1-31-06 DATE

DATE

7-31-06

__ A NOTARY PUBLIC IN AND FOR THE CITY/

6/1/06

DATE

2006.

N OR F

HUGH C. MARTIN ESTATE

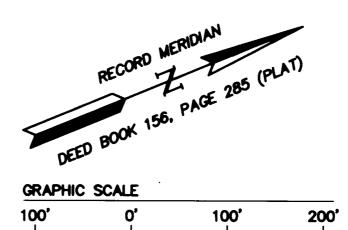
D.B. 26, PG. 210

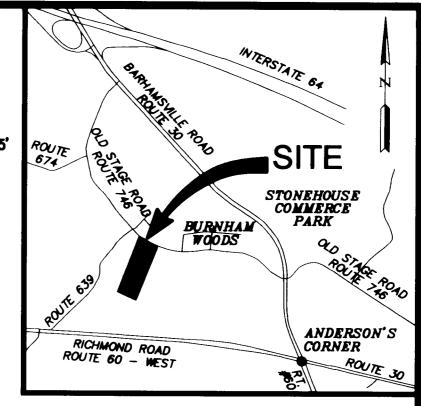
T.M.(11-2)(1-42)

- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- MONUMENTS SHALL BE SET AT ALL NEW LOT CORNERS IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PLAT IS BASED UPON RECORD INFORMATION AND A CURRENT FIELD SURVEY. THIS PLAT IS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
- 10) EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT.
- 11) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 12) ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

THIS SUBDIVISION IS ESTABLISHED PER THE CURRENT ZONING REQUIREMENTS FOR LAND LOCATED WITHIN THE GENERAL AGRICULTURAL DISTRICT, A-1 ZONING.

MINIMUM LOT SIZE: 3 ACRES FOR SINGLE FAMILY DWELLINGS MINIMUM SETBACK REQUIREMENT: 50' (3 ACRE LOT SIZE) MINIMUM LOT WIDTH AND FRONTAGE: WIDTH= 250'; FRONTAGE= 25' MINIMUM YARDS (MAIN STRUCTURE): SIDE= 15'; REAR= 35'





VICINITY MAP SCALE 1"=2000"

N OR F N OR F HARRY N. CLEMENTS, III CHAPLOTTE ANN ELBOURN N OR F ELEANOR C. BURCH ESTATE MICHARD D. inviren D. & Charlotte G. Hypes WILL FILE 519-22A MCKOWN, ET UX N OR F D.R. 202, PG. 82 REFERENCE IS HEREBY MADE TO A MCHOWN, ET UX DR 124, PG 10 PA AL PROM D.B. 172, PG. 411 **A(11-2)(1-35)** PRIOR BOUNDARY LINE AGREEMENT T.M.(11-2)(1-38) T.M. #(11-2)(1-30) T.M. #(11-2)(1-32) PER D.B. 156, PAGES 275-281. SAID D.B. 124, PG. 242 LINE SHOWN ON A PLAT RECORDED T.M.(11-2)(1-37) IN D.B. 156, PAGE 285. IRF TO 249.39' CORNER TO IRF **EXISTING** 10' HEREBY DEDICATED TO SHED VIRGINIA DEPARTMENT OF AREA OF PARCEL A ROAD & TRANSPORTATION 345,992 S.F.± AREA= 4,494 S.F.± OR EXISTING 7.943 ACRES± CORRAL FENCE 0.103 ACRES± Existing drainfield (LOCATION PER OWNERS REMARKS) TOTAL CURVE area of parcel b **EXISTING** ORIGINAL R/W 172,145 S.F.± DELTA=08'01'45" GARAGE 3.952 ACRES± RADIUS=3207.94' EXISTING WE LENGTH=449.55 (36°CASING) TANGENT=225.14" EXISTING RESIDENCE EXISTING FENCE CROSSES CHORD=449.18' ACCESS DRIVEWAY TO WELL PROPOSED C.B.=S5752'08'E DRAINFIELD: PARCEL B, THAT PORTION RESIDENCE OF FENCE WILL BE REMOVED EXISTING ^I DRIVEWAY OR A GATE INSTALLED TO RESERVE-ENSURE ADEQUATE ACCESS DRAINFIELD TO PARCEL B N2276'49"E 811.45" EXISTING FENCE S2276'49"W 1184.13' (TOTAL) DRAINFIELD LIMITS BASED UPON THE FIELD VERIFIED N OR F LOCATION OF THE BORE HOLES SHOWN AND TAKEN IPF= IRON PIPE FOUND JULIAN L & LAURA C. LEVORSEN IRF= IRON ROD FOUND FROM A SKETCH PROVIDED BY ADAM'S SEPTIC D.R. 286, PG. 749 IRS= IRON ROD SET EVALUATION & DESIGN (ADAM HERMAN, AOSE, REHS). P.B. 41, PG. 68. EGRESS EASEMENT FOR THE PP= POWER POLE T.M.# (12-1)(1-4) BENEFIT OF PARCEL A LP= LIGHT POLE BH= BORE HOLE CURVE TABLE

SCALE: 1" = 100'

CERTIFICATE OF APPROVAL

G.T.WILSON, JR., L.S. #1183

CERTIFICATE OF NOTARY

MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

Susar C. Kohlman

STATE OF VIRGINIA, CHY/COUNTY OF CAMUS CITY

SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS __3/st_ DAY OF JULY

COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS

WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE

NOTARY PUBLIC

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

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF

SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA,

VIRGINIA DEPARTMENT OF TRANSPORTATION

8/30/04 SUBDIVISION AGENT OF DATE THE COUNTY OF JAMES CITY

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"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO Sec. 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT 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 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, AOSE, REHS, (757)-344-6270. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO Sec. 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 THIS 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.

STATE OF VIRGINIA

CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY CIRCUIT COURT. THIS 25 DAY OF Control 2006.

PARCEL DELTA RADIUS LENGTH TANGENT CHORD CH. BEARING

A 07'33'11" 3217.94' 424.20' 212.41' 423.89' \$57'40'40"E

00°26'51" 3217.94' 25.14' 12.57' 25.14' S61°40'41"E

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:41 AM /PMP-

INSTRUMENT # 060023897

Betan B. Woodrike, Clark

TESTE: By Clark of Harris A. BÉTSY B. WOOLRIDGE, CLERK

Large/Small Plat(s) Recorded erouth as # <u>06002389</u>7



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT OF **HOLT SUBDIVISION**

OWNED BY: JAMES I. HOLT AND JOYCE J. HOLT

STONEHOUSE DISTRICT **COUNTY OF JAMES CITY VIRGINIA**



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVENED BY
1	7/25/06	REVISED PER COUNTY, VDOT & HEALTH DEPT COMMENTS	CMA	GTW
		0		
		BETSY B. WOOLRIDGE, CLERK		
		DOCUMENT # 060023897		
		at //: 41 AM/PM. PB PG		
		Circuit Court: This PLAT was recorded on		
		City of Williamsburg & County of James City		

CMA/LNH CMA Date 6/1/06 1"=100" Project No. 9719 Drawing No. 1 OF 1