

180018635

OWNERS CERTIFICATE

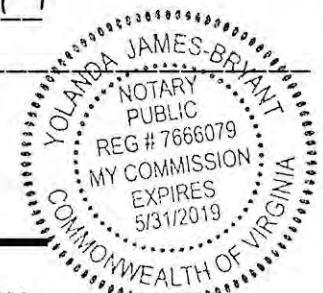
THE SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS 9355 RICHMOND ROAD & 9333 RICHMOND ROAD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

11/16/18 DATE SIGNATURE (FOR LANEXA HILL LLC) JAMES S. SMITH

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF Williamsburg, Volanda James-Bryant A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 16 DAY OF November, 2018. MY COMMISSION EXPIRES 5/31 2019 SIGNATURE: Volanda James-Bryant



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTIES SHOWN ON THIS PLAT WAS CONVEYED BY CAROLE C. SMITH TO LANEXA HILL, LLC BY DEED, DATED APRIL 11, 2012 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT 130003868.

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.

A.D. SEBERT, L.S. 06/17/2018 DATE

GENERAL NOTES:

- 1. THE PROPERTY SHOWN HEREON IS ALL OF ASSESSOR'S PARCEL 0240100062 AND THE CURRENT ADDRESS IS 9355 RICHMOND ROAD.
2. PARCEL 1 IS SERVED BY EXISTING PRIVATE WELL AND SEPTIC DRAINFIELD LOCATION SHOWN IS PER OWNER.
3. THE PROPERTY IS CURRENTLY ZONED A1 GENERAL AGRICULTURE.
4. THE PROPERTY LIES IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M. 51095C0017D. DATED 12/16/15.
5. THE TOTAL AREA IS 30.678 AC± **SEE AREA NOTE**
6. MINIMUM BUILDING SETBACK LINES: FRONT = 75', SIDE = 15', REAR = 35'. SETBACK LIMITS MAY BE ADJUSTED BY JCC TO RECOGNIZE THE 100' RPA BUFFER.
7. ALL FUTURE UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
9. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS ARE SHOWN PER AVAILABLE INFORMATION. OTHER EASEMENTS MAY EXIST. THIS IS NOT A BOUNDARY SURVEY.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

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 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.

PURSUANT TO SECTION 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 SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL.

ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

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.

WATER: EACH LOT IS TO BE SERVED BY A WELL APPROVED BY THE LOCAL HEALTH DEPARTMENT.

MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 11-20-2018

at 3:21 AM (PM) PB PG Document # 180018635 MONA A. FOLEY, CLERK Elizabeth O'Connor DC

Large/Small Plat(s) Recorded herewith as # 180018635

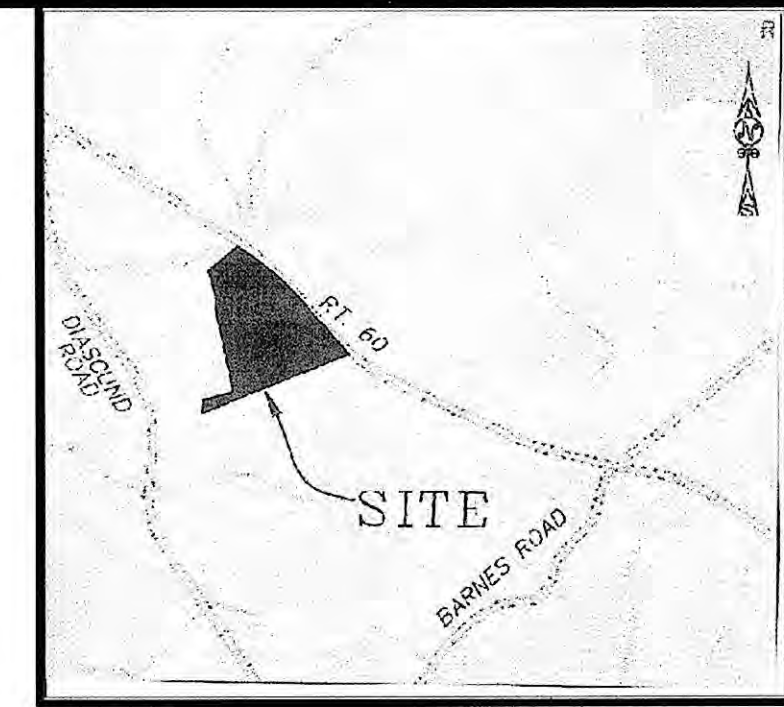
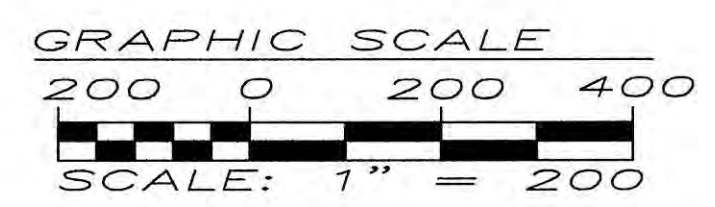
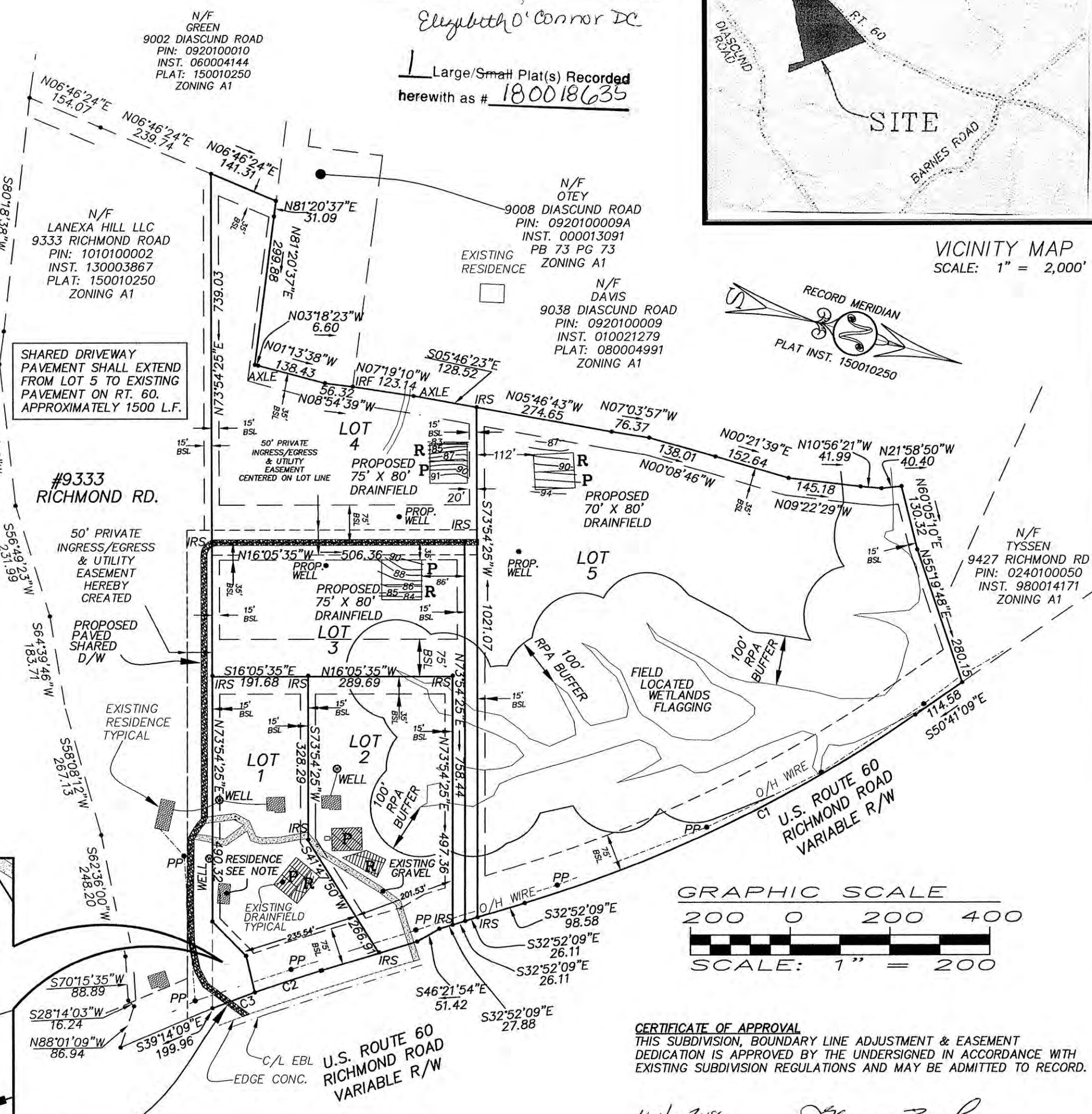
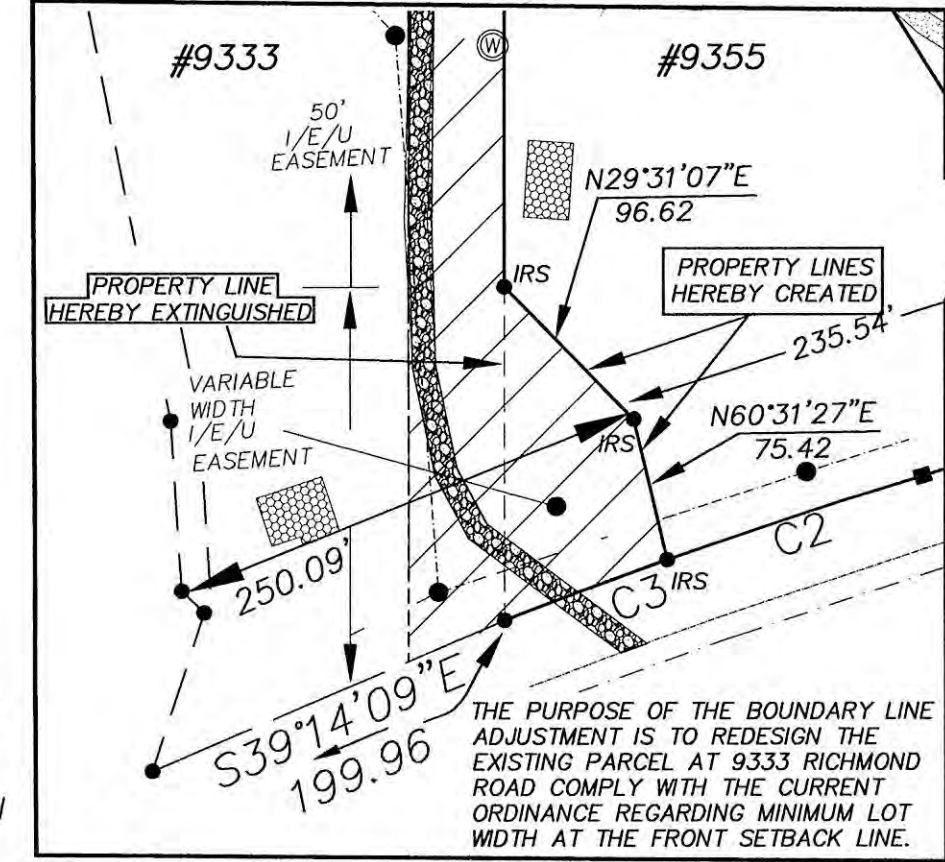


Table with 2 columns: Description and Area. Includes 'AREA CALCULATIONS' for original area (30.678 AC±), exchange (9,252 SF±), and new area (43.82 AC±).

AREA NOTE: PARCEL AT 9355 RICHMOND ROAD CONTAINS 52 AC± BY DEED BUT ONLY 30.678 AC± BY SURVEY AT INSTRUMENT NO. 150010250

BOUNDARY LINE ADJUSTMENT DETAIL SCALE: 1" = 100'



CERTIFICATE OF APPROVAL THIS SUBDIVISION, BOUNDARY LINE ADJUSTMENT & EASEMENT DEDICATION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

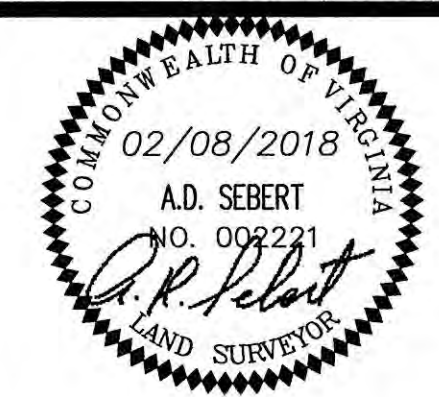
16 Nov 2018 DATE Virginia Department of Transportation Virginia Department of Health 11-16-18 DATE Ellen Loch SUBDIVISION AGENT OF JAMES CITY COUNTY

JCC CASE NO. S-0006-2018

J024-2 JIM SMITH.DWG 11/15/2018 6:25:52 PM EST

SEBERT SURVEYING & LAYOUT, LLC 177 BARLOW ROAD WILLIAMSBURG, VA PHONE (757) 345-0931 CELL: (757) 784-2413 sebertsurveying@cox.net

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT AND PRIVATE EASEMENT DEDICATION BEING 9355 & 9333 RICHMOND ROAD STANDING IN THE NAME OF LANEXA HILL LLC POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



LEGEND: N/F NOW OR FORMERLY, IRF IRON ROD FOUND, IRS IRON ROD SET, AXLE AXLE FOUND, BSL BUILDING SETBACK LINE, R/W RIGHT-OF-WAY, PP POWER POLE, CO SANITARY CLEANOUT, W WELL, WV WATER VALVE, X 98.2 EXISTING SPOT ELEVATION, 98.2 PROPOSED SPOT ELEVATION

Table with 2 columns: Date and Description. Includes 'REVISIONS: 06/22/18 REDESIGNED TO 5 LOTS ADDED RPA BUFFER ADDED BLA', '09/12/18 PER COMMENTS DATED 07/16/18', '09/26/18 ASOE ENGINEER', '11/15/18 REVISE HEALTH DEPT NOTE ADD VDOT CERTIFICATION'.

Table with 2 columns: Field and Value. Includes 'DESIGNED BY: ADS', 'SCALE: 1\"/>