

# #060022240

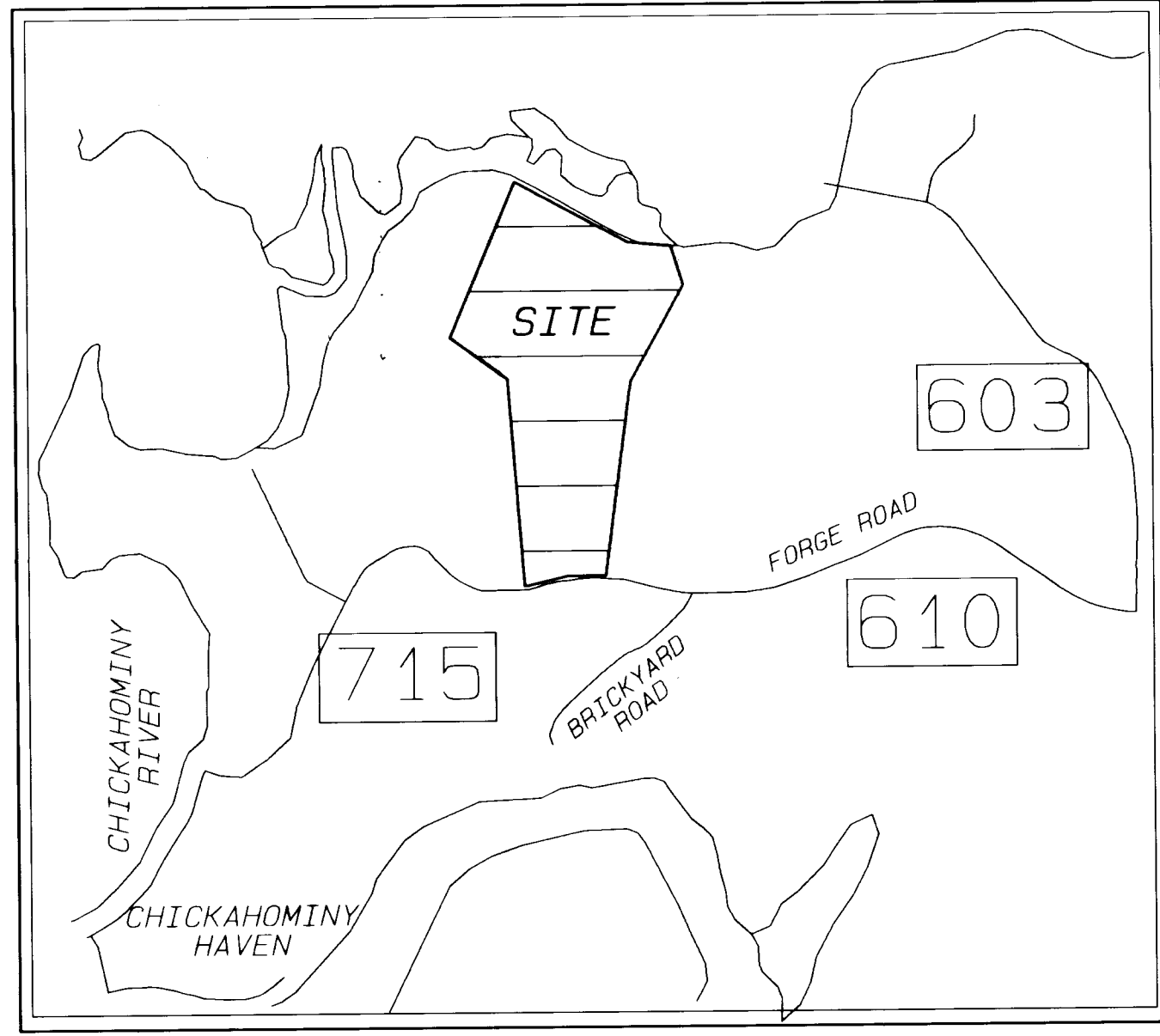
**OWNERS CONSENT**

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS.

OWNERS (0940100008N)  
 EUGENE C. ANDREWS *Eugene C. Andrews* DATE 8-15-06  
 MARY K. ANDREWS *Mary K. Andrews* DATE 8-15-06  
 OWNERS (0940100008H)  
 JOHN G. FINDLAY *John G. Findlay* DATE 8-16-06  
 MARIA A. FINDLAY *Maria A. Findlay* DATE 8-16-06

**SOURCE OF TITLE**

TAX PARCEL # 0940100008H, LIES IN THE NAMES OF EUGENE C. & MARY K. ANDREWS, TRUSTEES, UNDER THE EUGENE C. & MARY K. ANDREWS LIVING TRUST LAND BEING CONVEYED TO THE GRANTEE, EUGENE C. & MARY K. ANDREWS BY EAGLE TREE FARMS, INC. A VIRGINIA CORPORATION, BY DEED DATED FEB. 13th, 1996, AND IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, AT DEED BOOK 776 PAGE 18 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITIES FOR INGRESS & EGRESS AS SHOWN ON PLAT PB 62 PG 22, ALSO SUBJECT TO AN INGRESS & EGRESS EASEMENT TO LOT 8 OVER AND ACROSS LOT 13 AS SHOWN ON THIS PLAT AND RECORDED AT DB 775 PG 434. FURTHER SUBJECT TO ANY EASEMENT, RESTRICTIONS OR OTHER MATTERS OF RECORD OR APPARENT ON THE GROUND AND FURTHER SUBJECT TO A CERTAIN ROAD MAINTENANCE AGREEMENT RECORDED AT DB 743 PG 836. ALSO SUBJECT TO AN INGRESS EGRESS EASEMENT AS SHOWN ON PLAT PB 58 PG 67 EASEMENT COVERING EXISTING ASPHALT ROAD. ALSO SUBJECT TO INGRESS/EGRESS EASEMENT RECORDED AT INSTRUMENT # 040012715, AND SUBDIVISION PLAT RECORDED AT INSTRUMENT # 040009362 AND 040009362A. TAX PARCEL # 0940100008H LIES IN THE NAMES OF JOHN G. & MARIA A. FINDLAY, PARCEL CONVEYED BY DOC. # 050013755 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY. COURT



VICINITY MAP SCALE 1" = 2000'

**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. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.

*Edward C. Carr II* DATE: 8-14-06  
 EDWARD C. CARR II L.S. # 2505

**CERTIFICATE OF APPROVAL**

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

VIRGINIA DEPARTMENT OF HEALTH DATE \_\_\_\_\_  
 SUBDIVISION AGENT OF JAMES CITY COUNTY *[Signature]* DATE 8/21/06

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, COUNTY OF JAMES CITY A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSES NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY OF JAMES CITY THIS DAY OF 31 August 2006

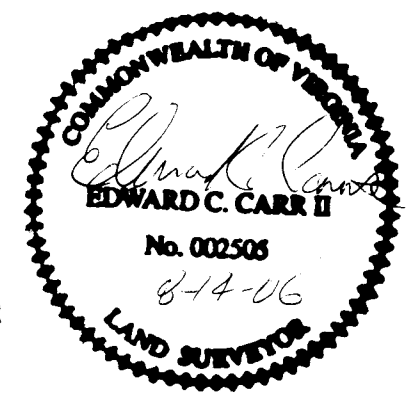
MY COMMISSION EXPIRES 7-31-2009  
*[Signature]*  
 NOTARY PUBLIC

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 31 DAY OF Aug, 2006 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AND OF INSTRUMENT NUMBER 060022240

TESTE: *[Signature]* **SETSY B. WOOLRIDGE, CLERK**  
 BY: *[Signature]* **CLERK**

PROPERTY SHOWN IS TAX PARCEL ID # 0940100008N AND TAX PARCEL ID # 0940100008H



**LINE TABLE**

LINE	BEARING	DISTANCE
1	S38° 30' 47" E	43.41'
2	S30° 52' 29" E	71.75'
3	S41° 58' 06" E	159.22'
4	S62° 20' 45" E	178.36'
5	N73° 28' 50" E	114.24'
6	N50° 04' 19" E	109.44'
7	N42° 06' 38" E	104.39'
8	N52° 10' 33" E	101.46'
9	N72° 10' 39" E	112.99'
10	N29° 41' 42" E	31.79'
11	N13° 51' 45" W	69.51'
12	N06° 03' 56" E	280.95'
13	N14° 29' 59" E	95.76'
14	N37° 37' 11" E	70.00'
15	N63° 32' 00" E	109.24'
16	N29° 44' 58" E	61.14'
17	N25° 12' 05" W	308.88'
18	N09° 07' 39" W	140.06'
19	N28° 56' 42" W	181.57'
20	N50° 23' 21" W	88.64'
21	N59° 45' 40" W	179.90'
22	N30° 53' 17" W	139.49'
23	N58° 49' 40" W	51.24'
24	N80° 02' 19" W	37.88'
25	N61° 25' 28" E	73.13'
26	N45° 50' 59" E	102.40'
27	N63° 13' 40" E	61.77'
28	N79° 04' 22" E	73.39'

**DRAINFIELD EASEMENT PLAT BETWEEN LOTS 13 AND 13A (FORMERLY EAGLE TREE FARM) PROPERTIES STAND IN THE NAMES OF EUGENE C. & MARY K. ANDREWS, TRUSTEES OF EUGENE C. & MARY K. ANDREWS LIVING TRUST AND JOHN G. & MARIA A. FINDLAY**

PROPERTY IS LOCATED IN STONEHOUSE DISTRICT JAMES CITY COUNTY PROPERTY ADDRESS 3406 NORTH RIVERSIDE DRIVE LANEXA, VA. 23089 LOTY 13 TAX PARCEL # 0940100008N (ANDREWS LOT) LOT 13A TAX PARCEL # 0940100008H (FINDLAYS LOT)

PREPARED BY EDWARD C. CARR II ANGLE & DISTANCE LAND SURVEYING, INC. 156 OLD STAGE RD. TOANO, VA. 23168 PHONE (757) 566-1206 DATE 8-11-06

**LEGEND**

- IRF - DENOTES IRON ROD FOUND
- BSL - DENOTES BUILDING SET BACK LINES
- - DENOTES R.P.A. BUFFER ZONE
- - DENOTES DELINEATED WETLANDS
- - DENOTES APPROX. LOCATION OF 100 Yr. FLOOD PLAIN (TAKEN FROM F.E.M.A. MAPS).

**GENERAL NOTES**

THE PROPERTY IS ZONED A1, PROPERTY IS NOT LOCATED IN A PRIMARY SERVICE AREA. LOTS TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.

SOIL DATA AND DRAINFIELD INFORMATION TO BE PROVIDED TO HEALTH DEPARTMENT BY CERTIFIED SOIL SCIENTIST. AT TIME OF PLAT SUBMITTAL, SEPTIC TANKS AND SOIL DATA SHOULD BE VERIFIED AND REEVALUATED BY HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

**BUILDING SETBACKS**  
 FRONT = 75'  
 REAR = 35'  
 SIDES = 15'

PORTIONS OF THIS PROPERTY LIE IN FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED TO BE EL. 8.5') FLOOD PLAIN LINE ON PLAT IS APPROXIMATED BASED ON F.I.R.M. MAPS.

REMAINING PORTIONS LIE IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER F.I.R.M. MAP #510201-0005B DATED 2/6/91.

WETLANDS AND LAND WITHIN R.P.A AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.

INGRESS/EGRESS ACCESS TO LOT 13 SHALL BE FROM LINES 1-16 AND LINES 25-28, AS SHOWN ON SHEET 2 OF 2, EASEMENT TO FOLLOW EXISTING GRAVEL ROAD TO LOT 13.

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

ALL LOTS SHOWN SHALL BE SUBJECT TO A CERTAIN ROAD MAINTAINANCE AGREEMENT TO BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, SPECIFICALLY FOR MAINTENANCE AND REPAIR OF SHARED DRIVE.

TOTAL AREA (PRIOR TO ADJUSTMENT) OF LOT 13 = 102.85 +/- Ac.  
 NEW AREA OF LOT 13 = 57.81 +/- Ac.

TOTAL AREA (PRIOR TO ADJUSTMENT) OF LOT 13A = 73.25 +/- Ac.  
 NEW AREA OF LOT 13A = 118.29 +/- Ac.

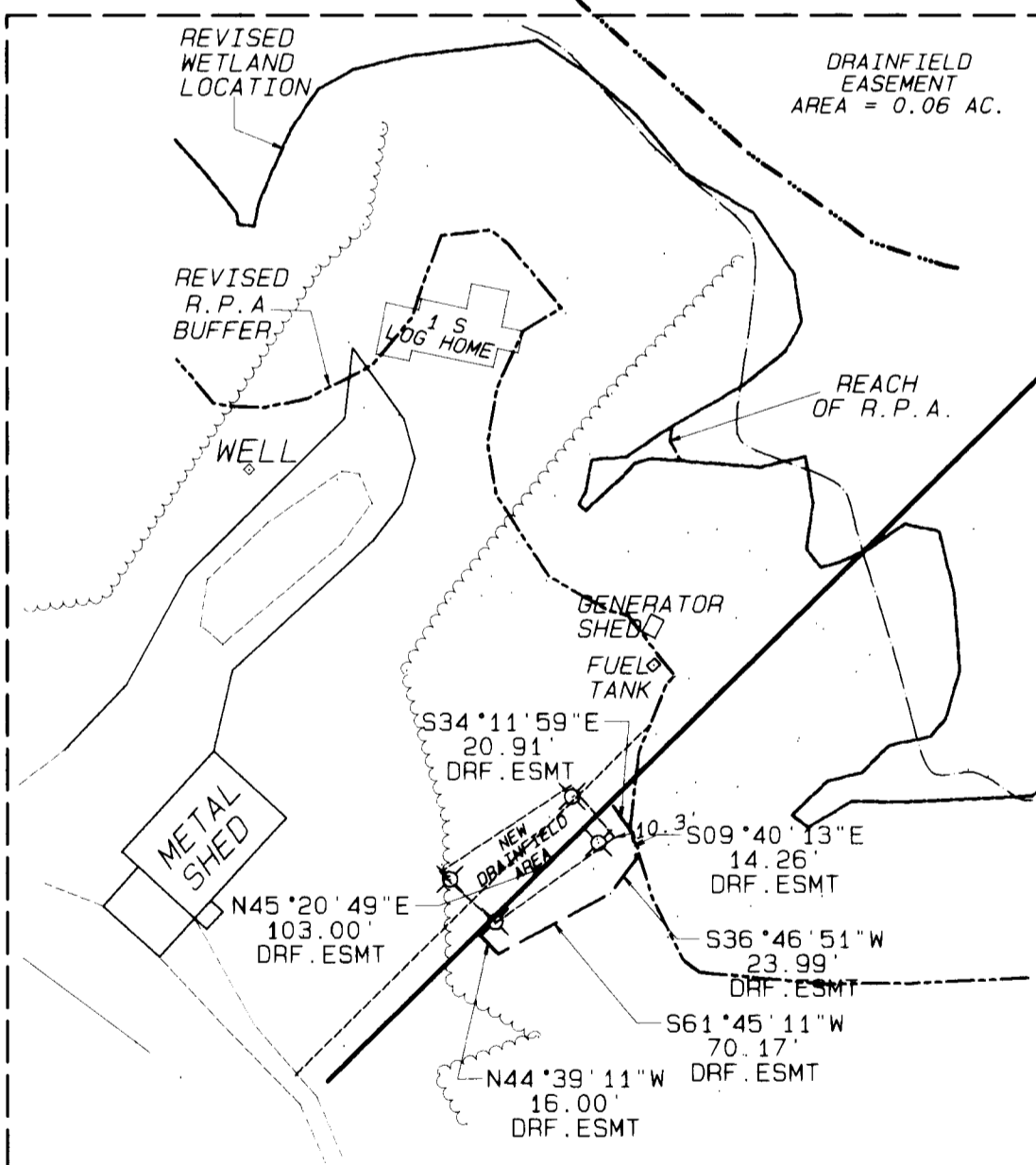
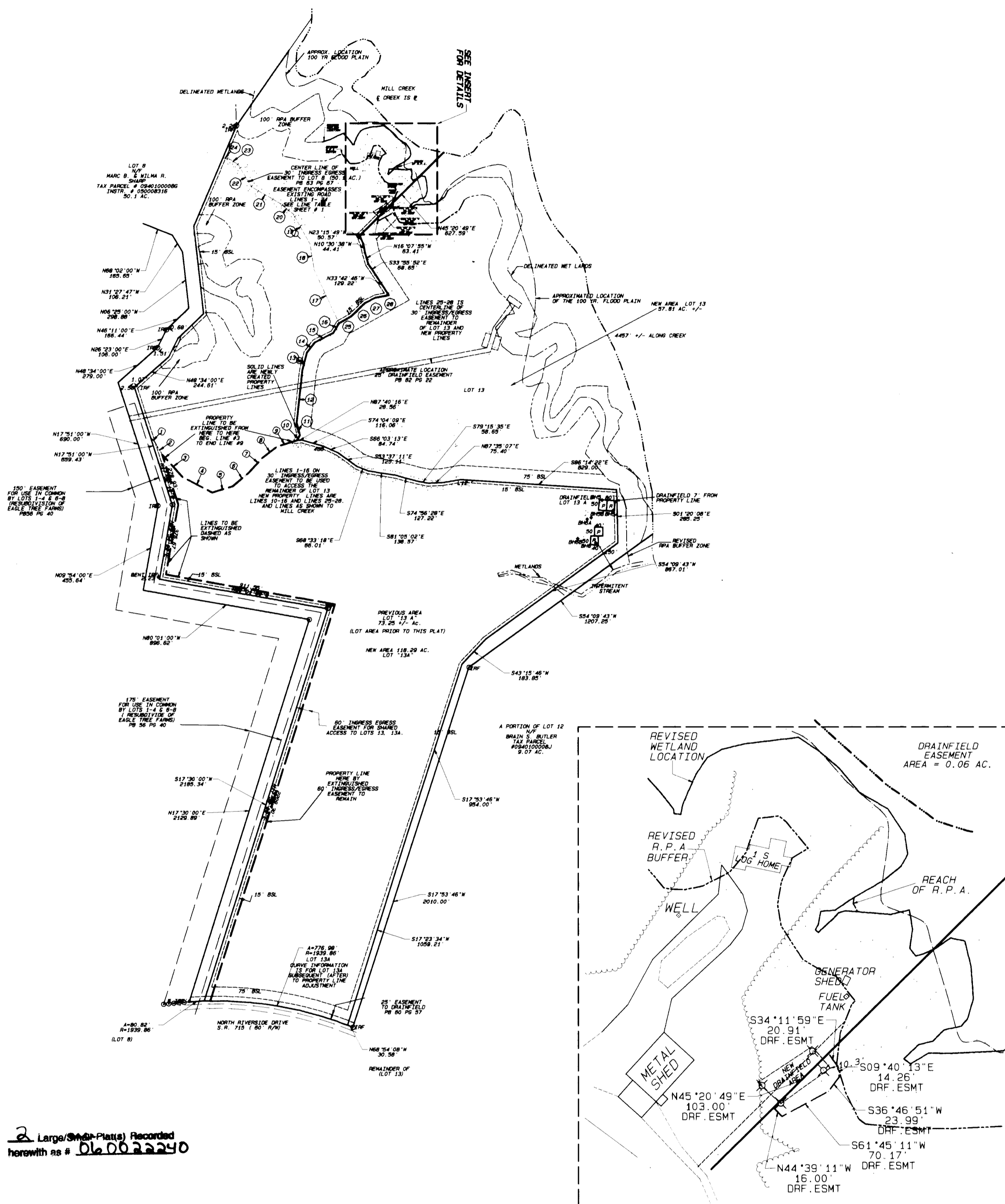
TOTAL AREA OF DRAINFIELD EASEMENT = 0.06 AC.

BOUNDARY TAKEN FROM PLAT BY THOMAS C. SUBLETT RECORDED IN PLAT BOOK 62 PAGE 22. ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY SUBDIVISION ORDINANCE SEC. 19-35.

PLAT DATE: 8-11-06  
 REVISION DATE: \_\_\_\_\_  
 PER COUNTY COMMENTS: \_\_\_\_\_

Recorded with as # 060022240

#060022240



INSERT  
SCALE 1" = 100'

2 Large (Small) Plats Recorded  
herewith as # 060022240

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
8-31-2006

at 2:20 PM, PB PG  
DOCUMENT # 060022240  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

GRAPHIC SCALE 1"=400'

