## **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 DESIRE OF THE UNDERSIGNED DWNERS, PROPRIETORS AND/OR TRUSTEES. N54 \*51 '03" W 217.57' FENCE 0920100041 KEVIN B. TOOLEY *B*ENT PIPE INST. NO. 030039893 HALLIE D. FOUND OVERHEAD POWER LINE. TOOLEY, JR. CIMINO -15.00 PART OF PARCEL ID -0920100047 **APPROXIMATE** LOCATION OF COMMONWEALTH OF VIRGINIA NANCY MARTIN RESERVE COUNTY OF Cames Cuty I, Susan C. Konlman A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HERBY CERTIFY THAT LOYDE E. GRAHAM WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS GRAHAM DRAIN FIELD APPROX. EDGE OF D.B. 154 PG. 200' VEPCO R/W METAL SHED AS SHOWN ON PLAT LINE P.B. 40 PG. 10 ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID. PARCEL ID 0920100049 GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF May , 2012. LOYDE E. GRAHAM **ACRES** METAL NANCY M. GRAHAM INST. NO. 980007901 -LINES HEREBY VACATED NOTARY REGISTRATION NO.: 183329 ZONING A1 NO. 8926 N57 44 25" FOUND PARCEL ID 119.79 ROD \$57 '44' 25 "E FOUND **99**. 89 0920100047 COMMONWEALTH OF VIRGINIA NANCY MARTIN TO WIT: COUNTY OF James City I, Susan C. Keniman A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HERBY CERTIFY THAT NANCY M. GRAHAM WHOSE WARE IS SIGNED TO THE FOREGOING WRITING HAS GRAHAM LOCATION OF EXISTING DRAIN FIELD D.B. 70 PG. 165 ZONING: A1 PARCEL ID 0920100050 NO. 8916 ACKNONLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID. JOHN V. FLANNAGAN GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF May . 2012. BARBARA ANNE FLANNAGAN DEED DATED OCT. 20, 1957 ZONING: A1 CONCRETE MY COMMISSION EXPIRES: \_630112 NOTARY REGISTRATION NO.: 83329 HOSE CONNECTION PARCEL ID 0920100048 SOURCE OF TITLE PARCEL ID 0920100043 VIRGINIA H. MARTIN 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 DECORDED 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. HALLIE D. TOOLEY, JR. ESTATE D.B. 70 PG. 161 NO. 8924 D.B. 60 PG. 100 ZONING: A1 NO. 8908 PUMP [2] HOUSE \_9' WIDE GRAVEL DRIVE 374' + TO THE N/L OF ROUTE NO. 603 TELEPHONE TERMINAL S60 26 00 "E SCOTT H. ALLEY, L.S. VA LIC. NO. 001890 FOUND EXISTING STATE ROUTE NO. 601 -21' NIDE PAVEMENT "HICKS ISLAND ROAD"

THIS SITE

VICINITY MAP

## GENERAL NOTES

- 1. TAX PARCEL ID.: 0920100047 NO. 8916 HICKS ISLAND ROAD 0920100049 NO. 8926 HICKS ISLAND ROAD
- 2. ZONING: A-1
- NATER SERVICE: INDIVIDUAL MELL (EXISTING) SEMER SERVICE: INDIVIDUAL SEPTIC SYSTEM (EXISTING) , NUMBER OF LOTS: 1
- 6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT. 7. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY.
- 8. TOTAL AREA: 1.529 ACRES 9. BUILDING SETBACKS: FRONT=75' FROM CENTEPLINE
- SIDE=15' REAR=35'
- 10. THIS PLAT IS A CONSOLIDATION OF THREE RECORD
  PARCELS NITH INDETERMINATE ACREAGE INTO
  A SINGLE PARCEL OF 1.529 ACRES.

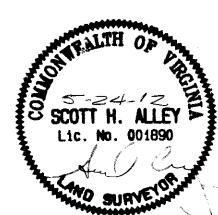
  11. UNLESS OTHERNISE NOTED, ALL DRAINAGE EASEMENTS
  DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

  12. MONUMENTS SHALL BE SET IN ACCORDANCE NITH
  SECTION 19-34 THROUGH 19-36 OF THE JCC SUBDIVISION
  ORDINANCE
- ORDINANCE.

  13. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

- 14. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY 5 YEARS PER SECTION 23-9 (b) (6) OF THE JAMES CITY COUNTY CODE.

  15. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9 (b) (6) OF THE JAMES CITY COUNTY CODE.



## CERTIFICATE OF APPROVAL

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

6/13/12

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

## 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.

30' & VAR. WIDTH R/W

SCOTT H. ALLEY, L.S. VA LIC. NO. 001890

5-24-12 DATE

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on July 10, 2012

at &: 4 9 AM/PM PB PG\_ Document # 120014160 BETSY B. WOOLRIDGE, CLERK Orkick Whealow , Dep. Clerk

REVISIONS 04-07-2012

COUNTY COMMENTS COUNTY COMMENTS 05-24-2012

PROJ. NO.: JC-114

03-08-201 1"=60 S.H.A DRAWN BY: SHEET

1 OF 1

ASA SURVEYING & MAPPING B176 LADIESTOWN ROAD FAX: B MECHANICSVILLE, VA 23111 EMAIL: PH: (804) 730-7185 scotta FAX: 804-746-8262

PLAT SHOWING IMPROVEMENTS THEREON AND CONSOLIDATION OF THE LANDS OF LOYDE E. GRAHAM AND NANCY M. GRAHAM CONTAINING 1.529 ACRES, LOCATED ON

scottalley@asasurveying.com

THE SOUTH LINE OF STATE ROUTE NO. 601 STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA