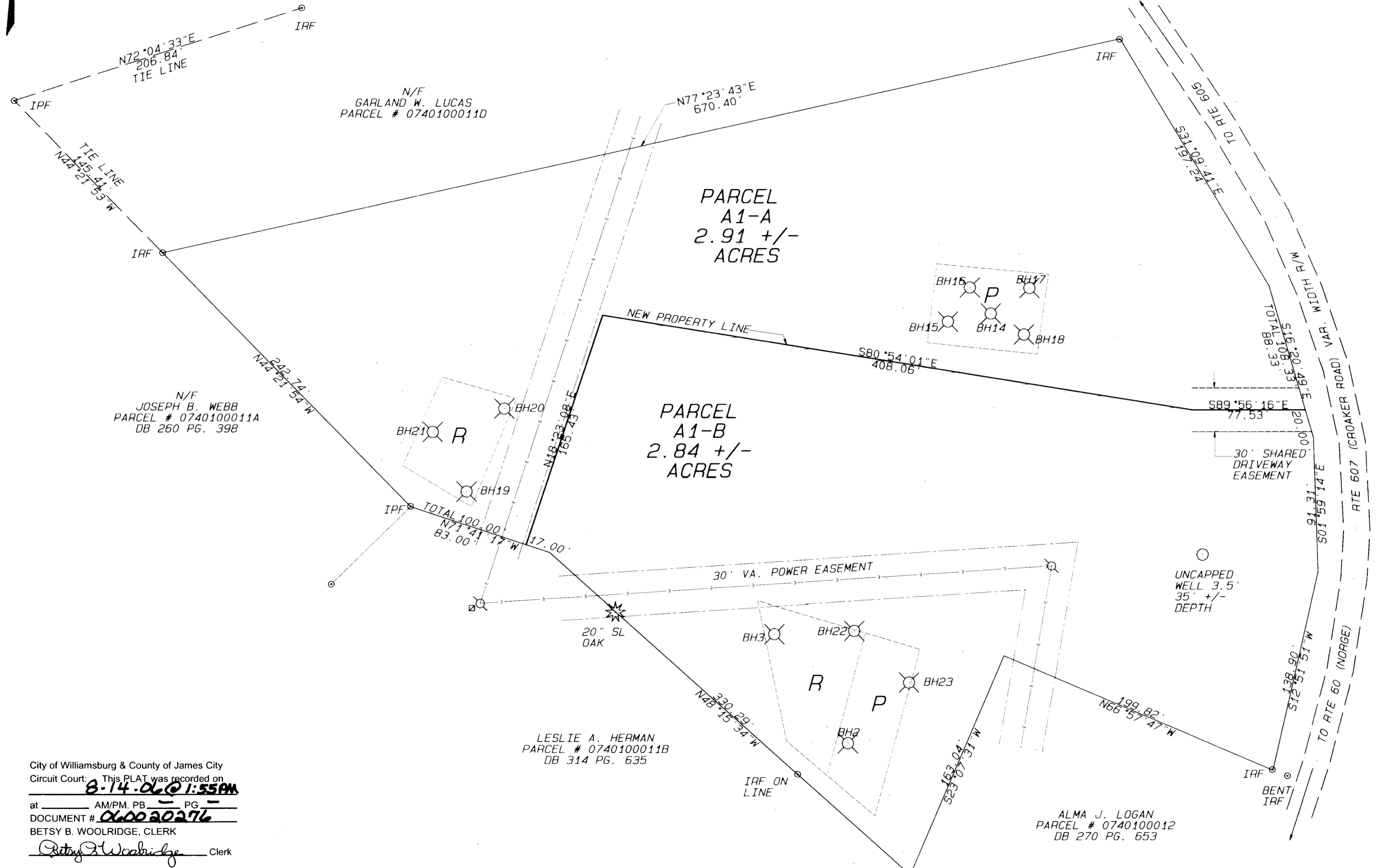
TESTE: [Signature] CLERK

BY: [Signature] PROPERTY IS TAX PARCEL ID # 0740100011C

#060020276

SUBDIVISION PLAT
(PAGE 2)
OF
PARCEL "A1"
A PORTION OF THE
LOUISE D. HARRIS SUBDIVISION

RECORD MERIDIAN
PB 43 1 PG. 99



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8-14-2021 1:55PM
at _____ AM/PM, PB _____ PG _____
DOCUMENT # **060020276**
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

GRAPHIC SCALE 1"=50'

