

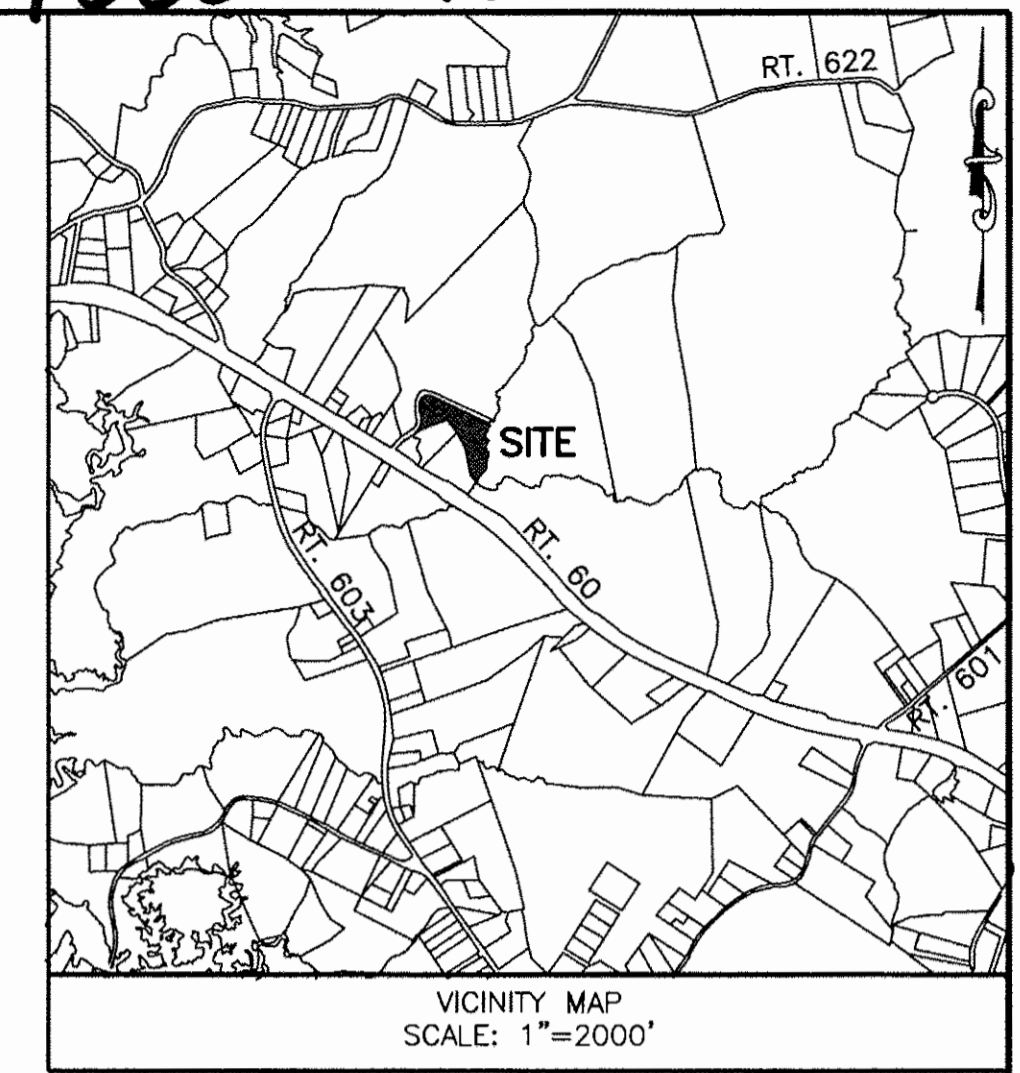
160011878

PROPERTY INFORMATION

ZONING DISTRICT: A-1
PARCEL ID: 0240200002
ADDRESS: 9446 RICHMOND ROAD
PARCEL ID: 0240200001
ADDRESS: 9448 RICHMOND ROAD
TOTAL AREA: 23.67 ACRES

BUILDING SETBACKS

FRONT: 75'
SIDE: 15'
REAR: 35'



OWNERS CERTIFICATE: (HENDERSON & SCHULTZ, LLC, LOT 1 & LOT 2)

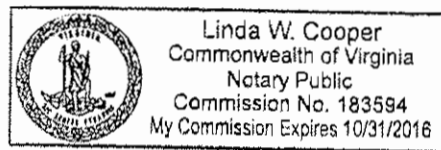
THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] DATE 6-27-16
SIGNATURE DATE
Pete Henderson Manager
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York, Linda W. Cooper, A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY
THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 27th DAY OF June, 2016.
MY COMMISSION EXPIRES 10/31/16.

[Signature]
NOTARY PUBLIC



CERTIFICATE OF SOURCE OF TITLE (LOT 1 & LOT 2)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE ESTATE OF RICHARD E. MOUNTCASTLE, JR. TO HENDERSON & SCHULTZ, L.L.C. BY INSTRUMENT RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #050023522.

ENGINEERS OR SURVEYORS 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,

06/10/2016 DATE
[Signature] PETER FARRELL, L.S. #2036



CERTIFICATE OF APPROVAL

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

6/24/16 DATE
[Signature] VA DEPARTMENT OF HEALTH

6/30/16 DATE
[Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 30 DAY OF June, 2016.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:25pm
INSTRUMENT # 160011878
TESTE MONA A. FOLEY, CLERK by Rebecca Cameron, Dep. Clerk

2 Large/Small Plat(s) Recorded
herewith as # 160011878

[Signature] M. E. Newhouse, Ph.D.
OSE # 58
(M. E. NEWHOUSE, OSE NO. 58) Professional Soil Scientist
Cert #3401-00074

6-23-16 DATE

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. PROPERTY LINES SHOWN ARE BASED ON DEEDS & PLATS OF RECORD AND MONUMENTS FOUND.
3. WETLANDS/RPA SHOWN PER CONFIRMATION BY U.S. ARMY CORPS OF ENGINEERS AND JCC ENVIRONMENTAL DEPARTMENT.
4. THIS PROPERTY LIES PARTIALLY WITHIN THE RESOURCE PROTECTION AREA (RPA).
5. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
6. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
7. LOTS SHALL BE SERVED BY PRIVATE SEWER AND WATER SYSTEMS.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. 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 SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERTY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
12. LOTS LIE IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0017D, DATED DECEMBER 16, 2015.
13. DRAIN FIELD LOCATIONS AND DESIGN BY OTHERS.
14. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
15. AREA OF 25% SLOPE OR GREATER WAS ESTABLISH FROM JCC GIS CONTOURS AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION OR DISTURBANCE.
16. ORIGINAL SUBDIVISION PLAT IS RECORDED AS INS. #060017079 AND WAS JCC CASE #S-0104-2005.
17. 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.

AOSE SUBDIVISION APPROVAL STATEMENT

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: M. E. NEWHOUSE OSE# 58. 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.

BOUNDARY LINE ADJUSTMENT
BETWEEN
LOT 1 AND LOT 2
COUNTRYSIDE
LOCATED IN THE STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 6/10/16 SCALE: 1" = 150' JOB# 16-144
SHEET 1 OF 2



ENGINEERING & SURVEYING CONSULTANTS
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

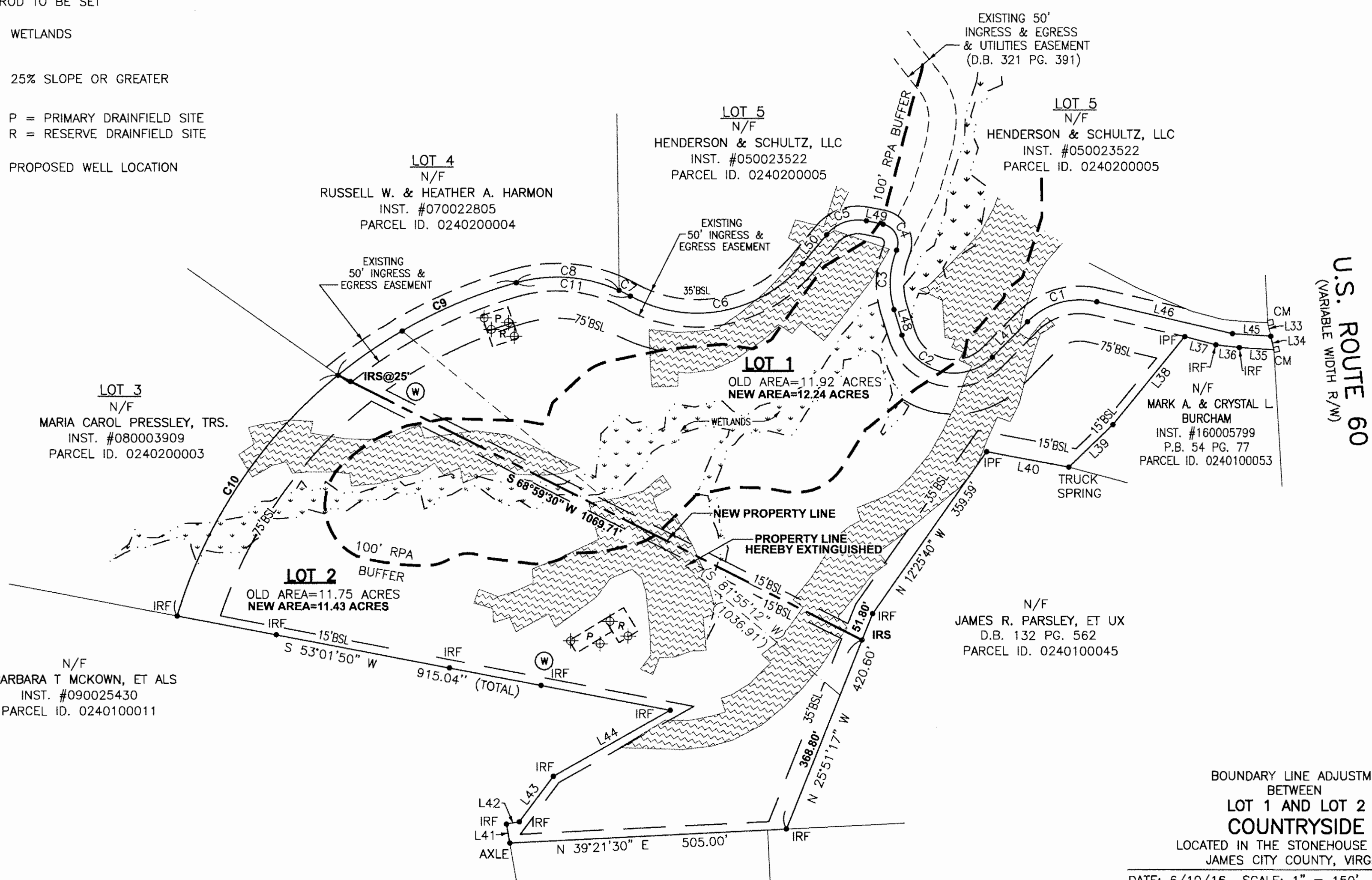
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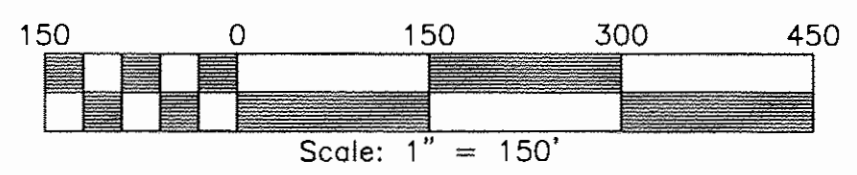
- LEGEND**
- ⊕ = SOIL BORING
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - CM = CONCRETE MONUMENT
 - IRS = IRON ROD TO BE SET
 - WETLANDS
 - 25% SLOPE OR GREATER
 - | | |
|---|---|
| P | R |
|---|---|

 P = PRIMARY DRAINFIELD SITE
R = RESERVE DRAINFIELD SITE
 - PROPOSED WELL LOCATION



NUMBER	DIRECTION	DISTANCE
L33	N 60°09'22" W	25.26'
L34	N 60°09'22" W	25.26'
L35	N 46°08'43" E	63.00'
L36	N 48°40'54" E	43.02'
L37	N 57°07'03" E	58.65'
L38	N 08°34'28" W	207.69'
L39	N 01°32'46" W	111.43'
L40	N 52°44'09" E	152.78'
L41	S 57°49'31" E	35.05'
L42	S 32°16'45" W	23.73'
L43	S 10°46'09" E	103.01'
L44	S 13°00'23" W	244.01'
L45	N 46°11'27" E	69.98'
L46	N 55°24'02" E	254.12'
L47	N 02°59'56" W	91.12'
L48	S 65°01'45" E	48.60'
L49	N 53°46'17" E	30.41'
L50	N 07°59'57" W	68.54'

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	58°23'58"	N 26°12'03" E	75.45	135.00	137.60	131.72
C2	117°58'11"	N 55°59'09" E	164.67	99.00	203.84	169.69
C3	39°28'58"	S 45°17'16" E	57.42	160.00	110.26	108.09
C4	100°40'59"	N 75°53'14" W	42.22	35.00	61.50	53.89
C5	61°46'14"	N 22°53'10" E	44.86	75.00	80.86	77.00
C6	79°22'20"	N 31°41'13" E	207.45	250.00	346.33	319.29
C8	40°00'46"	N 46°34'06" E	100.13	275.00	192.05	188.17
C9	23°27'38"	N 14°49'54" E	186.88	900.00	368.52	365.95
C10	34°02'44"	N 13°55'17" W	275.55	900.00	534.79	526.95
C11	44°48'40"	S 48°58'03" W	113.38	275.00	215.08	209.64



BOUNDARY LINE ADJUSTMENT
BETWEEN
LOT 1 AND LOT 2
COUNTRYSIDE
LOCATED IN THE STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 6/10/16 SCALE: 1" = 150' JOB# 16-144
SHEET 2 OF 2

LandTech Resources, Inc.
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2 Large/Small Plat(s) Recorded
herewith as # 160011878

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
6-30-2016

at 1:25 AM/PM, PB _____ PG _____
Document # 160011878
MONA A. FOLEY, CLERK
Monica Foley, Clerk

JCC-S-0014-2016