

090006351

MINOR SUBDIVISION (PHASE II)

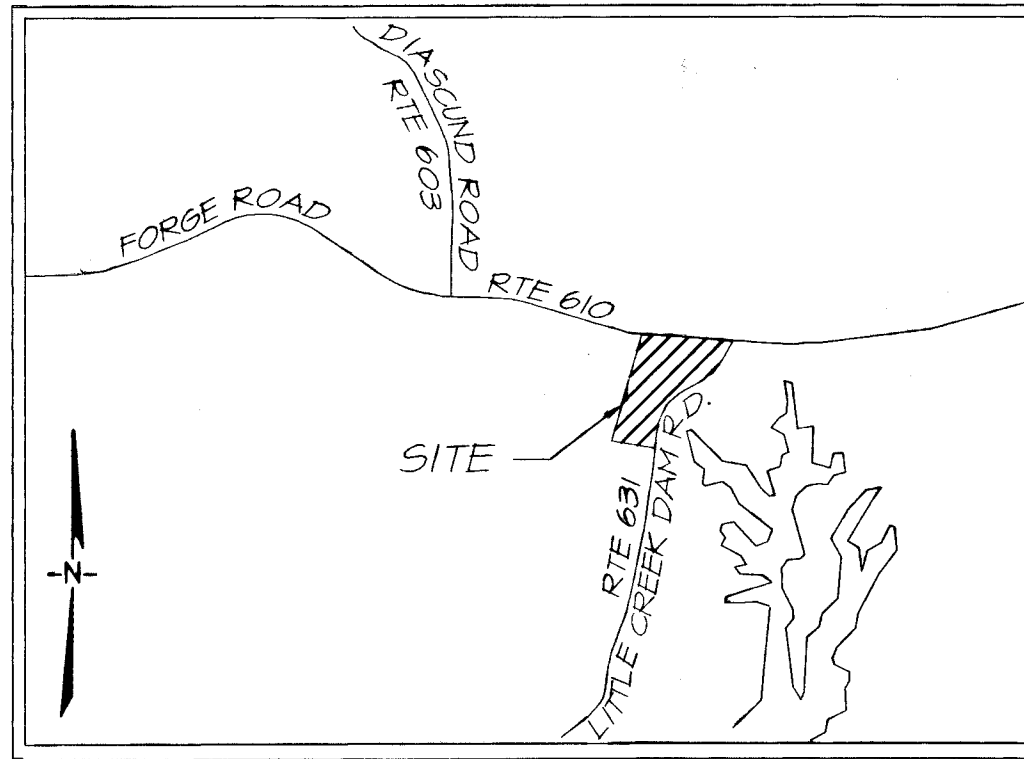
OF THE PROPERTY OF CHARLES W. DOZIER PROPERTIES LOCATED IN THE STONEHOUSE MAGISTERIAL DISTRICT

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 # 20201000004

PREPARED BY ANGLE & DISTANCE LAND SURVEYING INC. 186 OLD STAGE RD. TOANO, VA. 23168 (571)941-5534 DATE 4-16-07 REVISED 11-18-07 REVISED 12-18-07 REVISED 8-8-08

JAMES CITY COUNTY PROJECT # JCC-5-0076-2007



VICINITY MAP SCALE 1" = 2000'

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 VERIFIED 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 5-7 SHALL UTILIZE A SHARED DRIVEWAY AND A SINGLE ACCESS ONTO LITTLE CREEK DAM ROAD, PURSUANT TO SECTION 19-71 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. A 30' ACCESS EASEMENT HAS BEEN PLACED ON LOT 5, ACROSS LOT 6, AND ABUTTING LOT 7 TO PROVIDE ACCESS FOR THE THREE 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 WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SERVITUDES 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.

9-05-08 Charles W. Dozier DATE CHARLES W. DOZIER

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF JAMES CITY

I, Toneska Y. Charity, 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 THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 21st DAY OF September, 2008.

Toneska Y. Charity MY COMMISSION EXPIRES 2-28-2010



SURVEYOR'S CERTIFICATE

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

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'S 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.

AREA CALCULATIONS AREA PRIOR TO SUBDIVISION 36.20 +/- ACRES TOTAL

36.67 ACRES TO SURVEY LINES

LOT AREAS

LOT 5 = 3.00 AC. LOT 6 = 3.02 AC. LOT 7 = 3.00 AC. LOT 8 = 5.02 +/- AC. 5.05 TO SURVEY LINES

LOT 9 = 10.13 +/- AC. 10.57 AC. TO SURVEY LINES ONLY.

TOTAL AREA SUBDIVIDED 24.17 +/- AC.

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

Probit L. Dan, P.E. DATE 8/21/08

STATE OF VIRGINIA

4 Large 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 AS THE LAW DIRECTS IN PLAT BOOK PAGE 1147 AND OR INSTRUMENT NUMBER 090006351 P.M.

TESTE: NETSY B. WHOLEKROGE, CLERK OF CIRCUIT COURT

CLERK

BY: DeeAnn Hallman Deputy