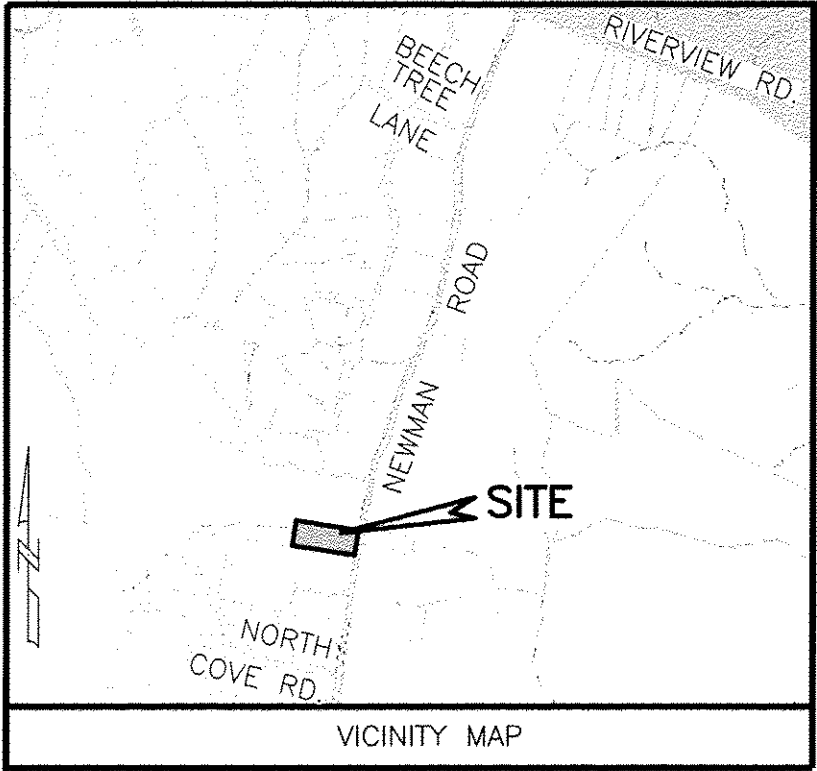


170013696



OWNERS CERTIFICATE:

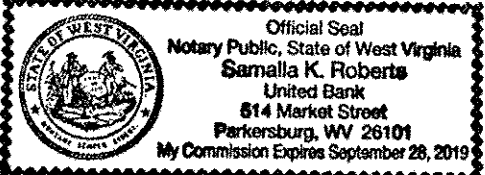
THE PROPERTY LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Betty Arlene Chandler Woodfin 6/30/17
(BETTY ARLENE CHANDLER WOODFIN) DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA West Virginia
CITY/COUNTY OF Wood i, Samalla K Roberts 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 HAS
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 20th DAY OF June, 2017.
MY COMMISSION EXPIRES 9/28/2019

Samalla K Roberts
NOTARY PUBLIC
REGISTRATION NO. N18



CERTIFICATE OF SOURCE OF TITLE - PARCEL ID: 154010008X

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF BETTY ARLENE CHANDLER WOODFIN AND WAS ACQUIRED FROM CAMERON MILFORD CHANDLER BY THAT CERTAIN WILL DATED OCTOBER 6, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS WILL FILE 8345, INSTRUMENT #14008345L

CERTIFICATE OF SOURCE OF TITLE - PARCEL ID: 1540100009

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF ARLENE CHANDLER WOODFIN AND WAS ACQUIRED FROM DANNY RAY WOODFIN & ARLENE CHANDLER WOODFIN, HUSBAND AND WIFE BY THAT CERTAIN DEED DATED AUGUST 11, 2015 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #150016957.

CERTIFICATE OF APPROVAL

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

June 30, 2017 *Ellen Cook*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY
7 June 2017 *Sean Beach*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
June 7 2017 *ADH*
DATE VIRGINIA DEPARTMENT OF HEALTH

ENGINEERS OR SURVEYORS CERTIFICATE

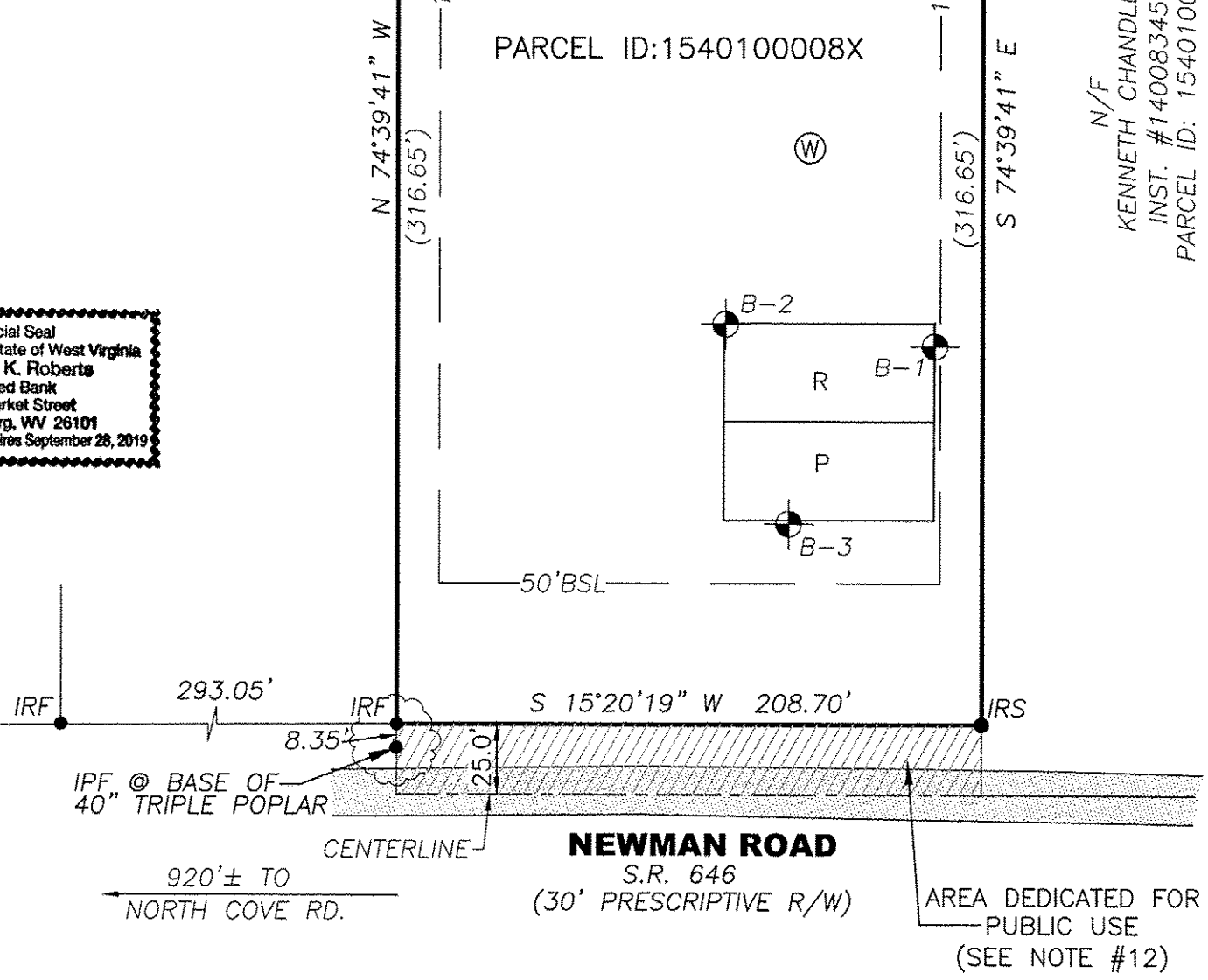
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

05/30/2017 *Peter Farrell*
DATE PETER FARRELL, L.S. 2036



- LEGEND**
B-2 SOIL BORING
W PROPOSED WELL
R = RESERVE DRAINFIELD AREA
P = PRIMARY DRAINFIELD AREA
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD FOUND
BSL = BUILDING SETBACK LINE

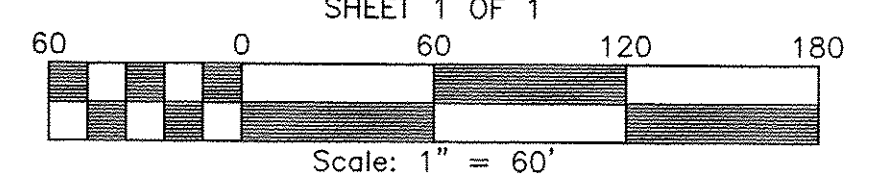
N/F
CAROLYN STOUT
INST. #080026968
INST. #080021022 (PLAT)
PARCEL ID: 1540100010C



RECORD MERIDIAN
INST. #080021022

PROPERTY LINE EXTINGUISHMENT
PROPERTY OF ARLENE CHANDLER WOODFIN
BEING PARCEL ID: 1540100009
& PARCEL ID: 1540100008X
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 05/30/2017 SCALE: 1"=60' JOB #14-500

LandTech Resources, Inc.
Engineering & Surveying Consultants
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS..
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP RATE MAPS 51095C0064D, DATED DECEMBER 16, 2015.
7. THIS PROPERTY DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS 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.
11. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. PROPERTY LINES ARE BASED ON RECORD INFORMATION AND FOUND MONUMENTATION.
12. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
13. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. ON-SITE SEWAGE DISPOSAL 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 IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS AUTHORIZING THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. 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 AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM HERMAN, LICENSE NO. 1940001109, PHONE NO. 757-344-6270 ADDRESS: 4516 MISTY COURT, WILLIAMSBURG, VA 23185 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 THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS. THIS SUBDIVISION APPROVAL IS ISSUED UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

Adam Herman 6-9-17
ADAM HERMAN, LICENSE NO. 1940001109 DATE

AREA TABULATION

PARCEL ID: 1540100008X	71,303 S.F. / 1.637 AC.
PARCEL ID: 1540100009	43,556 S.F. / 1.000 AC.
TOTAL AREA	114,859 S.F. / 2.637 AC.
LESS AREA OF DEDICATION	5,217 S.F. / 0.120 AC.
NEW TOTAL AREA	109,642 S.F. / 2.517 AC.

PROPERTY INFORMATION

PARCEL ID: 1540100008X
INST. #14008345L
ADDRESS: 7715 NEWMAN ROAD
ZONING DISTRICT: A1 (GENERAL AGRICULTURE)
PARCEL ID: 1540100009
INST. #150016957
ADDRESS: 7713 NEWMAN ROAD
ZONING DISTRICT: A1 (GENERAL AGRICULTURE)

Large/Small Plat(s) Recorded
herewith as # 170013696

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 6th DAY OF July, 2017.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT INSTRUMENT # 170013696
TESTE *MONA A. FOLEY, CLERK* by Amy Storey, DC

JCC-S-0016-2017