"HASKINS SUBDIVISION"
TAX PARCEL I.D. 5020800004, LOCATED IN THE JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA.

PB 85 PG 41

50' 0' 50'

SCALE: 1" = 50'

LEGEND

◎ FOUND PIPE

• ROD (FOUND) OR SET AS NOTED.

SEWER C.O. EXISTING SEWER CLEAN OUT

N/F NOW OR FORMERLY

JCSA = JAMES CITY COUNTY SERVICE AUTHORITY

HRPDC = HAMPTON ROADS PLANNING DISTRICT COMMISSION

CERTIFICATE OF APPROVAL

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

SIGNED: _____ 8/19/10
SUBDIVISION AGENT OF JAMES CITY COUNTY

SIGNED: _____ 8/19/10
VIRGINIA DEPT. OF TRANSPORTATION

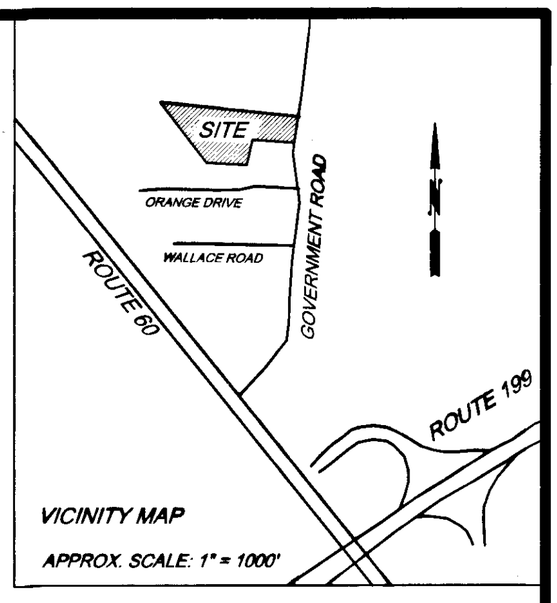
IN ACCORDANCE WITH SECTION 19-29 (i) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE: "UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN

EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

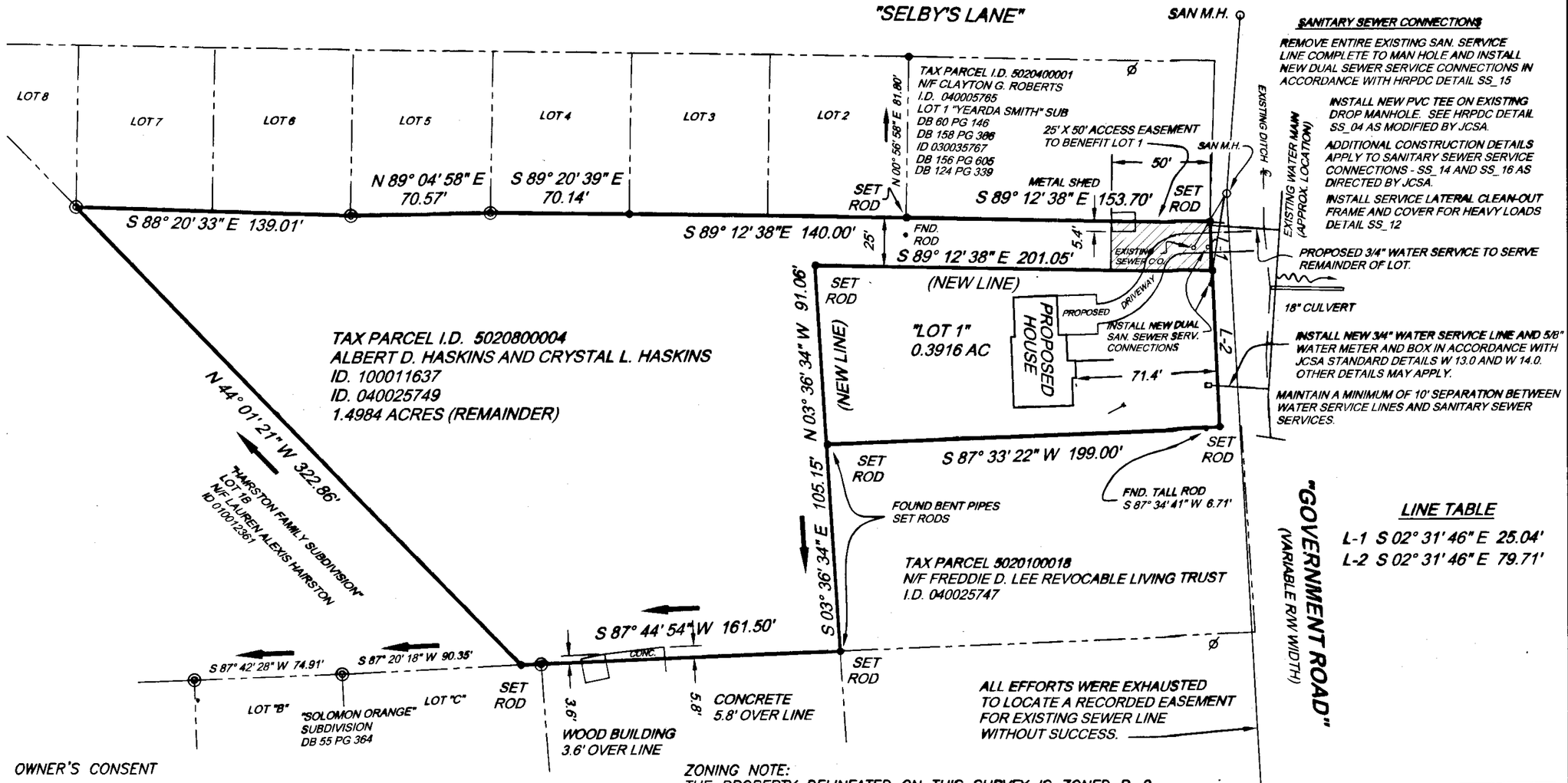
ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

ALL WATER AND SEWER FACILITIES WITHIN THE JCSA EASEMENTS SHALL BE DEDICATED TO THE JAMES CITY SERVICE AUTHORITY.

ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.



TAX PARCEL ID 5020800004
1.8900 ACRES
1365 GOVERNMENT ROAD
(1365 OAK DRIVE)



SANITARY SEWER CONNECTIONS

REMOVE ENTIRE EXISTING SAN. SERVICE LINE COMPLETE TO MAN HOLE AND INSTALL NEW DUAL SEWER SERVICE CONNECTIONS IN ACCORDANCE WITH HRPDC DETAIL SS_15

INSTALL NEW PVC TEE ON EXISTING DROP MANHOLE. SEE HRPDC DETAIL SS_04 AS MODIFIED BY JCSA.

ADDITIONAL CONSTRUCTION DETAILS APPLY TO SANITARY SEWER SERVICE CONNECTIONS - SS_14 AND SS_16 AS DIRECTED BY JCSA.

INSTALL SERVICE LATERAL CLEAN-OUT FRAME AND COVER FOR HEAVY LOADS DETAIL SS_12

PROPOSED 3/4" WATER SERVICE TO SERVE REMAINDER OF LOT.

18" CULVERT

INSTALL NEW 3/4" WATER SERVICE LINE AND 5/8" WATER METER AND BOX IN ACCORDANCE WITH JCSA STANDARD DETAILS W 13.0 AND W 14.0. OTHER DETAILS MAY APPLY.

MAINTAIN A MINIMUM OF 10' SEPARATION BETWEEN WATER SERVICE LINES AND SANITARY SEWER SERVICES.

LINE TABLE

L-1 S 02° 31' 46" E 25.04'
L-2 S 02° 31' 46" E 79.71'

ZONING NOTE:
THE PROPERTY DELINEATED ON THIS SURVEY IS ZONED R-2. (GENERAL RESIDENTIAL)

OWNER'S CONSENT

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

Albert D Haskins 8/18/2010
ALBERT D. HASKINS DATE

Crystal L. Haskins 8/18/2010
CRYSTAL L. HASKINS DATE

STATE OF VIRGINIA

CITY/COUNTY York, TO-WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF August 2010, BY Brigitte Long.

MY COMMISSION EXPIRES 2-28-14

Brigitte Long
NOTARY PUBLIC

OFFICIAL SEAL
NOTARY PUBLIC-COMMONWEALTH OF VIRGINIA
BRIGITTE LONG
COUNTY OF YORK
ID# 7309609
My Commission Expires
February 28, 2014

NOTES:

1.) THIS PLAT IS THE RESULT OF A COMPILATION OF RECORD INFORMATION AND A SITE SURVEY CONDUCTED DURING MAY OF 2010 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2.) THIS PLAT WAS DEVELOPED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS, DEDICATIONS, RESTRICTIONS, AND COVENANTS THAT MAY AFFECT THE PROPERTY.
3.) COPY OF THIS SURVEY IS VALID ONLY WITH AN ORIGINAL STAMP AND SIGNATURE.
4.) ALL IMPROVEMENTS WERE FOUND TO LIE STRICTLY WITHIN THE TITLE LINES OF THE PROPERTY EXCEPT AS SHOWN.

SAN M.H.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 17 September 2010
at 3:53 AM/PM. PB ___ PG ___
DOCUMENT # 100019605
BETSY B. WOOLRIDGE, CLERK
Betsy B Woolridge Clerk

1 Large/Small Plat(s) Recorded herewith as # 100019605

CERTIFICATE OF SOURCE TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE FREDDIE D. LEE REVOCABLE LIVING TRUST TO ALBERT D. HASKINS AND CRYSTAL L. HASKINS BY DEED DATED THE 9TH DAY OF JUNE, 2010, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY AT INSTRUMENT #100011637

COMMONWEALTH OF VIRGINIA
08/17/2010
SCOTT E. SHORLAND
No. 001979
LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF JAMES CITY COUNTY VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

08/17/2010 DATE

Scott E. Shorland
SCOTT E. SHORLAND - LAND SURVEYOR 001979

JCC-S-0026-2010

PROJECT: "HASKINS"
TAX I.D.: 5020800004

DATE: 08/17/2010 SCALE: 1" = 50'

SCOTT E. SHORLAND, LAND SURVEYOR
7880 BEAVER DRIVE
GLOUCESTER, VIRGINIA 23061
(804) 694-0051

100019605