

090006351

MINOR SUBDIVISION
(PHASE I)

OF THE PROPERTY OF
CHARLES W. DOZIER

PROPERTIES LOCATED
IN THE
STONEHOUSE
MAGISTERIAL DISTRICT

PROPERTY LOCATED
ON THE SOUTHSIDE OF
RTE. 610 (FORGE ROAD)
AND WEST OF RTE 631
LITTLE CREEK DAM ROAD

PROPERTY ADDRESS
2001 FORGE ROAD
TOANO, 23168
PARCEL ID # 2020100004

PREPARED BY
ANGLE & DISTANCE
LAND SURVEYING INC.
156 OLD STAGE RD.
TOANO, VA 23168
(757) 661-5354
DATE 9-16-07
REVISED 11-18-07
REVISED 12-19-07
REVISED 5-8-08

JAMES CITY COUNTY
PROJECT # JCC-5-0075-2007

AREA CALCULATIONS

AREA PRIOR TO SUBDIVISION
36.20 +/- ACRES TOTAL

36.67 ACRES
TO SURVEY LINES

LOT AREAS

LOT 1 = 3.00 AC.
LOT 2 = 3.00 AC.
LOT 3 = 3.00 AC.
LOT 4 = 3.03 AC.
LOT 5 = 24.17 AC.
24.64 AC. TO SURVEY
LINES ONLY.

TOTAL AREA SUBDIVIDED
36.20 +/- AC.

GENERAL NOTES

BOUNDARY INFORMATION TAKEN FROM BOUNDARY
LINE AGREEMENT PLAT DONE BY THIS SURVEYOR.
PROPERTY HAS BEEN PREPARED WITHOUT THE
BENEFIT OF A FURNISHED TITLE REPORT AND DOES
NOT NECESSARILY INDICATE ALL ENCUMBRANCES
ON THE PROPERTIES SHOWN. PROPERTIES SHOWN
ARE BASED ON A CURRENT FIELD SURVEY.

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

WETLANDS AND LANDS WITHIN THE R.P.A. AREAS SHALL
REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT
FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-1 (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 ORDINANCE
19-24 THROUGH 19-36.

IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION
ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

SEPTIC TANK AND SOIL INFORMATION SHOULD BE VER-
IFIED AND RE-EVALUATED BY THE HEALTH DEPT. PRIOR
TO ANY NEW CONSTRUCTION.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN
ACCORDANCE WITH STATE WELL REGULATIONS AND JAMES
CITY COUNTY CODE.

LOTS SHOWN ARE SERVED BY PRIVATE SEPTIC AND WELL.

LOTS 1-4 SHALL UTILIZE A SHARED DRIVEWAY AND A SINGLE
ACCESS ONTO FORGE ROAD, PURSUANT TO SECTION 19-71
OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
A 30' ACCESS EASEMENT HAS BEEN PLACED ACROSS
LOTS 2 AND 3, TO PROVIDE ACCESS FOR THE FOUR LOTS.
THE DRIVEWAY SHALL BE CONSTRUCTED AS SHOWN IN
THE DIAGRAM INCLUDED ON THIS PLAT.

PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AREA
DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD
PLAIN BY F.I.R.M. MAP # 510201-0015B
EFFECTIVE DATE FEB. 6th, 1991.

THIS SURVEY REPRESENTS A CURRENT FIELD
SURVEY. THIS SURVEY WAS PERFORMED WITH-
OUT THE BENEFIT OF A TITLE REPORT AND MAY
NOT REFLECT ALL EASEMENTS, SERVICITUDES AND
COVENANTS ON RECORD.

UNABLE TO ASCERTAIN THE EXACT LOCATION OF
CEMETARY AS SHOWN. LOCATION AS SHOWN TAKEN
FROM ROADWAY IMPROVEMENT PLANS MADE BY
MALCOM & PIRNIE ENGINEERS INC.

CERTIFICATE OF TITLE

THE PARCEL SHOWN WAS CONVEYED BY CAROLINE W. DOZIER
(WIDOW) TO CHARLES WHITE DOZIER BY DEED DATED DEC. 31st,
1974 AND RECORDED IN THE OFFICE OF THE CLERK OF THE
CIRCUIT COURT OF JAMES CITY COUNTY, AT DEED BOOK 167
AT PAGE 51.

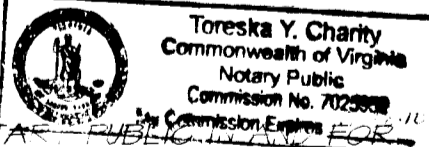
OWNERS CONSENT

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

9-5-08 Charles W. Dozier
DATE CHARLES W. DOZIER

CERTIFICATE OF NOTARIZATION

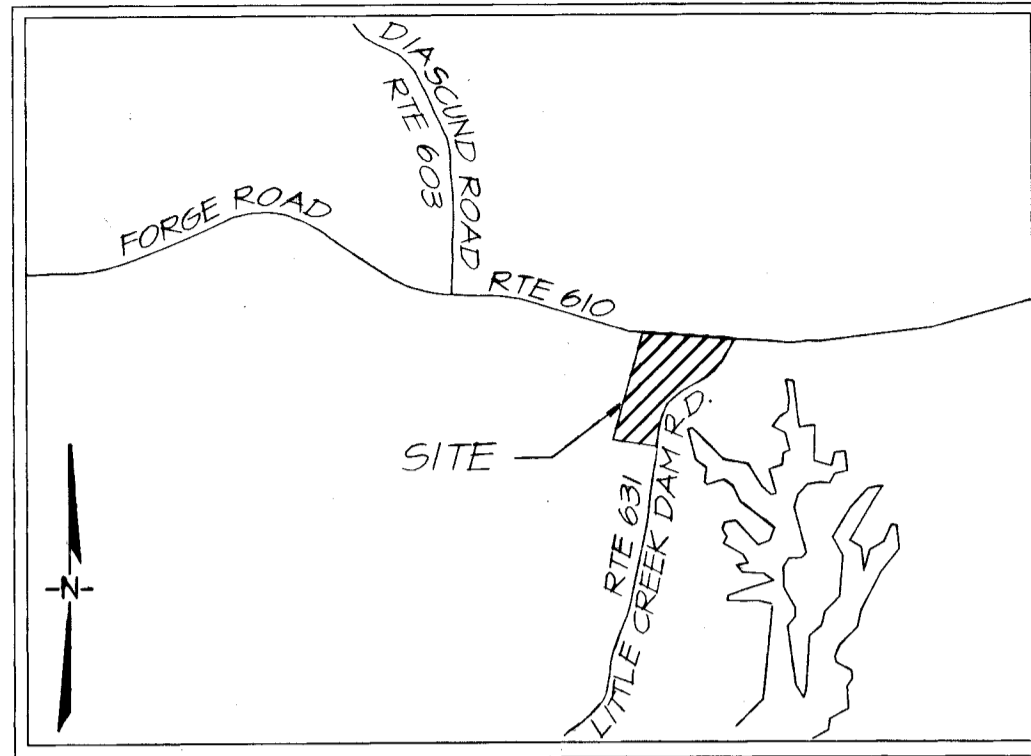
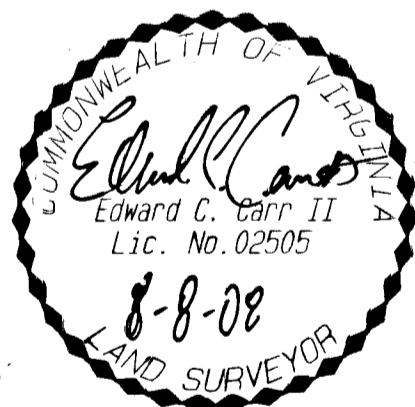
COMMONWEALTH OF VIRGINIA
COUNTY OF JAMES CITY
I, Toreska Y. Charity, A NOTARY PUBLIC,
THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY
CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED
TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME
BEFORE ME IN THE CITY/COUNTY, AFORESAID,
GIVEN UNDER MY HAND THIS 5th DAY OF September YEAR 2008.
Toreska Charity MY COMMISSION EXPIRES 2-28-2010



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY
KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL
THE REQUIREMENTS OF THE BOARD OF SUPERVISORS
AND JAMES CITY COUNTY ORDINANCES REGARDING
THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY
AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE
VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND
SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

Edward C. Carr II 8-8-08
EDWARD C. CARR II, L.S.# 2505 DATE



VICINITY MAP
SCALE 1" = 2000'

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 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 A TRADITIONAL SYSTEMS, HOWEVER
ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE
TIME CONSTRUCTION PERMITS ARE ISSUED.

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY

Ellen H. Cook DATE 9/12/08

VIRGINIA DEPT. OF HEALTH

Valerie Jordan DATE 8/26/08

VIRGINIA DEPT. OF TRANSPORTATION

Pradit L. Das, P.E. DATE 8/21/08

STATE OF VIRGINIA
4 Large/Small Plat(s) Recorded
herewith as # 090006351

COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF JAMES CITY THE 4 DAY OF March, 2009
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AT
AS THE LAW DIRECTS IN FLAT BOOK PAGE
AND OR INSTRUMENT NUMBER 090006351 1:47pm

TESTE: CLERK OF CIRCUIT COURT
BY: Dee Ann Hallman, Deputy CLERK OF CIRCUIT COURT