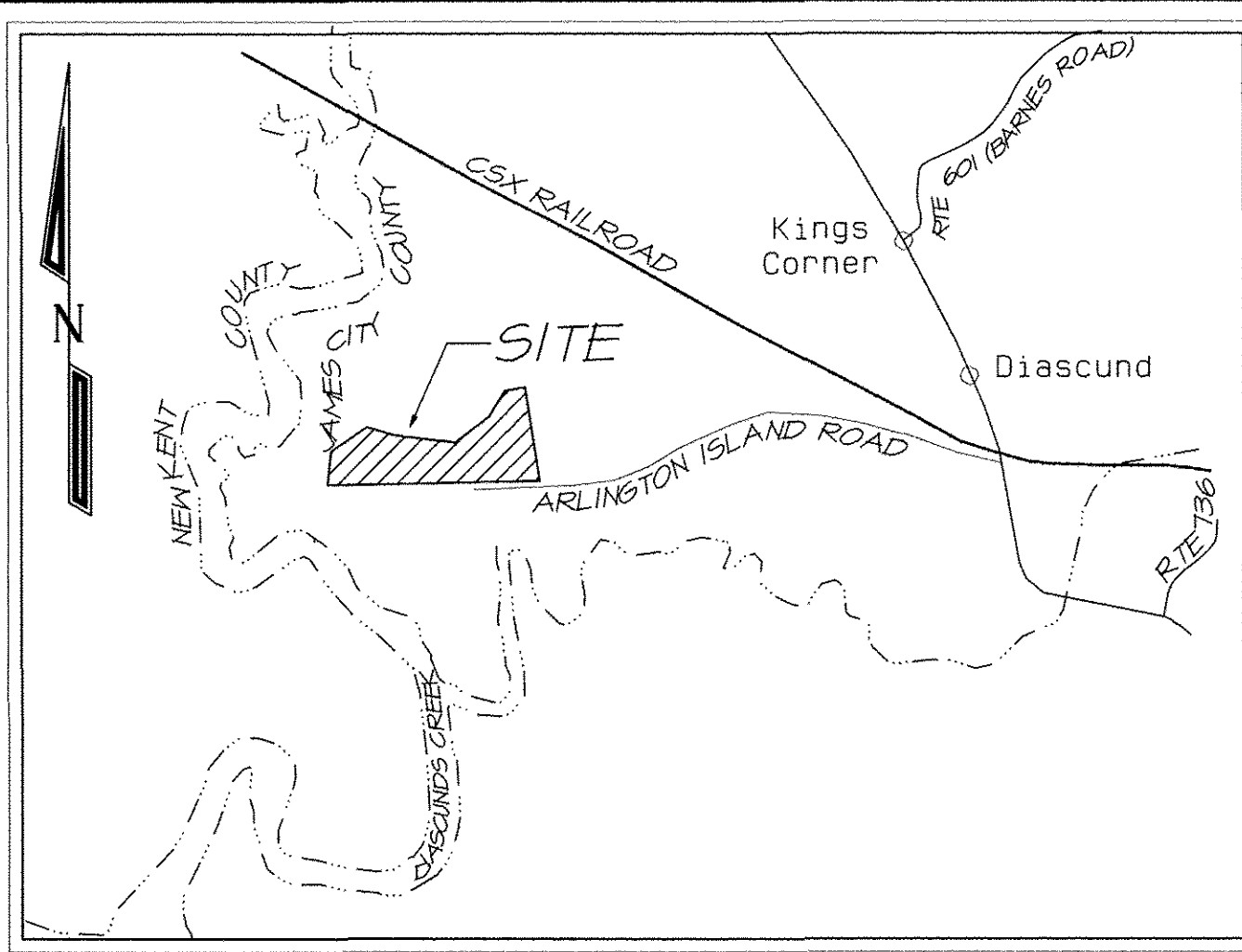


190011643



VICINITY MAP -- SCALE 1" = 2000'

**SURVEY OF LOT 3**  
 OF THE PROPERTY OF  
**ROBERT W. & DIANE B. HANSEN**  
 PARCEL ID # 093100003  
 LOT 3, ARLENE'S VIEW

PROPERTY SHOWN IS LOCATED IN STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA

PARCEL ID # 093100003  
 LOT 3, ARLENE'S VIEW  
 716 ARLINGTON ISLAND ROAD  
 LANEXA, VA. 23089

PREPARED BY  
 ANGLE & DISTANCE LAND SURVEYING, INC.  
 264 RACEFIELD DRIVE, TOANO, VA. 23168  
 EDWARD C. CARR II  
 757-561-5534  
 PLAT DATE 7-9-19

AREA LOT 3  
 PARCEL ID # 093100003  
 LOT 3, ARLENE'S VIEW  
 6.12 +/- ACRES (ORIGINAL PLAT AREA)  
 6.43 +/- ACRES (AREA INCLUSIVE OF GAP)

- GENERAL NOTES**
- 1) PROPERTY IS ZONED A1 BUILDING SET BACK LINES ARE FRONT = 75' FROM PROPERTY LINE REAR = 35' SIDE = 15'
  - 2) BOUNDARY INFORMATION TAKEN FROM PLAT BY AES & DEAN E. RYANES. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS PLAT IS NOT A FULL BOUNDARY SURVEY. IT IS BASED ON POINTS FOUND AND LOCATED FOR THERE RELATIONSHIP TO ONE ANOTHER, AND SHOWN ON RECORD PLATS.
  - 3) MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 AND 19-36 OF THE COUNTY CODE.
  - 4) IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - 5) ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  - 6) WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE. WETLAND DELINEATION AND FIELD LOCATION PERFORMED BY SOILS HORIZON, LLC.
  - 7) ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
  - 8) ON SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECT. 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
  - 9) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
  - 10) ARLINGTON ROAD IS A PRIVATE ROAD AND SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPT. OR JAMES CITY COUNTY.
  - 11) PARCELS SHOWN SERVED BY PRIVATE WELL AND SEPTIC.
  - 12) A PORTION OF THE PROPERTY SHOWN APPEARS TO BE LOCATED IN FLOOD ZONE X, XS AND AE ACCORDING TO FIRM MAP # 51095C0019D EFFECTIVE DATE Dec. 16th, 2015. NO ELEVATION DATA WAS SECURED TO CONFIRM THIS.

**OWNERS CERTIFICATE**

The Subdivision of land shown on this plat and known as "SURVEY OF LOT 3" is with the free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Date 7/26/19 Signature Robert W Hansen

Name printed ROBERT W. HANSEN

Date 7/26/19 Signature Diane B. Hansen

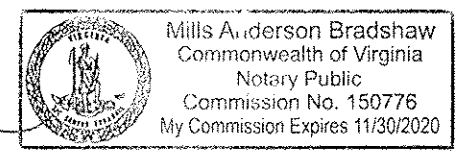
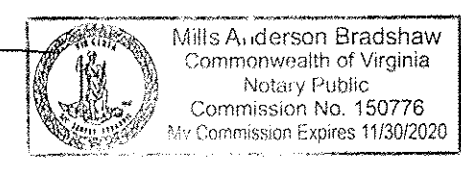
Name printed DIANE B. HANSEN

Date 7/25/19 Signature Gordon M. Wilkerson

Name printed GORDON M. WILKERSON

Date 7/25/19 Signature Arlene W. Wilkerson

Name printed ARLENE W. WILKERSON



**CERTIFICATE OF NOTARIZATION**

For: Robert W. Hansen & Diane B. Hansen

Commonwealth of Virginia City/County of James City I, Edward C. Carr II, 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 the same before me in the City/County aforesaid. Given under my hand this 26<sup>th</sup> day of July (Year) 2019. (Signature) Edward C. Carr II My commission expires: Nov 30 2020 Notary registration number: 155716

**SURVEYOR'S NOTE**

DURING THE COMPLETION OF THIS SURVEY A GAP WAS DISCOVERED THAT APPEARS TO BE LOCATED ON SUBJECT PROPERTY. GAP WAS DISCOVERED TO EXIST BETWEEN ORIGINAL PLAT BY AES AND PLAT BY DEAN RYANES, (PROVIDED BY ADJOINING LAND OWNER- BARKER).

**SOURCE OF TITLE**

The property shown on this plat (parcel # 093100003) was conveyed by Instrument # 100010338, Dated May 12th, 2010. From, Gordon M. & Arlene W. Wilkerson, Trustees of the Wilkerson Trust, To Robert W. & Diane B. Hansen.

**CERTIFICATE OF NOTARIZATION**

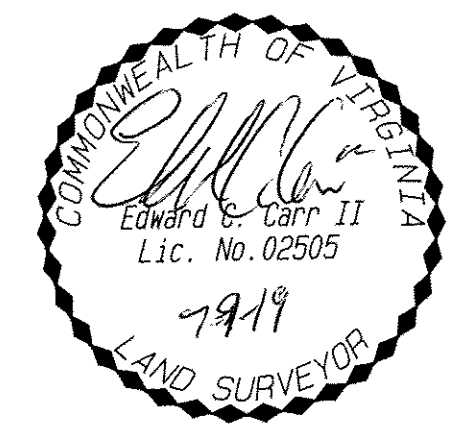
For: Gordon M. Wilkerson & Arlene W. Wilkerson

Commonwealth of Virginia City/County of James City I, Edward C. Carr II, 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 the same before me in the City/County aforesaid. Given under my hand this 25<sup>th</sup> day of July (Year) 2019. (Signature) Edward C. Carr II My commission expires: Nov 30 2020 Notary registration number: 155716

**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 JAMES CITY COUNTY ORDINANCES REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS. (Signature) Edward C. Carr II DATE 7-9-19 EDWARD C. CARR II L.S.# 2505

JCC Subdivision Agent Approval Not Required 666



**STATE OF VIRGINIA**

COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 12 DAY OF AUGUST, 2019 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD @ 1:17pm AS THE LAW DIRECTS IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AND OR INSTRUMENT # 190011643 TESTE: MONA A. FOLEY, CLERK BY: Magase Anderson

2 Large/Small Plat(s) Recorded herewith as # 190011643

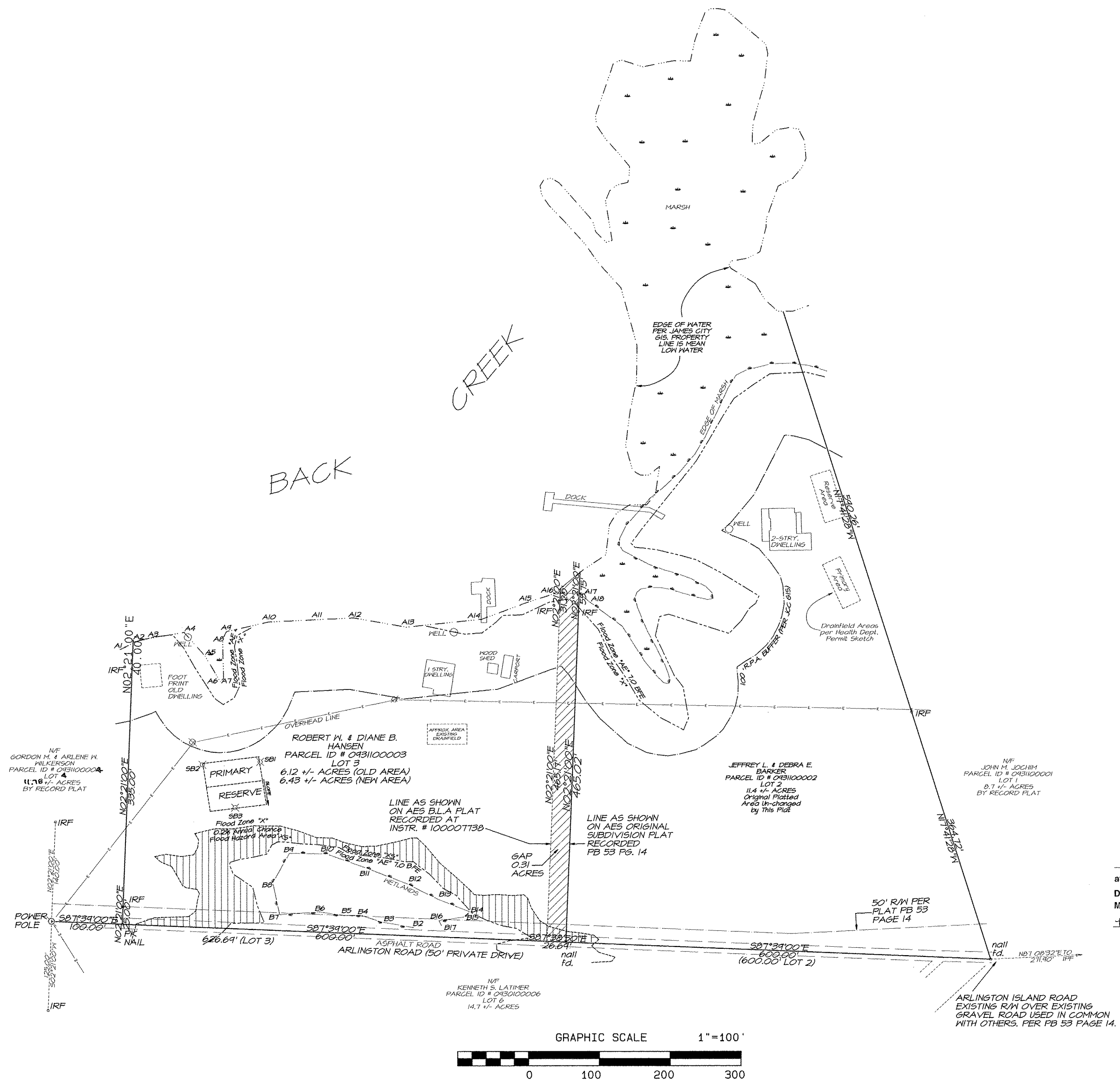
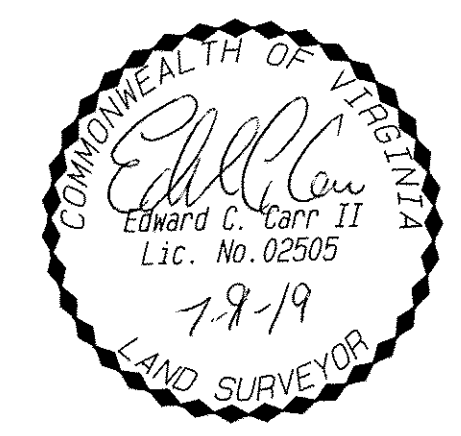
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RECORD MERIDIAN  
PB 53 PAGE 14

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269 RACEFIELD DRIVE, TOANO, VA. 23169  
EDWARD C. CARR II  
TS1-561-5334  
PLAT DATE 7-9-19

JCC Subdivision Agent  
Approval Not Required  
E6L



2 Large/Small Plat(s) Recorded  
herewith as # 190011643

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
August 13, 2019  
at 1:17 AM (PM) PB PG  
Document # 190011643  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

