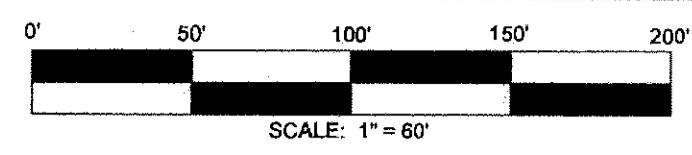


160021550

CASE NUMBER: S-0028-2016



# SUBDIVISION PLAT

OF PROPERTY STANDING IN THE NAME OF  
**REBECCA A. DILLMAN**  
KNOWN AS

## "DILLMAN SUBDIVISION"

LOCATED: STONEHOUSE MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: MAY 23, 2016 SCALE: 1" = 60'  
REVISED DATE: AUGUST 15, 2016

**MITCHELL LAND SURVEYING, LLC**  
LAND SURVEYING AND LAND PLANNING  
P.O. BOX 565  
SHACKLEFORDS, VIRGINIA 23156  
(804) 241-5385

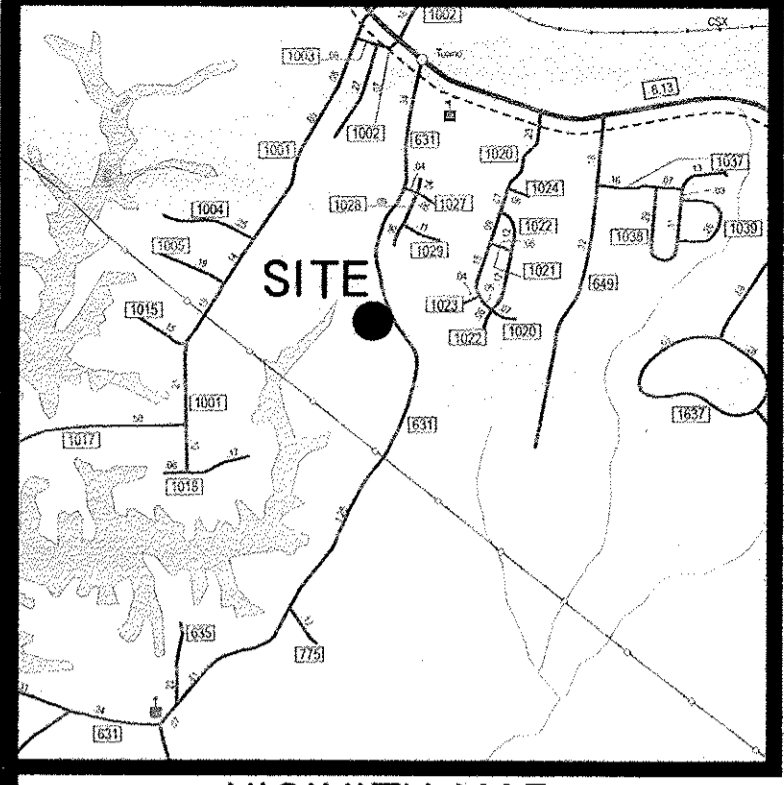
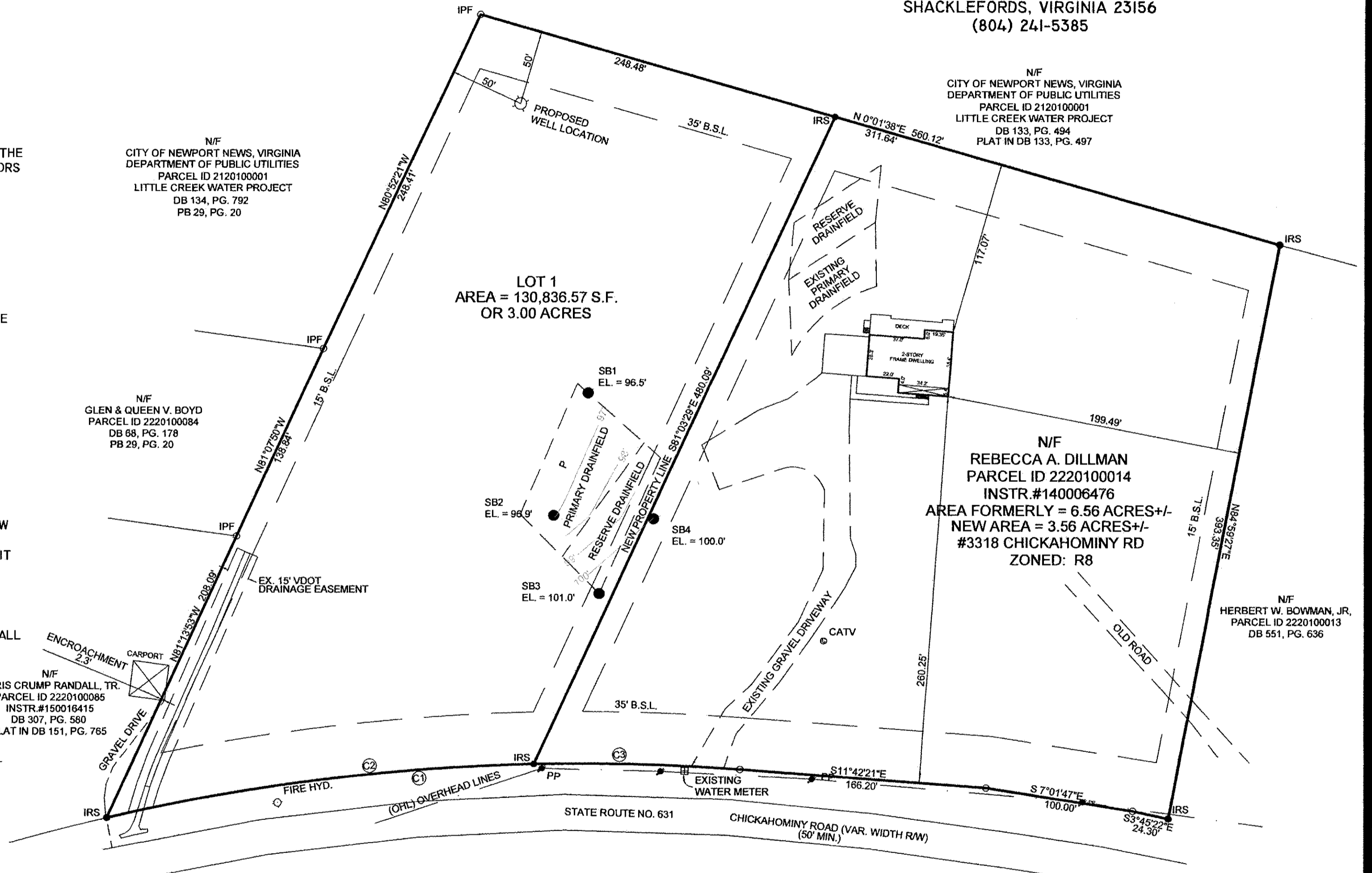
N/F  
CITY OF NEWPORT NEWS, VIRGINIA  
DEPARTMENT OF PUBLIC UTILITIES  
PARCEL ID 2120100001  
LITTLE CREEK WATER PROJECT  
DB 133, PG. 494  
PLAT IN DB 133, PG. 497

N/F  
CITY OF NEWPORT NEWS, VIRGINIA  
DEPARTMENT OF PUBLIC UTILITIES  
PARCEL ID 2120100001  
LITTLE CREEK WATER PROJECT  
DB 134, PG. 792  
PB 29, PG. 20

N/F  
GLEN & QUEEN V. BOYD  
PARCEL ID 2220100084  
DB 68, PG. 178  
PB 29, PG. 20

N/F  
**REBECCA A. DILLMAN**  
PARCEL ID 2220100014  
INSTR. #140006476  
AREA FORMERLY = 6.56 ACRES +/-  
NEW AREA = 3.56 ACRES +/-  
#3318 CHICKAHOMINY RD  
ZONED: R8

N/F  
HERBERT W. BOWMAN, JR.  
PARCEL ID 2220100013  
DB 551, PG. 636



**GENERAL NOTES:**  
1. PROPERTY IS ZONED R-8, RURAL RESIDENTIAL DISTRICT  
2. PARCEL ID #220100014  
3. ADDRESS: #3318 CHICKAHOMINY ROAD  
4. THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER COMMUNITY PANEL NO. 51095C0106D, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE DECEMBER 16, 2015.  
5. BUILDING SETBACKS  
FRONT = 35'  
SIDE = 15'  
REAR = 35'  
6. PARCEL ID 220100014 IS SERVED WITH PUBLIC WATER AND PRIVATE SEPTIC SYSTEM. NEW LOT 1 IS TO BE SERVED WITH PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.

**AREA TABLE**  
PARCEL ID 2220100014  
AREA FORMERLY = 285,603.36 S.F. OR 6.56 AC. +/-  
NEW AREA = 154,766.79 S.F. OR 3.56 AC.  
LOT 1 = 130,836.57 S.F. OR 3.00 AC.

### VICINITY MAP

### OWNERS CERTIFICATE

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

*Rebecca A. Dillman* 11-17-16  
REBECCA A. DILLMAN DATE

### CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Newport News  
Michelle L. Zuskin, A 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 BEFORE ME IN THE CITY/COUNTY AFORESAID.  
GIVEN UNDER MY HAND THIS 17 DAY OF November, 2016.

*Michelle L. Zuskin*  
SIGNATURE  
MY COMMISSION EXPIRES 12/30/2018  
NOTARY REGISTRATION NUMBER: 138029

MICHELLE L. ZUSKIN  
NOTARY PUBLIC  
REGISTRATION # 7320129  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
12/30/2018

### CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY VINCENT LEWIS AND ELWOOD T. LEWIS, HEIRS AT LAW OF ANNIE TAYLOR LEWIS; WAYNE D. DABNEY AND WILLARD V. DABNEY, HEIRS AT LAW OF LOU MARION DABNEY, AND LESTER B. LEWIS, JR., SOLE HEIR AT LAW OF ALFREDA T. LEWIS TO REBECCA A. DILLMAN BY DEED, DATED APRIL 15, 2014 AND RECORDED IN CLERK'S OFFICE OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 140006476.

### 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 ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

11-15-2014  
JAMES E. MITCHELL, LAND SURVEYOR DATE

### PRIVATE SEWAGE DISPOSAL CERTIFICATE

THIS SUBDIVISION IS CERTIFIED AS BEING IN COMPLIANCE WITH THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS") BY: ADAM C. HERMAN, AOSE #1940001109, (757) 344-6270 AND SUBDIVISION APPROVAL IS BASED UPON THAT CERTIFICATION. FURTHER, 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.

THIS SUBDIVISION WAS NOT SUBMITTED TO OR REVIEWED BY THE HEALTH DEPARTMENT BECAUSE, IN ACCORDANCE WITH §32.1-163.5 OF THE CODE OF VIRGINIA, THE HEALTH DEPARTMENT IS REQUIRED TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT.

PURSUANT TO § 380 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 SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE AND RESERVE FOR A "TRADITIONAL" ON-SITE 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 APPROVAL.

THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ON-SITE SEWAGE SYSTEMS AND MAY NOT RECEIVE A CONSTRUCTION PERMIT FROM THE HEALTH DEPARTMENT.

ADAM C. HERMAN AOSE #1940001109  
*Adam C. Herman* 11-17-16  
AOSE CERT., OR LIC. # DATE

### CERTIFICATE OF APPROVAL

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

*Alan Brach* 22 Nov 2016  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
*Donna Bueche* 11/22/16  
VIRGINIA DEPARTMENT OF HEALTH DATE  
*Ellen Cook* 11/23/16  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**GENERAL NOTES:**  
7. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.  
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.  
9. ALL UTILITIES ARE TO BE PLACED UNDERGROUND  
10. THE PROPERTY IS NOT LOCATED WITHIN THE PSA, THEREFORE LOTS MAY BE SERVED WITH PRIVATE WELL & SEPTIC  
11. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION  
12. 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. (ORDINANCE 30A-38 ADOPTED OCTOBER 12, 2010)  
13. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.  
14. 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.

- ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR VEGETATION WEAKENED BY AGE, STORM, FIRE OR OTHER NATURAL CAUSES.  
- DEVELOPER/OWNER SHALL INSTALL SIGNS IDENTIFYING THE LANDWARD LIMIT OF THE RPA. SIGNS SHALL BE OBTAINED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY THE MANAGER (JAMES CITY CO.)  
15. THE SUBDIVIDER SHALL RECORD THE APPROVED PLAT IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY WITHIN 180 DAYS AFTER APPROVAL THEREOF; OTHERWISE, SUCH APPROVAL SHALL BECOME NULL AND VOID. (ORD. NO. 30A-15, 1-9-89)

CURVE TABLE

#	DELTA	R=	LEN. =	TAN. =	CH =	CB
C1	17°16'07"	1423.34'	428.99'	216.13'	427.36'	S20°19'28"E
C2	11°40'29"	1423.34'	790.16'	145.58'	289.66'	S23°07'07"E
C3	5°35'18"	1423.34'	138.83'	69.47'	138.77'	S14°29'03"E

Large Plat(s) Recorded  
herewith as # 160021550

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
December 1, 2016  
at 3:34 AM/PM 16 PG  
Document # 160021550  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk  
*Elizabeth O'Connor DC*

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY DATED MAY 2016. THIS PLAT MEETS ALL THE REQUIRED MINIMUM STANDARDS TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
JAMES E. MITCHELL, LAND SURVEYOR  
VIRGINIA LICENSE #14528.

