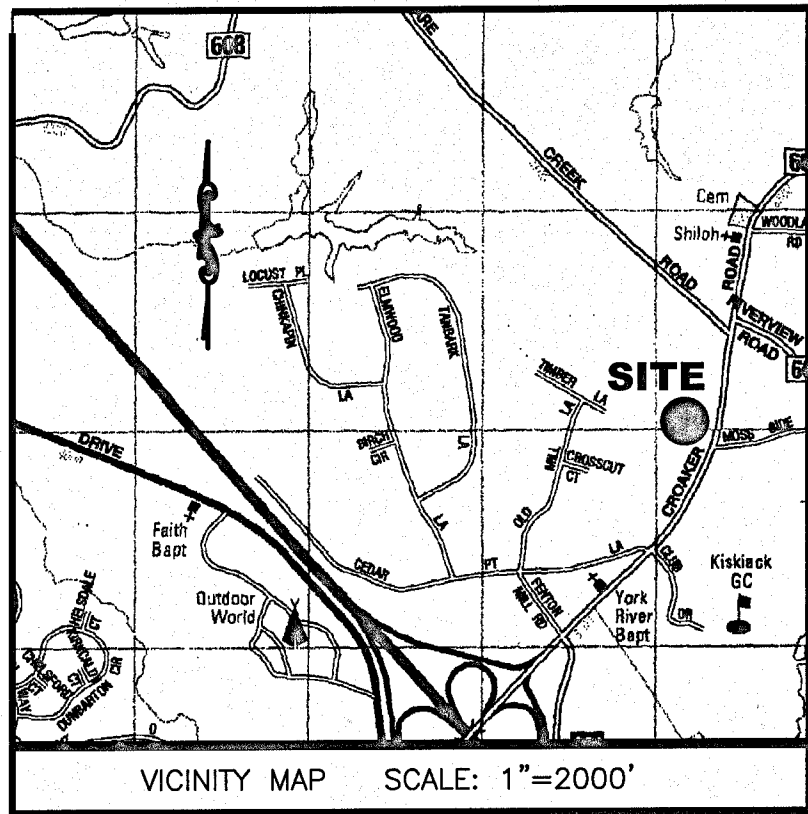


20001072



**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLAND LOCATION SHOWN PER DELINEATIONS BY ROTH ENVIRONMENTAL.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0136D, DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
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. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
12. LINE 'A' TO 'B' IS BEARING HELD FOR THIS SURVEY (P.B. 9, PG. 45). ALL OTHER BEARINGS AND DISTANCES ARE BASED ON THE FIELD MONUMENTATION FOUND AND MAY VARY FROM THE RECORDED PLATS. PLAT RECORDED IN P.B. 9, PG. 45 DOES NOT MATHEMATICALLY CLOSE.
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 TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
15. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.

A SUBDIVISION OF  
**PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY  
LOTS 1 THROUGH 5**

JAMES CITY COUNTY    STONEHOUSE DISTRICT    VIRGINIA

DATE: 07/09/2019

JOB # 14-499

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

SHEET 1 OF 3

**JCC-S-18-0039**

**OWNERS CERTIFICATE PARCEL NO. 1:**

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

David G. Johnson      1/17/20  
DAVID G. JOHNSON      DATE

Cindy B. Johnson      1-17-20  
CINDY B. JOHNSON      DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF JAMES CITY, GREGORY T. CALDWELL 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 17<sup>th</sup> DAY OF JANUARY, 2020.  
MY COMMISSION EXPIRES 3-31-2020.

G. Caldwell  
NOTARY PUBLIC  
REGISTRATION NO. 7520593

GREGORY THOMAS CALDWELL  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MAR. 31, 2020  
COMMISSION # 7520593

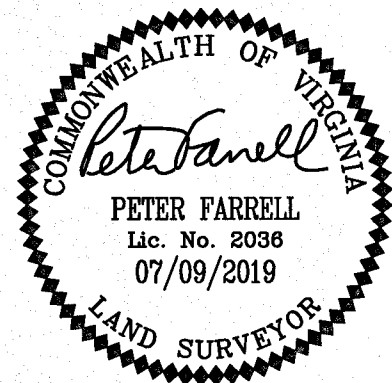
**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS  
IN THE NAME OF DAVID G. & CINDY B. JOHNSON AND WAS ACQUIRED FROM  
DAVID JOHNSON BUILDER, L.L.C. BY THAT CERTAIN DEED DATED APRIL 6, 2017  
AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES  
CITY COUNTY, VIRGINIA AS INSTRUMENT NUMBER 170008442.

**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.

07/09/2019      Peter Farrell  
DATE      PETER FARRELL, L.S. 2036



**CERTIFICATE OF APPROVAL**

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

1/16/2020      Donna Briede  
DATE      VIRGINIA DEPARTMENT OF HEALTH

14 Jan 2020      Ellen Cook  
DATE      VIRGINIA DEPARTMENT OF TRANSPORTATION

1/22/20      Ellen Cook  
DATE      SUBDIVISION AGENT OF JAMES CITY COUNTY

**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 (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 AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) 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: ANN L. RUFF, LICENSE NO. 1940001376,  
PHONE NO. 757-810-5293  
ADDRESS: P.O. BOX 759, LIGHTFOOT, VA 23090.  
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 DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION  
PERMITS ARE ISSUED.

**PROPERTY INFORMATION**

PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY  
OWNER: DAVID G. & CINDY B. JOHNSON  
INST. #170008442 (DEED)  
INST. #150007134 (PLAT)  
PIN: 1430100024

ADDRESS:  
#8401 CROAKER ROAD  
WILLIAMSBURG, VIRGINIA 23188  
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

3 Large/Small Plat(s) Recorded  
herewith as # 200001072

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF  
JAMES CITY THIS 24 DAY OF January, 2020.  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW  
DIRECTS AT 2:44 pm  
INSTRUMENT # 200001072  
TESTE MONA A. FOLEY, CLERK

200001072

A SUBDIVISION OF  
**PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY**  
**LOTS 1 THROUGH 5**

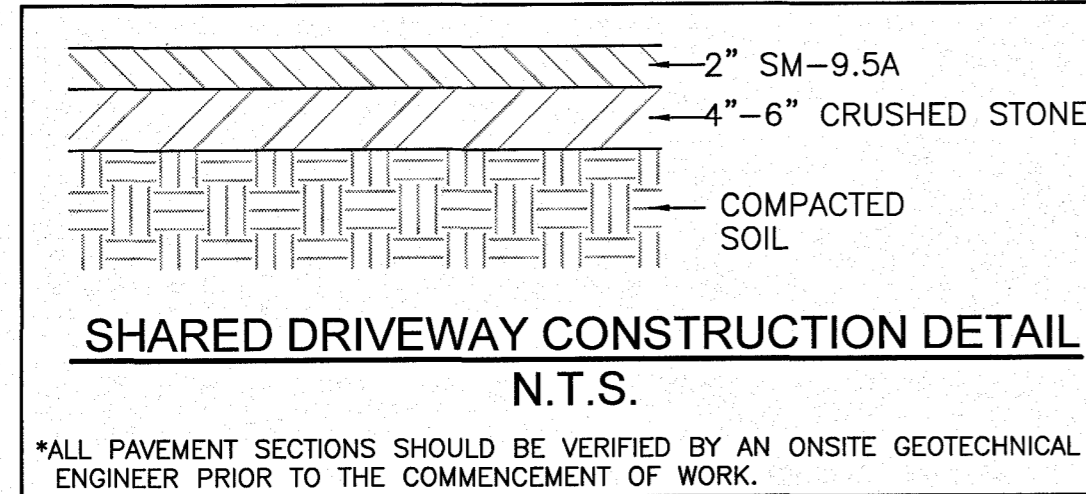
JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA  
 DATE: 07/09/2019 SCALE: 1"=200' JOB # 14-499



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SHEET 2 OF 3

JCC-S-18-0039

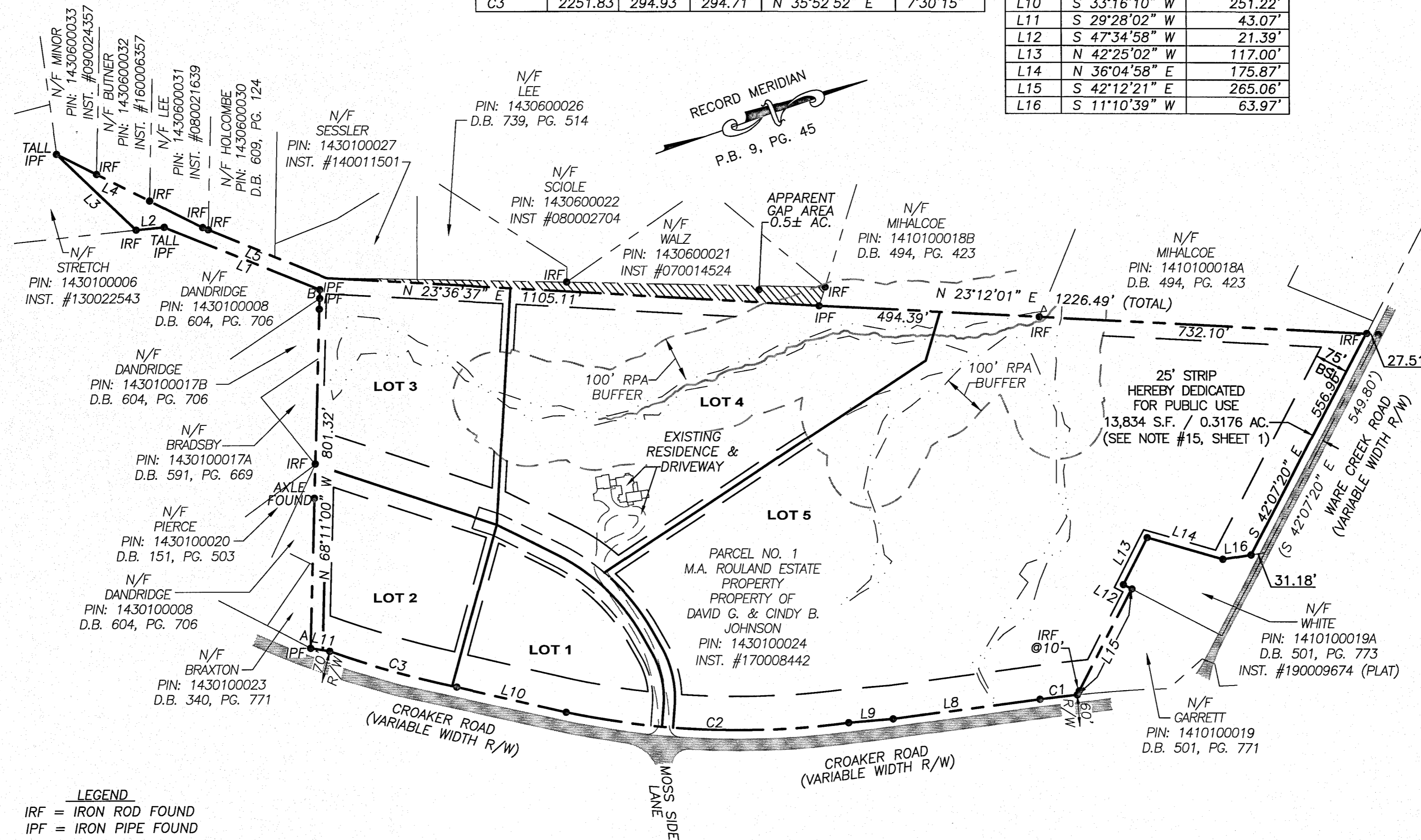


**SHARED PRIVATE DRIVEWAY NOTES**

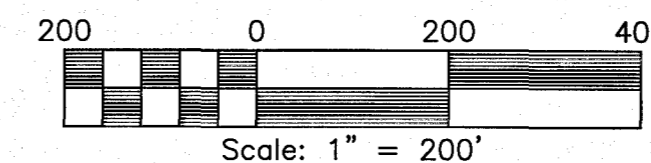
1. SHARED PRIVATE DRIVEWAY SHALL HAVE A PAVED SURFACE AT LEAST TEN FEET WIDE CONSISTING OF TWO INCHES OF PAVEMENT OVER FOUR TO SIX INCHES OF STONE AGGREGATE. IN ADDITION, THE SHARED DRIVEWAY MUST MEET ALL APPLICABLE TRANSPORTATION DEPARTMENT REQUIREMENTS FOR THE PORTION OF THE DRIVEWAY THAT TIES INTO THE PUBLIC ROAD
2. SHARED PRIVATE DRIVEWAY SHALL BE LOCATED WITHIN A SHARED ACCESS EASEMENT THAT IS DEPICTED ON THE SUBDIVISION PLAT

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	2894.79'	84.17'	84.16'	S 13°30'43" W	1°39'57"
C2	1874.86'	636.45'	633.40'	N 22°24'14" E	19°27'00"
C3	2251.83'	294.93'	294.71'	N 35°52'52" E	7°30'15"

LINE	BEARING	DISTANCE
L8	S 12°40'44" W	331.84'
L9	S 15°32'56" W	99.87'
L10	S 33°16'10" W	251.22'
L11	S 29°28'02" W	43.07'
L12	S 47°34'58" W	21.39'
L13	N 42°25'02" W	117.00'
L14	N 36°04'58" E	175.87'
L15	S 42°12'21" E	265.06'
L16	S 11°10'39" W	63.97'



**LEGEND**  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND



3 Large/Small Plat(s) Recorded  
 herewith as # 200001072

City of Williamsburg & County of James City  
 Circuit Court, This PLAT was recorded on  
 Jan 24, 2002  
 at 2:44 AM PM, PG. 1  
 Document # 200001072  
 MONA A. FOLEY, CLERK  
 Mon A Foley, Clerk

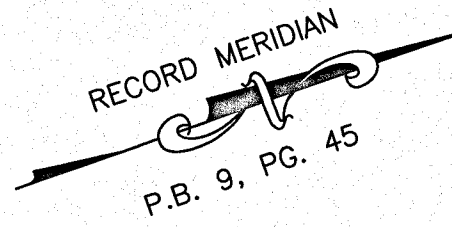
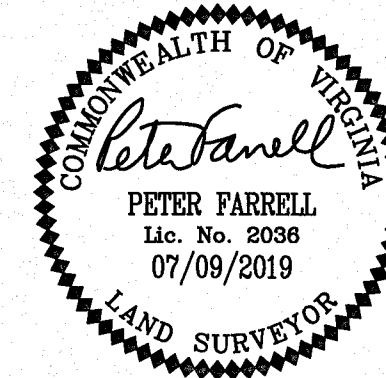


200001072

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PARCEL NO. 1	1,875,548 S.F. / 43.057 AC.	
LOT 1		130,844 S.F. / 3.004 AC.
LOT 2		133,844 S.F. / 3.073 AC.
LOT 3		232,667 S.F. / 5.341 AC.
LOT 4		408,556 S.F. / 9.379 AC.
LOT 5		955,803 S.F. / 21.942 AC.
AREA DEDICATED FOR PUBLIC USE		13,834 S.F. / 0.318 AC.

TOTAL AREA = 1,875,548 S.F. / 43.057 AC.



NEW LOT LINE TABLE

LINE	BEARING	DISTANCE
L19	S 29°28'02" W	15.83'
L20	S 29°28'02" W	27.24'
L21	S 53°28'55" E	114.48'
L22	N 46°49'25" E	151.65'
L23	N 80°24'54" E	44.40'
L24	S 80°24'54" W	44.40'
L25	S 65°12'29" E	49.25'
L26	N 65°12'29" W	49.39'

NEW LOT CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C5	1874.86'	394.43'	393.70'	N 18°42'21" E	12°03'13"
C6	1874.86'	217.02'	216.90'	N 28°48'46" E	6°37'56"
C7	2251.83'	10.55'	10.55'	N 32°15'47" E	0°16'06"
C8	2251.83'	284.38'	284.19'	N 36°00'55" E	7°14'09"
C9	450.00'	263.83'	260.06'	S 63°37'09" W	33°35'29"
C10	475.00'	145.69'	145.12'	S 71°37'41" W	17°34'26"
C11	200.00'	120.00'	118.21'	N 82°23'48" W	34°22'37"
C12	225.00'	135.00'	132.98'	N 82°23'48" W	34°22'37"
C13	1874.86'	25.00'	25.00'	N 25°06'53" E	0°45'51"

EXISTING PROPERTY LINE

LINE	BEARING	DISTANCE
L1	S 42°15'01" W	375.21'
L2	S 14°53'30" W	63.01'
L3	S 64°03'30" W	246.52'
L4	N 47°06'46" E	365.88'
L5	N 42°37'44" E	298.69'
L12	N 68°34'15" W	29.97'
L13	N 42°37'44" E	124.48'
L14	N 68°35'25" W	58.97'
L15	N 68°11'00" W	44.03'

A SUBDIVISION OF  
**PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY**  
**LOTS 1 THROUGH 5**

JAMES CITY COUNTY    STONEHOUSE DISTRICT    VIRGINIA  
 DATE: 07/09/2019    JOB # 14-499

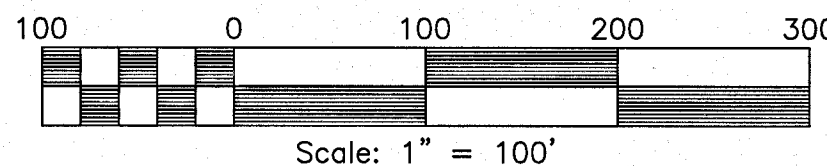


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SHEET 3 OF 3

JCC-S-18-0039

- LEGEND**
- IRF = IRON ROD FOUND
  - IPF = IRON PIPE FOUND
  - BSL = BUILDING SETBACK LINE
  - (P) PROPOSED PRIMARY DRAINFIELD
  - (R) PROPOSED RESERVE DRAINFIELD
  - (W) PROPOSED WELL LOCATION
  - #31 SOIL BORING
  - (Hatched) PROPOSED PRIVATE SHARED DRIVEWAY  
SEE DETAIL ON SHEET 2



**LOT DETAIL**  
 (SEE SHEET 2 FOR OVERALL BOUNDARY)

3 Large/Small Plat(s) Recorded  
 herewith as # 200001072

CROAKER ROAD  
 (VARIABLE WIDTH R/W)

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 Jan 24 2020  
 at 2:44 AM/PM PB PG  
 Document # 200001072  
 MONA A. FOLEY, CLERK  
 Clerk