

180016033

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF NICELAND FARM, LLC, AND WAS ACQUIRED FROM DAVID A. & DEBORAH L. NICE BY DEED DATED MARCH 21, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT #180006161.

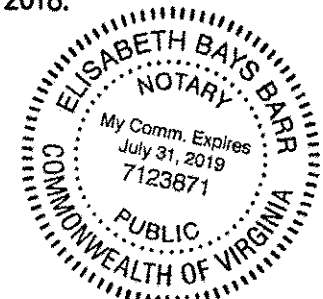
OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Signature of David A. Nice, NICELAND FARM, LLC, dated 10/2/18. Title: Owner.

CERTIFICATE OF NOTARIZATION: (NICELAND FARM, LLC)

Notary Public: Elisabeth Bays Barr, James City County, Virginia. Commission expires July 31, 2019. Notary registration number: 7123871.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

Signature of Samuel J. Bickers, Lic. No. #002304, dated 5-3-18.

CERTIFICATE OF APPROVAL

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

Signature of Ellen Brady, Virginia Department of Transportation, dated 21 Sep 2018.

Signature of Ellen Cook, Subdivision Agent of the County of James City, dated 10/3/18.

GENERAL NOTES

- 1. PROPERTY IS ZONED GENERAL AGRICULTURAL, A1.
2. ALL LOTS TO BE SERVED BY PRIVATE WELL AND SEPTIC.
3. THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP NUMBERS 51095C0029D & 51095C0037D, DATED DECEMBER 16, 2015.
4. THE PROPERTY SHOWN IS PART OF TAX PARCEL ID NUMBER (#) 0420100008. THE ADDRESS IS 9812 OLD STAGE ROAD.
5. SETBACK LINES PER THE CURRENT JAMES CITY COUNTY ZONING ORDINANCE ARE: FRONT = 75', SIDE = 15' AND REAR = 35'.
6. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, MONUMENTS FOUND, AND RECORDED DOCUMENTS. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY CODE.
9. 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.
10. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. ON-SITE SEWAGE DISPOSAL SYSTEM SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
14. A LAND USE PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION OF ANY WORK WITHIN STATE MAINTAINED RIGHT OF WAY LIMITS OR EASEMENTS.
15. THE RIGHT-OF-WAY (R/W) SHALL BE DEDICATED FOR PUBLIC USE.
16. A WAIVER REQUEST TO SECTION 19-73, SHARED DRIVEWAY REQUIREMENTS FOR MINOR SUBDIVISIONS WAS RECOMMENDED FOR APPROVAL BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) ON AUGUST 17, 2018 AND APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 5, 2018.

HEALTH DEPARTMENT APPROVAL

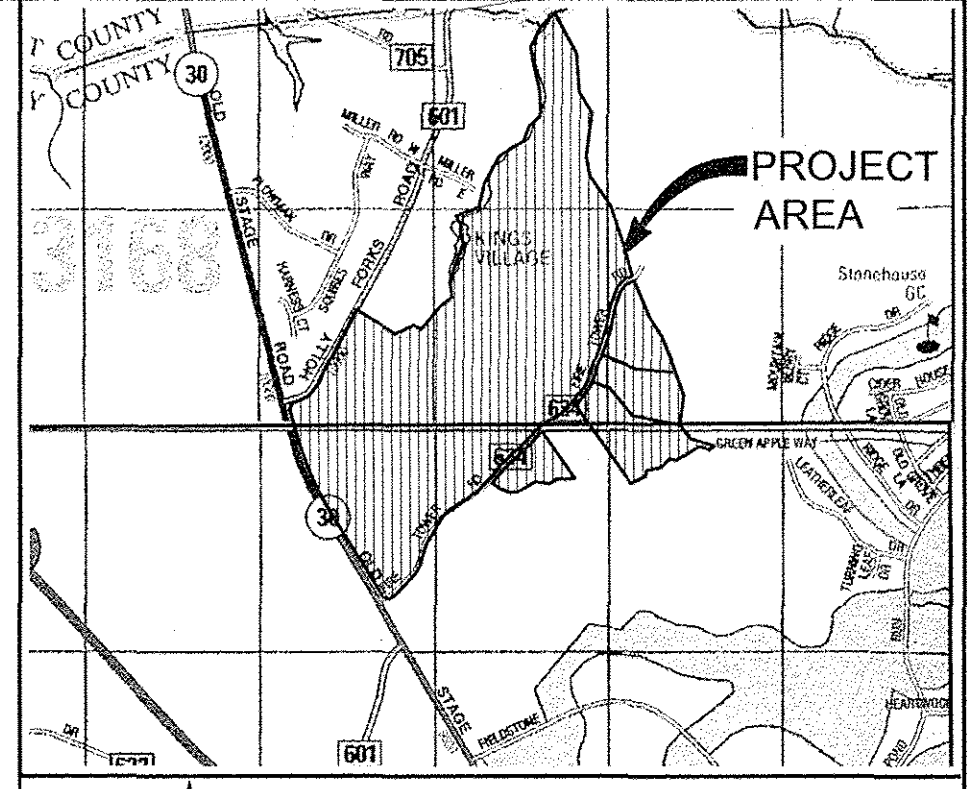
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE "REGULATIONS".

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: ADAM C. HERMAN MAQSE# 1940001109. 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.

Signature of Ellen Brady, Virginia Department of Health, dated 9-20-18.

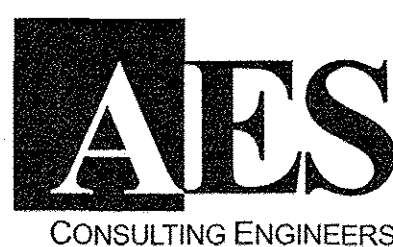
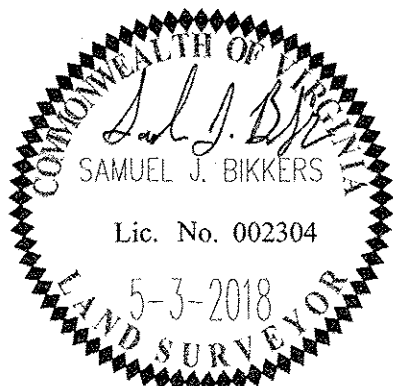


VICINITY MAP (APPROXIMATE SCALE: 1"=2000') Copyright ADC The Map People permitted use number 21004223

5 Large/Small Plat(s) Recorded herewith as # 180016033

STATE OF VIRGINIA COUNTY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 9 DAY OF Oct, 2018. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 9:03 AM/PM, INSTRUMENT # 180016033. TESTE: MONA A. FOLEY, CLERK. Signed by J. Zylilaga, D.C.

Table with 4 columns: Rev., Date, Description, Revised By.



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

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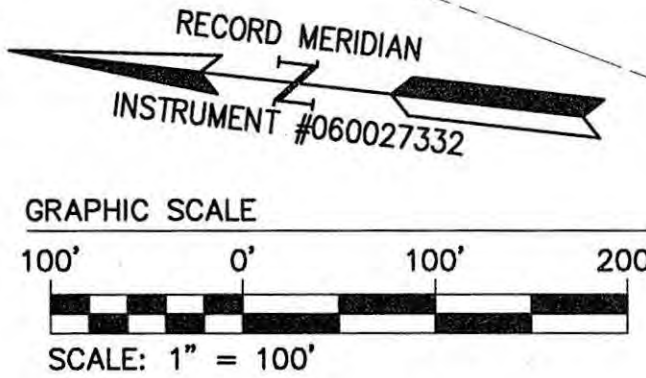
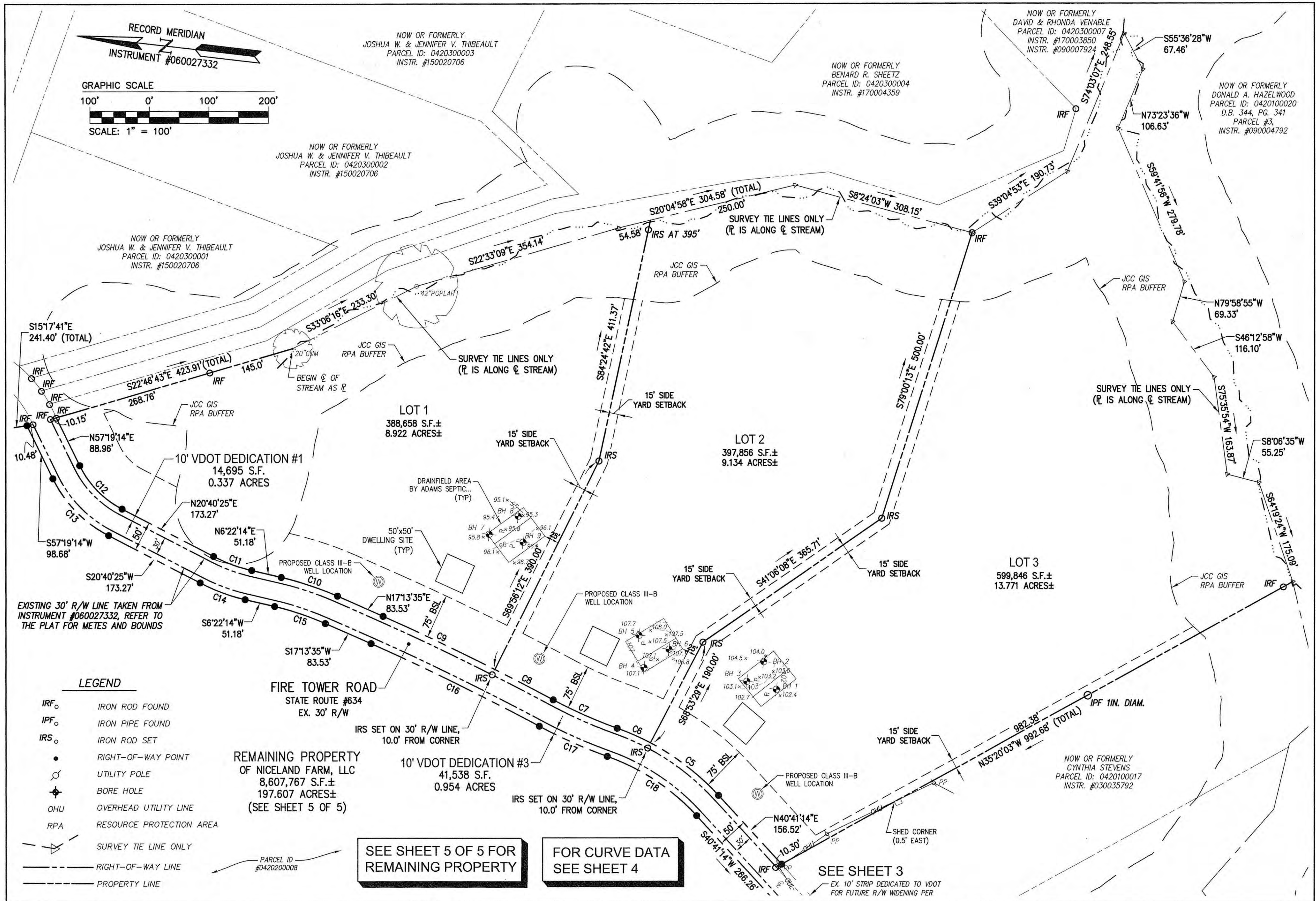
PLAT OF SUBDIVISION PROPERTY OWNED BY NICELAND FARM, LLC CREATING HEREON LOTS 1 THROUGH 4 AND SHOWING REMAINING PROPERTY LOCATED ALONG STATE ROUTE 634 (FIRE TOWER ROAD) STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

REF: JCC CASE NO. S-0022-2018

Table with Project Contacts: SJB, Project Number: W10530-00, Scale: AS NOTED, Date: 5-02-2018, Sheet Number: 1 of 5.



180016033



LEGEND

- IRF ○ IRON ROD FOUND
- IPF ○ IRON PIPE FOUND
- IRS ○ IRON ROD SET
- RIGHT-OF-WAY POINT
- UTILITY POLE
- ⊕ BORE HOLE
- OHU ○ OVERHEAD UTILITY LINE
- RPA ○ RESOURCE PROTECTION AREA
- SURVEY TIE LINE ONLY
- - - RIGHT-OF-WAY LINE
- PROPERTY LINE

REMAINING PROPERTY  
OF NICELAND FARM, LLC  
8,607,767 S.F. ±  
197.607 ACRES ±  
(SEE SHEET 5 OF 5)

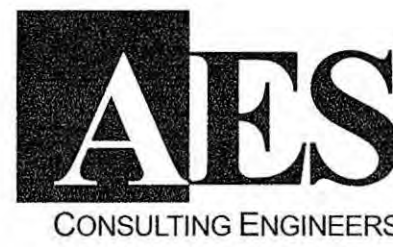
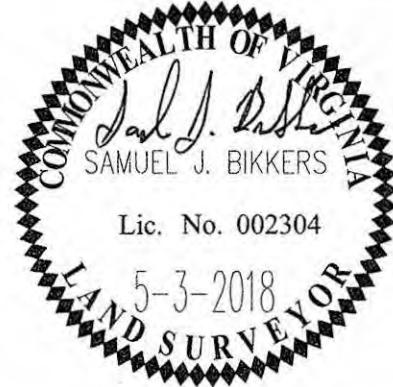
SEE SHEET 5 OF 5 FOR  
REMAINING PROPERTY

FOR CURVE DATA  
SEE SHEET 4

SEE SHEET 3  
EX. 10' STRIP DEDICATED TO VDOT  
FOR FUTURE R/W WIDENING PER

5 Large Format Plats Recorded herewith as # 180016033

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
Oct 9, 2018  
at 9:03 AM/PM, PG  
Document # 180016033  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk



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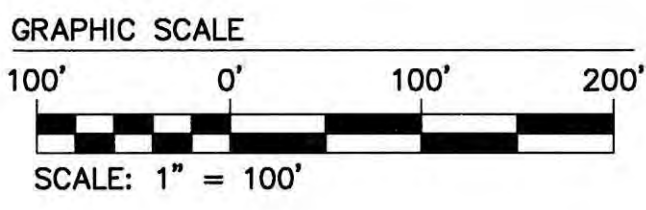
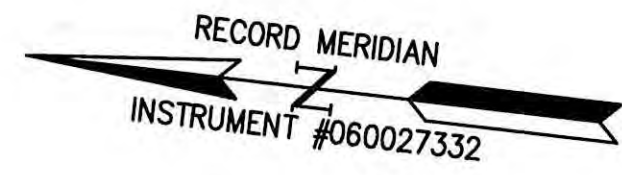
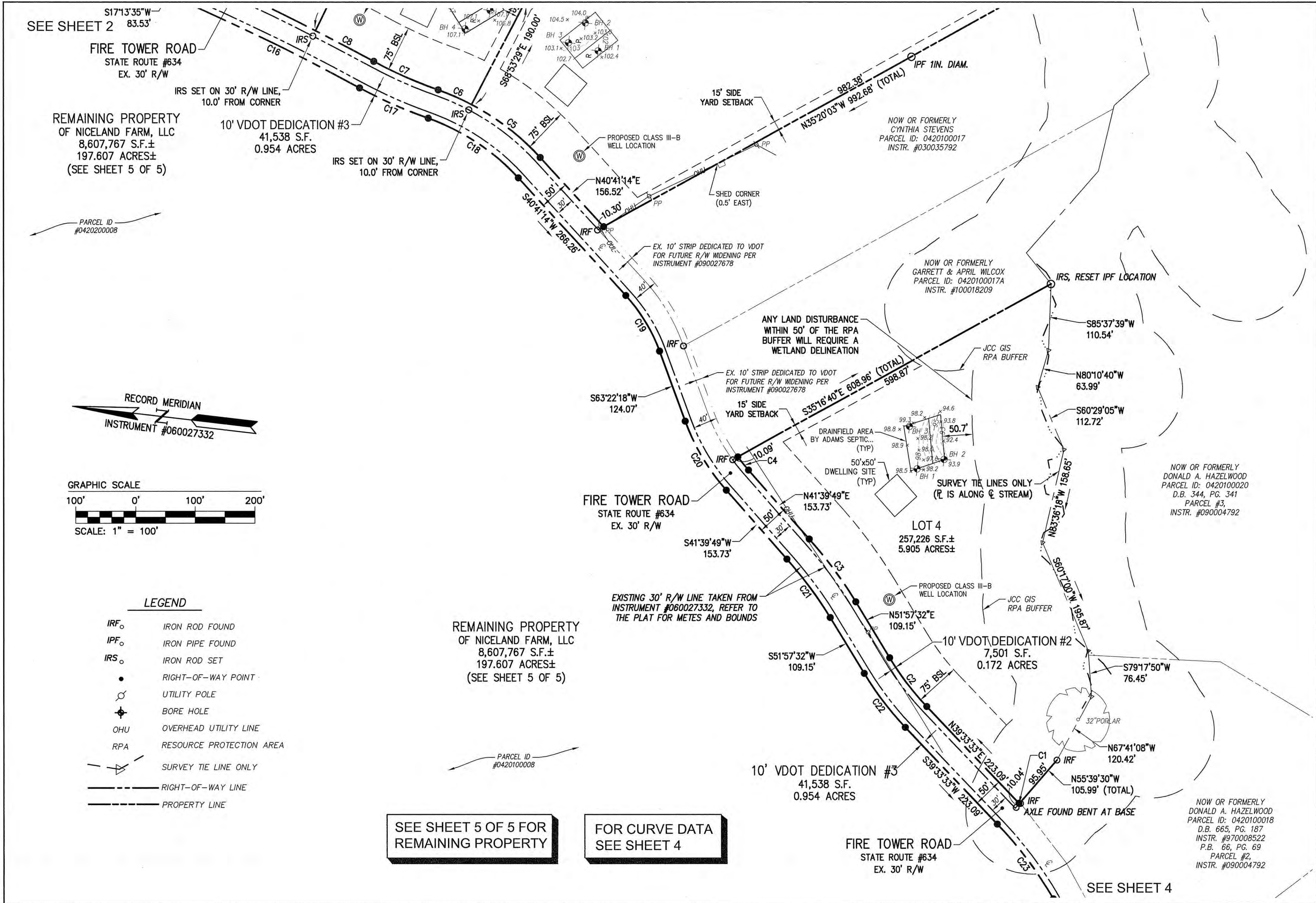
PLAT OF SUBDIVISION  
**PROPERTY OWNED BY  
NICELAND FARM, LLC**  
CREATING HEREON LOTS 1 THROUGH 4  
AND SHOWING REMAINING PROPERTY  
LOCATED ALONG STATE ROUTE 634 (FIRE TOWER ROAD)  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB  
Project Number: W10530-00  
Scale: 1"=100' Date: 05-02-2018  
Sheet Number  
**2 of 5**

Rev.	Date	Description	Revised By



180016033



LEGEND

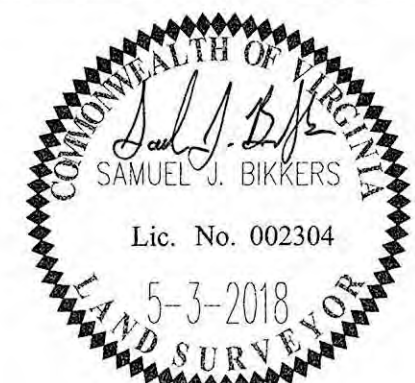
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- IPF ○ IRON PIPE FOUND
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- RIGHT-OF-WAY POINT
- UTILITY POLE
- ⊕ BORE HOLE
- OHU OVERHEAD UTILITY LINE
- RPA RESOURCE PROTECTION AREA
- SURVEY TIE LINE ONLY
- - - RIGHT-OF-WAY LINE
- PROPERTY LINE

REMAINING PROPERTY OF NICELAND FARM, LLC  
8,607,767 S.F.±  
197.607 ACRES±  
(SEE SHEET 5 OF 5)

5 Large Format Plat(s) Recorded herewith as # 180016033

Rev.	Date	Description	Revised By

City of Williamsburg & County of James City  
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MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk



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PLAT OF SUBDIVISION  
PROPERTY OWNED BY  
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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB
Project Number:	W10530-00
Scale:	1"=100'
Date:	05-02-2018
Sheet Number	3 of 5



180016033

SEE SHEET 3  
10' VDOT DEDICATION #3  
41,538 S.F.  
0.954 ACRES

FIRE TOWER ROAD  
STATE ROUTE #634  
EX. 30' R/W

FIRE TOWER ROAD  
STATE ROUTE #634  
EX. VARIABLE WIDTH R/W  
PLAT BOOK 66, PAGE 69

FIRE TOWER ROAD  
STATE ROUTE #634  
EX. 30' R/W  
INSTR. #090004792

NOW OR FORMERLY  
DONALD A. HAZELWOOD  
PARCEL ID: 0440100001  
D.B. 344, PG. 345  
PARCEL #1,  
INSTR. #090004792

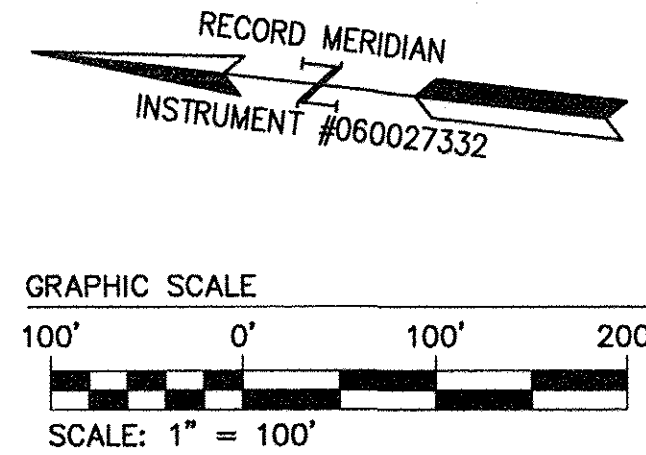
NOW OR FORMERLY  
SHARON R. SELTZER  
PARCEL ID: 0420100019  
INSTR. #170024809

REMAINING PROPERTY  
OF NICELAND FARM, LLC  
8,607,767 S.F.±  
197.607 ACRES±  
(SEE SHEET 5 OF 5)

SEE SHEET 5 OF 5 FOR  
REMAINING PROPERTY

LEGEND

- IRF<sub>o</sub> IRON ROD FOUND
- IPF<sub>o</sub> IRON PIPE FOUND
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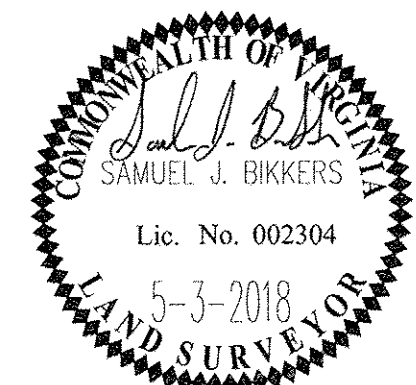


CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	0°04'15"	702.67'	0.87'	0.43'	0.87'	N39°35'41"E
C2	12°23'59"	475.00'	102.80'	51.60'	102.60'	N45°45'32"E
C3	10°17'43"	725.00'	130.27'	65.31'	130.10'	N46°48'40"E
C4	5°20'11"	305.18'	28.42'	14.22'	28.41'	N44°19'54"E
C5	19°34'43"	425.00'	145.23'	73.33'	144.52'	N30°53'53"E
C6	8°15'10"	425.00'	61.22'	30.66'	61.16'	N16°58'56"E
C7	8°42'33"	775.00'	117.80'	59.01'	117.69'	N17°12'37"E
C8	1°30'06"	4212.94'	110.41'	55.21'	110.41'	N20°48'51"E
C9	2°50'13"	4212.94'	208.59'	104.32'	208.57'	N18°38'42"E
C10	10°51'21"	525.00'	99.47'	49.89'	99.32'	N11°47'54"E
C11	14°18'11"	275.00'	68.65'	34.50'	68.47'	N13°31'19"E
C12	36°38'49"	162.00'	103.62'	53.65'	101.86'	N38°59'49"E
C13	36°38'49"	212.00'	135.60'	70.21'	133.30'	S38°59'49"W
C14	14°18'11"	325.00'	81.13'	40.78'	80.92'	S13°31'19"W
C15	10°51'21"	475.00'	90.00'	45.13'	89.86'	S11°47'54"W
C16	4°20'19"	4162.94'	315.22'	157.69'	315.15'	S19°23'44"W
C17	8°42'33"	825.00'	125.40'	62.82'	125.28'	S17°12'37"W
C18	27°49'53"	375.00'	182.16'	92.91'	180.37'	S26°46'18"W
C19	22°41'04"	275.00'	108.88'	55.16'	108.17'	S52°01'46"W
C20	21°42'29"	355.18'	134.57'	68.10'	133.76'	S52°31'04"W
C21	10°17'43"	675.00'	121.29'	60.81'	121.12'	S46°48'40"W
C22	12°23'59"	525.00'	113.62'	57.03'	113.40'	S45°45'32"W
C23	13°42'56"	652.67'	156.24'	78.49'	155.86'	S46°25'01"W
C24	1°39'02"	5704.58'	164.33'	82.17'	164.32'	S54°06'00"W
C25	6°03'49"	635.60'	67.26'	33.66'	67.23'	S57°57'25"W
C26	36°13'11"	251.92'	159.25'	82.39'	156.61'	S42°52'45"W
C27	11°26'58"	422.49'	84.43'	42.35'	84.29'	S30°29'38"W
C28	25°20'41"	583.56'	258.13'	131.21'	256.03'	S23°32'48"W
C29	31°40'02"	400.00'	221.08'	113.44'	218.27'	S26°43'27"W
C30	15°30'00"	357.00'	96.58'	48.59'	96.28'	S50°18'28"W

5 Large Plats Recorded herewith as # 180016033

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*Mona A. Foley* *M.A.F.* Clerk

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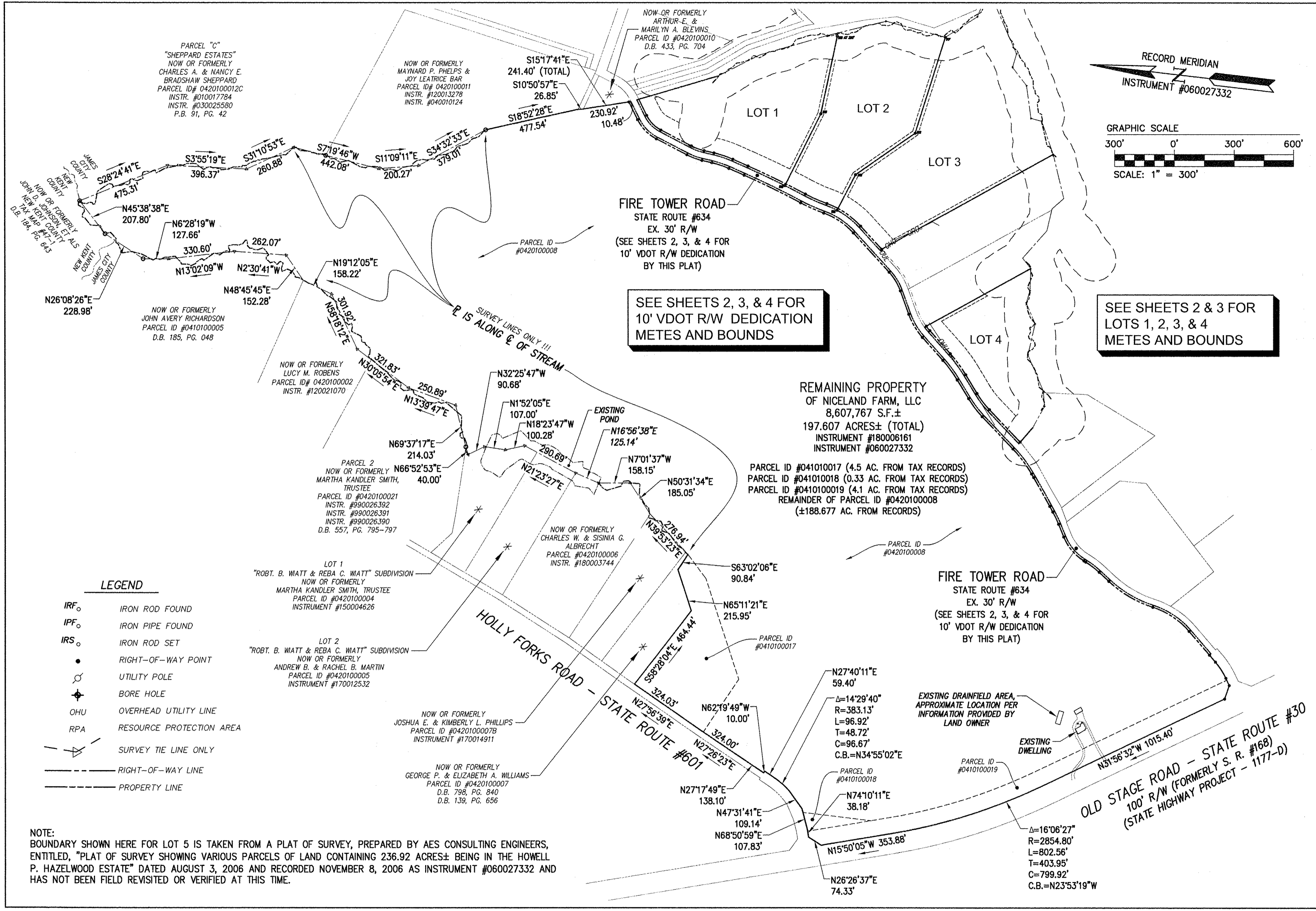
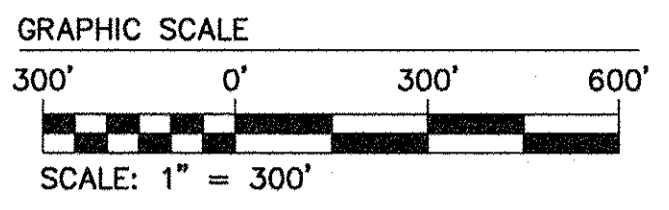
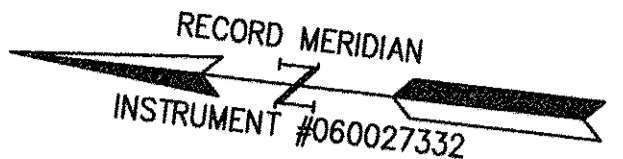


**AES**  
CONSULTING ENGINEERS  
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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB
Project Number:	W10530-00
Scale:	1"=100'
Date:	05-02-2018
Sheet Number	4 of 5

180016033



SEE SHEETS 2, 3, & 4 FOR 10' VDOT R/W DEDICATION METES AND BOUNDS

SEE SHEETS 2 & 3 FOR LOTS 1, 2, 3, & 4 METES AND BOUNDS

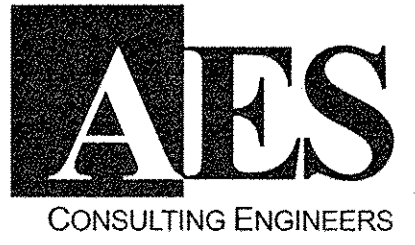
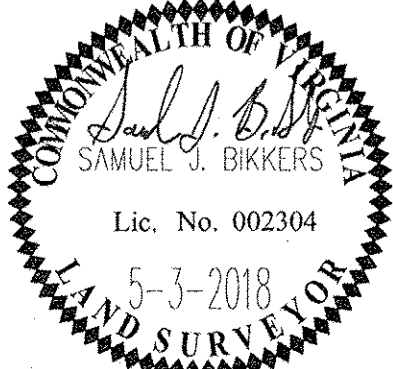
LEGEND

- IRF. IRON ROD FOUND
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IRS. IRON ROD SET
RIGHT-OF-WAY POINT
UTILITY POLE
BORE HOLE
OVERHEAD UTILITY LINE
RESOURCE PROTECTION AREA
SURVEY TIE LINE ONLY
RIGHT-OF-WAY LINE
PROPERTY LINE

NOTE: BOUNDARY SHOWN HERE FOR LOT 5 IS TAKEN FROM A PLAT OF SURVEY, PREPARED BY AES CONSULTING ENGINEERS, ENTITLED, "PLAT OF SURVEY SHOWING VARIOUS PARCELS OF LAND CONTAINING 236.92 ACRES± BEING IN THE HOWELL P. HAZELWOOD ESTATE" DATED AUGUST 3, 2006 AND RECORDED NOVEMBER 8, 2006 AS INSTRUMENT #060027332 AND HAS NOT BEEN FIELD REVISITED OR VERIFIED AT THIS TIME.

5 Large/Small Plat(s) Recorded herewith as # 180016033

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Oct. 9, 2018 at 9:03 AM/PM, PB PG Document # 180016033 MONA A. FOLEY, CLERK



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PLAT OF SUBDIVISION PROPERTY OWNED BY NICELAND FARM, LLC CREATING HEREON LOTS 1 THROUGH 4 AND SHOWING REMAINING PROPERTY LOCATED ALONG STATE ROUTE 634 (FIRE TOWER ROAD) STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB Project Number: W10530-00 Scale: 1"=300' Date: 05-02-2018 Sheet Number