

150021644

SUBDIVISION OF THE PROPERTY OF

GARLAND M. HAZELWOOD

PARCEL ID # 0910100004 JAMES CITY CASE # 5-0018-2015

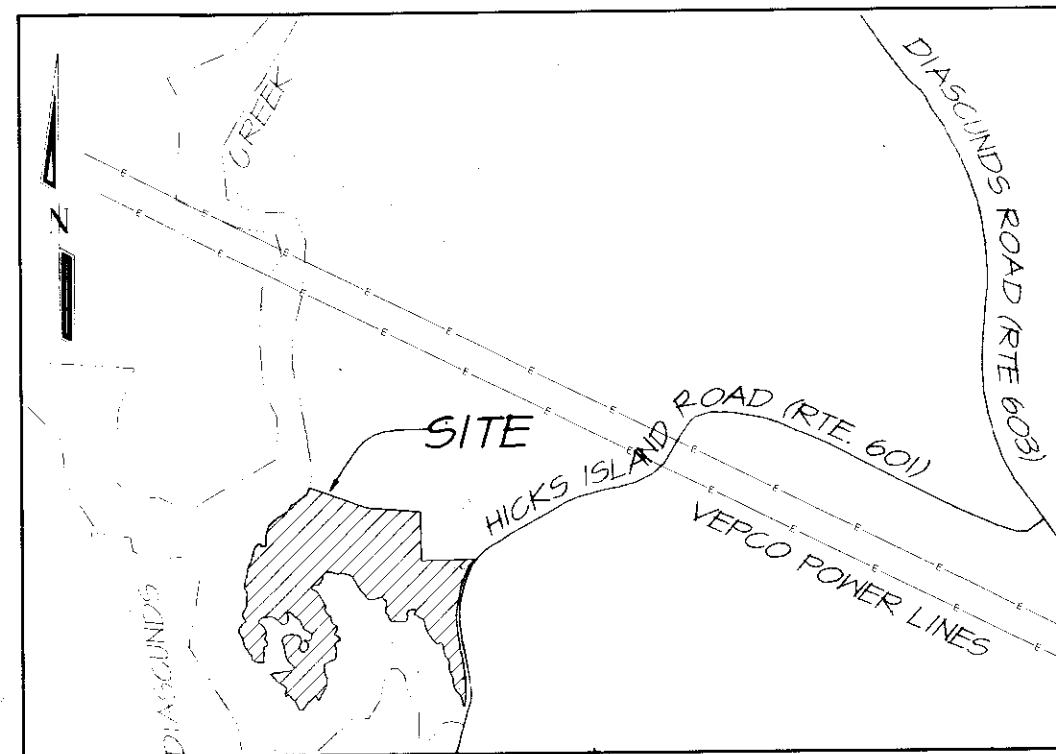
PROPERTY SHOWN BEING A PORTION OF THE PROPERTY FORMERLY OF LUCILLE C. HICKS

PROPERTIES SHOWN ARE LOCATED IN STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA

PARCEL ID # 0910100004 PROPERTY ADDRESS 8811 HICKS ISLAND ROAD LANEXA, VA.

PREPARED BY ANGLE & DISTANCE LAND SURVEYING, INC. 2694 RACEFIELD DRIVE, TOANO, VA. 23168

AREA COMPUTATIONS ORIGINAL PARCEL ID # 0910100004 AREA= 21.66 +/- AC. PARCEL I = 8.62 +/- ACRES PARCEL II = 8.92 +/- ACRES PARCEL III = 3.52 +/- ACRES AREA DEDICATED TO PUBLIC USE = 0.60 ACRES, (26,136 Sq. Ft.) TOTAL AREA SUBDIVIDED = 21.66 +/- ACRES



VICINITY MAP SCALE- 1"= 2000'

GENERAL NOTES

PROPERTY IS ZONED A1 PROPERTY IS NOT LOCATED IN THE PRIMARY SERVICE AREA BUILDING SET BACK LINES ARE FRONT = 50' REAR = 35' SIDE = 15'

PORTIONS OF PROPERTY SHOWN LIE IN FLOOD ZONE AE BASE FLOOD ELEV. DETERMINED TO BE 10'. REMAINING PORTIONS LIE IN FLOOD ZONE X. PER F.I.R.M. MAP # 51015G0010D EFFECTIVE DATE Dec. 16th, 2015.

WETLANDS AND LANDS IN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-101(1) OF THE JAMES CITY CO. CODE.

UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-34 THROUGH 19-36.

NEW PARCELS TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS. ALL PERMITTING AND REQUIREMENTS FOR WELLS AND SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH STATE HEALTH DEPARTMENT REGULATIONS.

ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOIL INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

ON SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-91b(6) OF THE JAMES CITY CODE.

NO EXISTING DRAINFIELDS OR WELLS TO BE AFFECTED BY THIS PLAT.

EXISTING OVERHEAD UTILITY LINE TO BE REMOVED, PER VIRGINIA ELECTRIC AND POWER CO. I.W.R. # 1655628

BOUNDARY INFORMATION TAKEN FROM UN-RECORDED PLAT BY SPEARMAN ASSOC. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. PLAT IS BASED ON A CURRENT FIELD SURVEY. POINTS FOUND AND LOCATED FOR THERE RELATIONSHIP TO ONE ANOTHER.

MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE THE AGENT A SURVEYORS CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISIONS OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED, IN WRITING, WITH THE AGENT.

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

ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL REMAIN PRIVATE.

NO SUBSURFACE INVESTIGATION WAS PERFORMED. UTILITY LINE LOCATIONS ARE APPROXIMATE ONLY.

OWNERS CONSENT

The subdivision of land shown on this plat and known as "The Subdivision of GARLAND M. HAZELWOOD" and is with the free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees,

Date 11/12/15 Signature: [Signature] Name printed: Garland M. Hazelwood

CERTIFICATE OF NOTARIZATION

Commonwealth of Virginia City/County of James City I, Beth Klapper, 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 12 day of Nov (Year) 2015 (Signature) Beth Klapper My Commission Expires: 12-31-16 Notary registration number: 1182168

Beth Klapper Notary Public No.: 7182762 Commonwealth of Virginia My Commission Expires: 12-31-16

SOURCE OF TITLE

The property shown on this plat was conveyed by Deed of Gift from Nicole Hazelwood Cook and Paula Jean Hazelwood To Garland M. Hazelwood by Instrument # 150014911, dated April 13th, 2015. Interest to same real estate was conveyed from Glenn D. Hazelwood to Garland M. Hazelwood by Instrument # 15001410 dated April 13th, 2015, and recorded in the Office of the Clerk of the Circuit Court of the County of James City.

A.O.S.E. CERTIFICATION 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 Sec. 32.1-163.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an AOSE for residential development. The Department 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: Anne Ruff, AOSE#1940001376. This subdivision approval is issued in reliance upon that certification.

Pursuant to Sec. 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 application for a permit as are present at the time of this 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 "traditional systems", however actual system designs may be different at the time construction permits are issued.

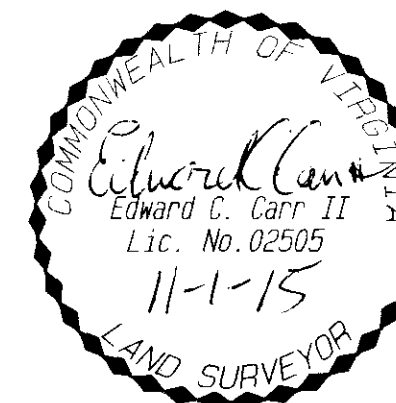
CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY [Signature] DATE 11/12/15

VIRGINIA DEPT. OF HEALTH [Signature] DATE 11/6/15

VIRGINIA DEPT. OF TRANSPORTATION [Signature] DATE 11/10/15



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.

[Signature] DATE 11-1-15 EDWARD C. CARR II, L.S.# 2505 DATE

2 Large/Small Plat(s) Recorded herewith as # 150021644

STATE OF VIRGINIA

COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 12 DAY OF Nov. 2015 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE AND OR INSTRUMENT # 150021644

TESTE: BETSY B. WOOLRIDGE, CLERK By: Rebecca Causeau, Dep. Clerk SHEET 1 OF 2

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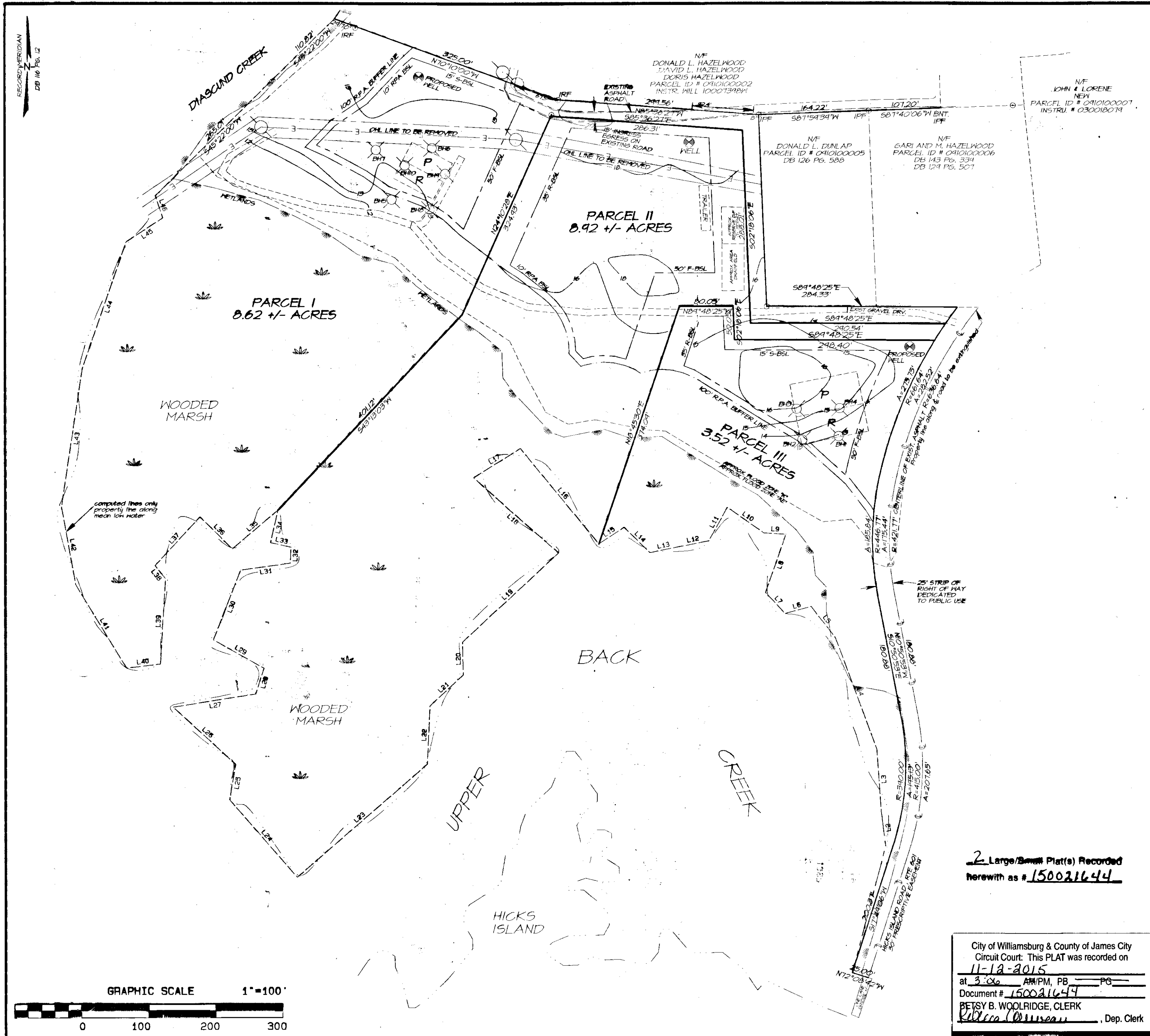
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PROPERTIES SHOWN ARE LOCATED
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JAMES CITY COUNTY, VIRGINIA

PARCEL ID # 0910100004
PROPERTY ADDRESS
8811 HICKS ISLAND ROAD
LANEXA, VA

PREPARED BY
ANGLE & DISTANCE SURVEYING, INC.
269 RACEFIELD DRIVE, TOANO, VA. 23160
757-561-5334

PLAT DATE 4-1-15
REVISED 6-22-15
REVISED 8-31-15



LINE	BEARING	DISTANCE
L1	N14°47'56"E	195.44'
L2	N06°59'34"W	54.11'
L3	N04°04'26"W	91.78'
L4	N20°14'46"W	176.61'
L5	N37°44'46"W	59.12'
L6	S74°46'24"W	40.43'
L7	N42°41'53"W	43.17'
L8	N19°28'07"E	92.16'
L9	N86°11'46"W	33.00'
L10	N54°56'20"W	66.47'
L11	S29°00'26"W	57.03'
L12	S78°48'13"W	45.63'
L13	S78°48'13"W	43.94'
L14	N45°03'22"W	53.89'
L15	S56°47'28"W	45.23'
L16	N39°12'32"W	184.52'
L17	S57°42'11"W	82.88'
L18	S48°33'43"E	169.01'
L19	S47°03'57"W	196.29'
L20	S01°11'10"E	48.73'
L21	S46°38'40"W	68.10'
L22	S02°38'40"W	86.62'
L23	S48°51'55"W	257.78'
L24	N41°03'27"W	153.40'
L25	N09°51'28"E	53.49'
L26	N47°30'02"W	126.76'
L27	N80°59'58"E	125.12'
L28	N17°15'39"E	40.50'
L29	N60°47'49"W	86.39'
L30	N21°32'09"E	111.86'
L31	N82°02'09"E	74.53'
L32	N02°54'24"E	24.00'
L33	N77°20'14"W	31.25'
L34	N12°59'39"E	49.92'
L35	S49°31'42"W	89.50'
L36	N45°20'10"W	68.42'
L37	S42°31'02"W	98.83'
L38	S37°44'48"E	25.05'
L39	S03°28'12"W	127.37'
L40	S83°03'35"W	50.90'
L41	N31°11'18"W	145.89'
L42	N10°11'34"W	118.33'
L43	N08°36'26"E	208.50'
L44	N19°08'26"E	200.00'
L45	N56°47'36"E	65.73'
L46	N19°01'24"W	34.77'

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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
11-12-2015
at 3:06 AM/PM, PB PG
Document # 150021644
Betsy B. Woolridge, CLERK
Rubén O. Breaux, Dep. Clerk

GRAPHIC SCALE 1"=100'

