

OWNERS CERTIFICATE

THE PARCELS OF LAND AS SHOWN ON THIS PLAT ARE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Dan L. Seavey 2-11-2019
 DAN L. SEAVEY DATE
Vickie L. Seavey 2-11-2019
 VICKIE L. SEAVEY DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY, LINDA VERGAKIS, 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 11TH DAY OF FEBRUARY, 2019. MY COMMISSION EXPIRES AUGUST 31, 2022.

Linda Fay Vergakis
 NOTARY PUBLIC
 Registration # 7623437
 Commonwealth of Virginia
 My Commission Expires 08/31/22

REGISTRATION NO. 7623437

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY TREBB, LLC TO DAN L. SEAVEY & VICKIE L. SEAVEY, TRUSTEES OF THE SEAVEY FAMILY TRUST DATED SEPTEMBER 12, 2017 BY INSTRUMENT #170023858 DATED DECEMBER 15, 2017 RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

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.

02/08/2019 DATE
Matthew H. Connolly
 MATTHEW H. CONNOLLY, L.S. #002053

CERTIFICATE OF APPROVAL

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

DATE SUBDIVISION AGENT OF JAMES CITY COUNTY
02 Feb 2019 Stacey Brodie
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
2/11/19 Danna Buede
 DATE VIRGINIA DEPARTMENT OF HEALTH

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS _____ DAY OF _____, 2019. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT _____ A.M./P.M. INSTRUMENT # _____

TESTE _____ CLERK

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY REFLECT ALL ENCUMBRANCES, EASEMENTS, ETC. AFFECTING PROPERTY.
2. THE PURPOSE OF THIS PLAT IS TO VACATE THE INTERIOR PROPERTY LINES AS SHOWN. THIS PLAT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY OF THE PARCELS SHOWN. EXTERIOR PROPERTY LINES WERE ESTABLISHED FROM COMPILED PLATS NOTED.
3. ALL IMPROVEMENTS MAY NOT BE SHOWN.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. RPA LINE SHOWN PER APPROVED SITE PLAN.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-(7)(c) OF THE JAMES CITY COUNTY CODE.
10. PARCEL LIES IN FLOOD ZONE "X" ACCORDING TO F.I.R.M. - COMMUNITY PANEL #51095C0043D, DATED DECEMBER 16, 2015.
11. PUBLIC RIGHT OF WAY SHOWN PER RECORD SUBDIVISION PLAT OF TEMPLE HALL ESTATES RECORDED IN PLAT BOOK 18, PAGE 12 IN THE COUNTY OF JAMES CITY.
12. PROPOSED DRAINFIELD LOCATION SHOWN PER APPROVED SITE PLAN.
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

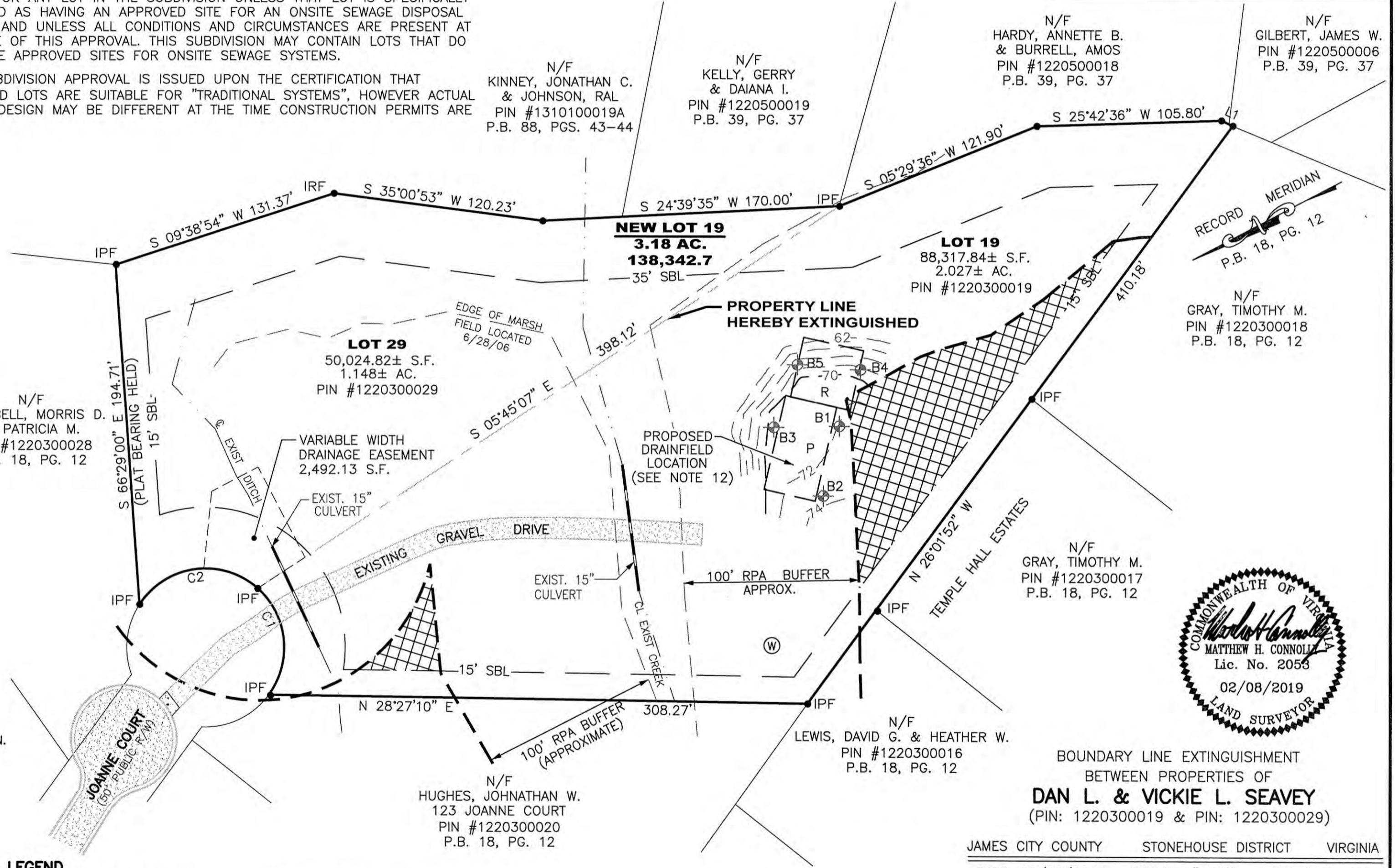
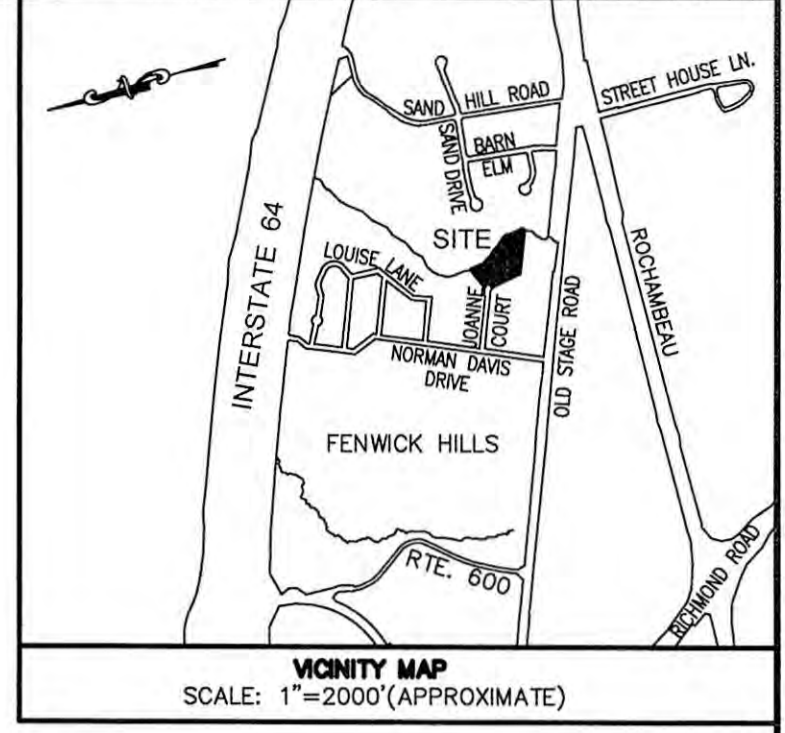
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS AUTHORIZING THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. THIS SUBDIVISION WAS SUBMITTED TO 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 CT., 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.

PROPERTY INFORMATION

PIN: 1220300019
 ADDRESS: #125 JOANNE COURT
 TOANO, VIRGINIA 23168
 ZONING DISTRICT: R1 (LIMITED RESIDENTIAL)
 PIN: 1220300029
 ADDRESS: #126 JOANNE COURT
 TOANO, VIRGINIA 23168
 ZONING DISTRICT: R1 (LIMITED RESIDENTIAL)
 BUILDING SETBACK (SBL)
 FRONT = 35'
 REAR = 35'
 SIDE = 15'



LEGEND

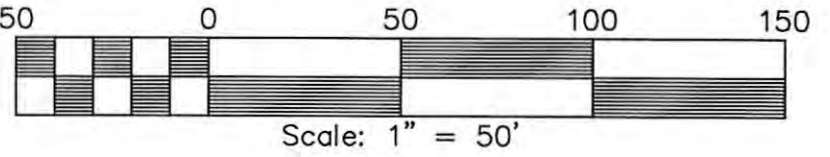
- IPF = Iron Pipe Found
- ⊙ = Storm Manhole
- ⊙ = Proposed Well (Location Per Client)
- ▨ = Buildable Area
- ⊕ = Soil Boring

NUMBER	DIRECTION	DISTANCE
L1	S 52°40'36" W	7.15'

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	85°00'04"	S 68°17'30" E	41.24	45.00	66.76	60.80
C2	98°26'50"	N 19°59'04" E	52.18	45.00	77.32	68.15

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PIN: 1220300019	88,317.84 S.F. / 2.027 AC.	138,342.66 S.F. / 3.175 AC.
PIN: 1220300029	50,024.82 S.F. / 1.148 AC.	



BOUNDARY LINE EXTINGUISHMENT BETWEEN PROPERTIES OF **DAN L. & VICKIE L. SEAVEY** (PIN: 1220300019 & PIN: 1220300029)

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
 DATE: 02/08/2019 SCALE: 1"=50" JOB # 18-455

JCC-S-18-0085

SHEET 1 OF 1

1 Large/Small Plat(s) Recorded herewith as # 190002732

LandTech Resources, Inc.

Survey
 3925 Midlands
 Phone: (757) _____
 web _____
 City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 2-25-2019
 at 12:57 AM (PM) PB _____ PG _____
 Document # 190002732
Mona A. Foley, Clerk