

120014160

**OWNER'S CERTIFICATE**

THIS CONSOLIDATION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "CONSOLIDATION OF THE LANDS OF LOYDE E. GRAHAM AND NANCY M. GRAHAM CONTAINING 1.529 ACRES" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE BEST INTEREST OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

*Loyde E. Graham* 29 May 12  
 LOYDE E. GRAHAM DATE

*Nancy M. Graham* 29 May 12  
 NANCY M. GRAHAM DATE

COMMONWEALTH OF VIRGINIA TO WIT:  
 COUNTY OF James City  
 I, *Susan C. Kohlman*, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LOYDE E. GRAHAM WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID.  
 GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF May, 2012.  
*Susan C. Kohlman*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 6/30/12  
 NOTARY REGISTRATION NO.: 183329

COMMONWEALTH OF VIRGINIA TO WIT:  
 COUNTY OF James City  
 I, *Susan C. Kohlman*, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT NANCY M. GRAHAM WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID.  
 GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF May, 2012.  
*Susan C. Kohlman*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 6/30/12  
 NOTARY REGISTRATION NO.: 183329

**SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GEORGE S. MARTIN AND VIRGINIA H. MARTIN TO NANCY MARTIN GRAHAM BY DEED DATED JUNE 30, 1959 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 70, PAGE 165, AND BY DEED DATED JULY 31, 1974 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 154, PAGE 580, AND BY VIRGINIA H. MARTIN TO LOYDE E. GRAHAM AND NANCY M. GRAHAM BY DEED OF GIFT DATED APRIL 23, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 980007901.

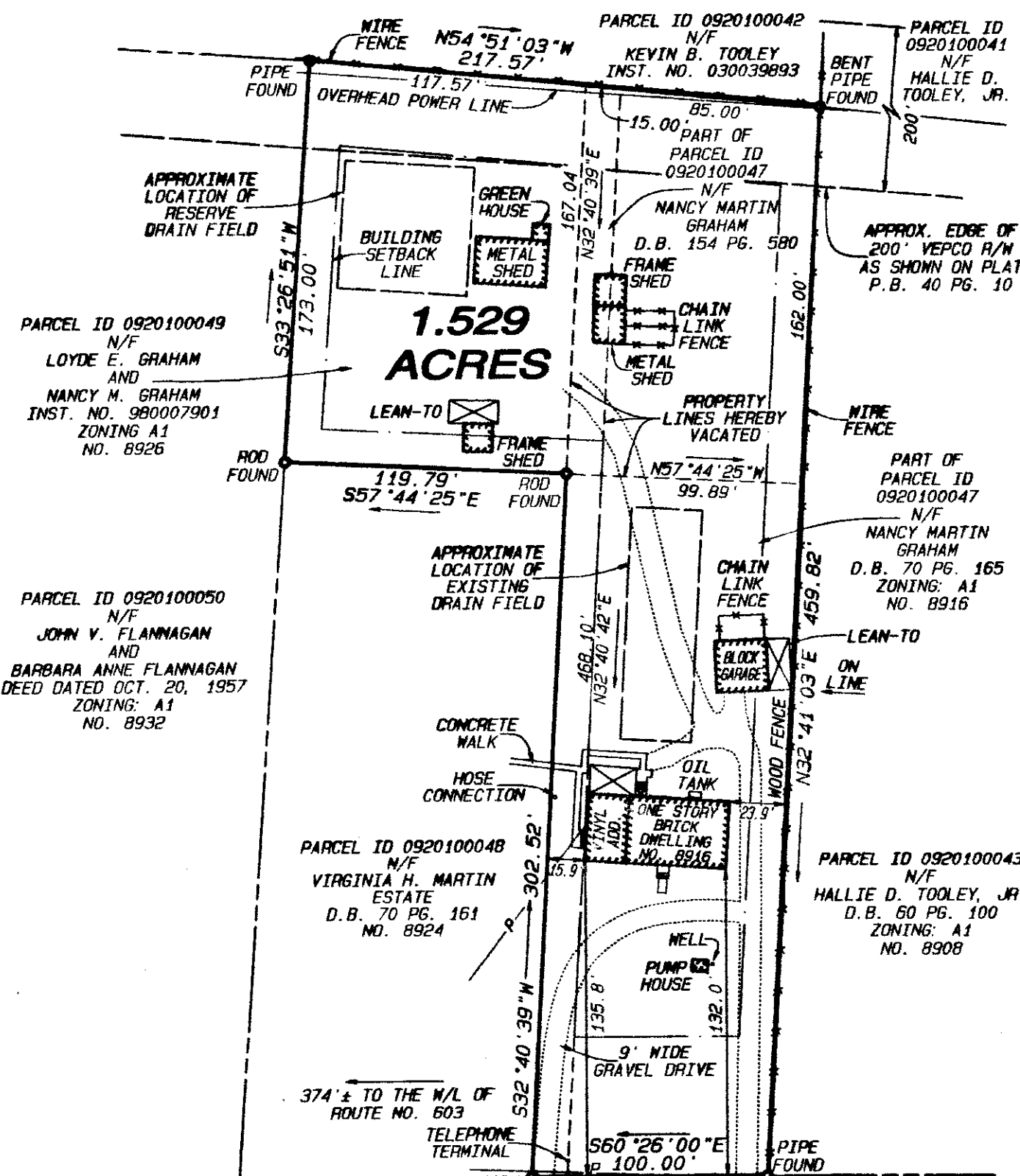
*Scott H. Alley* 5-24-12  
 SCOTT H. ALLEY, L.S. DATE  
 VA LIC. NO. 001890

**CERTIFICATE OF APPROVAL**

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

*Scott H. Alley* 6/13/12  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

1 Large/Small Plat(s) Recorded  
 herewith as # 120014160

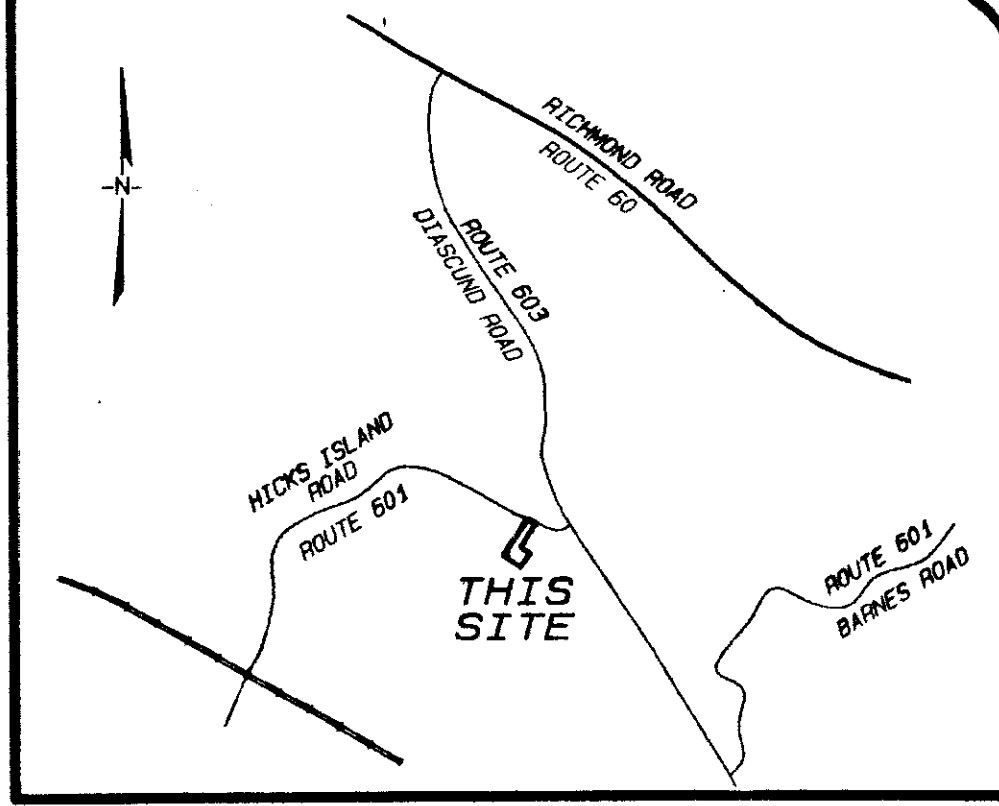


STATE ROUTE NO. 601  
 "HICKS ISLAND ROAD"  
 30' & VAR. WIDTH R/W

**SURVEYOR'S CERTIFICATE**

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

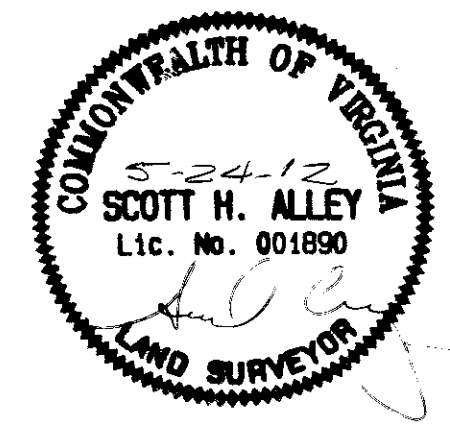
*Scott H. Alley* 5-24-12  
 SCOTT H. ALLEY, L.S. DATE  
 VA LIC. NO. 001890



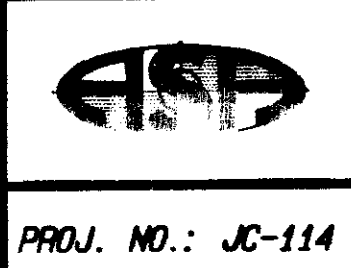
VICINITY MAP  
 1" = 2000'

**GENERAL NOTES**

- TAX PARCEL ID.: 0920100047 - NO. 8916 HICKS ISLAND ROAD 0920100049 - NO. 8926 HICKS ISLAND ROAD
- ZONING: A-1
- WATER SERVICE: INDIVIDUAL WELL (EXISTING)
- SEWER SERVICE: INDIVIDUAL SEPTIC SYSTEM (EXISTING)
- NUMBER OF LOTS: 1
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.
- THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY.
- TOTAL AREA: 1.529 ACRES
- BUILDING SETBACKS: FRONT=75' FROM CENTERLINE SIDE=15' REAR=35'
- THIS PLAT IS A CONSOLIDATION OF THREE RECORD PARCELS WITH INDETERMINATE ACRES INTO A SINGLE PARCEL OF 1.529 ACRES.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JCC SUBDIVISION ORDINANCE.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY 5 YEARS PER SECTION 23-9(d) (6) OF THE JAMES CITY COUNTY CODE.
- ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9 (b) (8) OF THE JAMES CITY COUNTY CODE.



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 July 10, 2012  
 at 8:49 AM/PB PG  
 Document # 120014160  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge*, Dep. Clerk



**ASA SURVEYING & MAPPING**  
 8176 LADIESTOWN ROAD FAX: 804-746-8262  
 MECHANICSVILLE, VA 23111 EMAIL:  
 PH: (804) 730-7188 scottsalley@asasurveying.com

REVISIONS	
04-07-2012	COUNTY COMMENTS
05-24-2012	COUNTY COMMENTS

DATE: 03-08-2012  
 SCALE: 1"=60'  
 DRAWN BY: S.H.A.  
 SHEET  
 1 OF 1

PLAT SHOWING IMPROVEMENTS THEREON AND CONSOLIDATION OF THE LANDS OF LOYDE E. GRAHAM AND NANCY M. GRAHAM CONTAINING 1.529 ACRES, LOCATED ON THE SOUTH LINE OF STATE ROUTE NO. 601 STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA