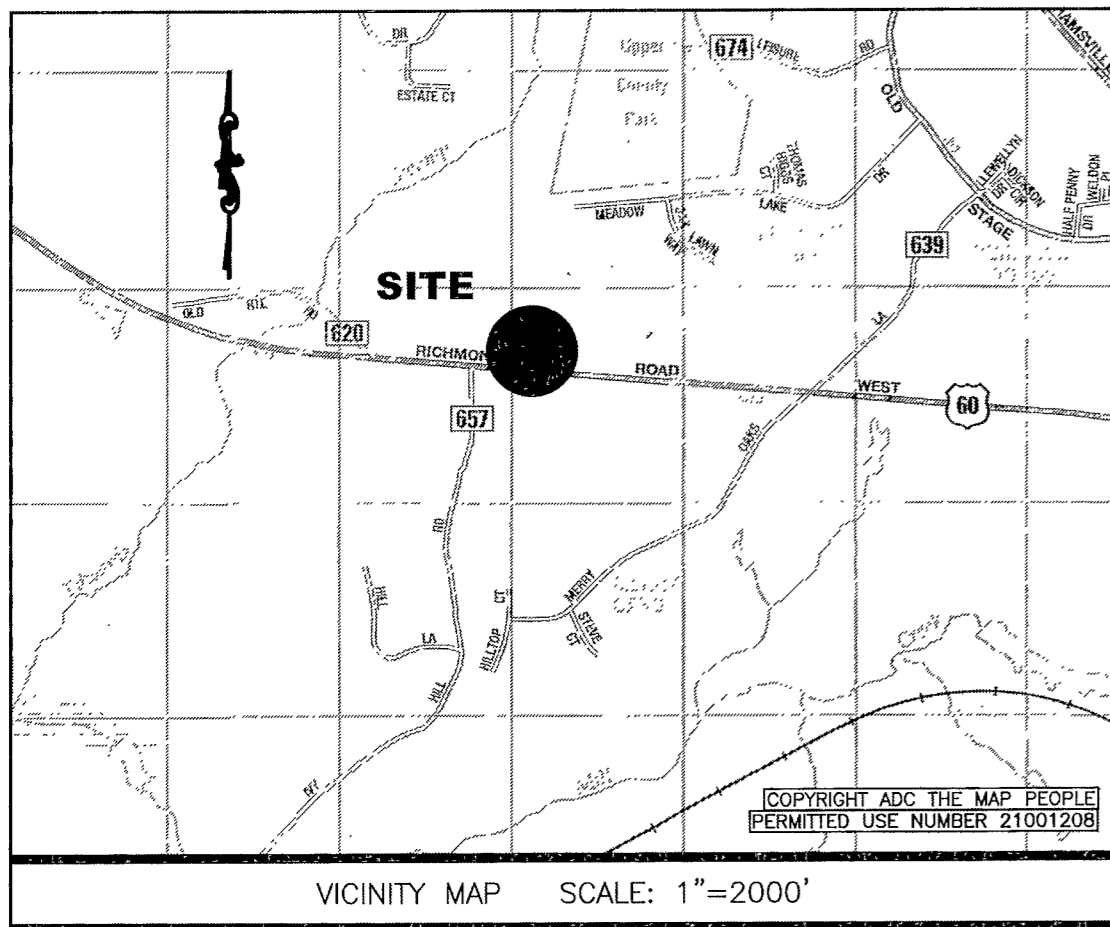


200003151



BOUNDARY LINE ADJUSTMENT
OF LOT 1-A & LOT 1-B
M M & W PROPERTIES, LLC
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 12/18/2019 SHEET 1 OF 4 LRI JOB #15-332



3925 Midlands Road Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

JCC-S-19-0053

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EXTRA MILE LANDSCAPES, INC., TO M M & W PROPERTIES, LLC BY THAT CERTAIN DEED DATED JANUARY 24, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY ON JANUARY 25, 2006 AS INSTRUMENT #060001788.

OWNER'S CERTIFICATE - M M & W PROPERTIES, LLC

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

[Signature] 1/14/2020
SIGNATURE DATE

Robert D. Wiltshire Mgr. Pfr.
PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, LINDA VERGAKIS, 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 14TH DAY OF JANUARY, 2020.
MY COMMISSION EXPIRES AUGUST 31, 2022.

[Signature]
NOTARY PUBLIC

REGISTRATION NO. 7623437
Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22

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: ANN L. RUFF, LICENSE NO.1376, 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 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.

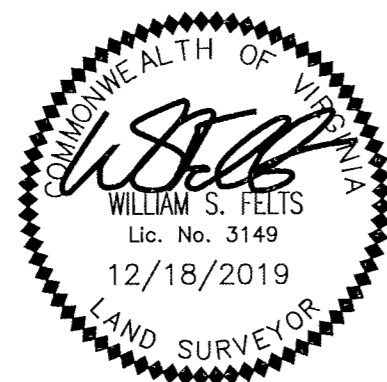
GENERAL NOTES

- PROPERTY IS SERVED BY PRIVATE WATER & SEWER SYSTEMS.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- THE PROPERTY SHOWN HEREIN LIES IN FEMA FLOOD ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 51095C0039D DATED DECEMBER 16, 2015.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND SECTION 4-59 OF THE JAMES CITY COUNTY CODE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- 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.
- A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS PLAT.
- THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA (RPA) AND A RESOURCE MANAGEMENT AREA (RMA).
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- 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.
- ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOIL INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING SPECIAL USE PERMITS: SUP-0003-2016, AND SUP-0004-2016.

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.

12/18/2019
DATE
[Signature]
WILLIAM S FELTS, L.S., LIC. NO 3149



CERTIFICATE OF APPROVAL

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

2-12-20
DATE
[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

31 Jan 2020
DATE
[Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION

1-30-2020
DATE
[Signature]
VIRGINIA DEPARTMENT OF HEALTH

PROPERTY INFORMATION

PARCEL ID #1110100006
#8864 RICHMOND ROAD
TOANO, VA 23168
ZONING DISTRICT: A1

PARCEL ID #1110100004E
#8856 RICHMOND ROAD
TOANO, VA 23168
ZONING DISTRICT: A1

BUILDING SETBACKS (BSL)

FRONT = 50'
REAR = 35'
SIDE = 15'

BUILDING SETBACK NOTE:

THE EXISTING BUILDING LOCATED ON PARCEL 1110100006 WAS GRANTED A VARIANCE BY THE BOARD OF ZONING APPEALS FOR A REDUCED FRONT SETBACK OF 18.9' PER CASE NO. BZA-18-0007.

AREA TABULATION

	OLD AREA	NEW AREA
PARCEL ID: 1110100004E	247,488 S.F. / 5.682 AC.	229,945 S.F. / 5.279 AC.
PARCEL ID: 1110100006	221,163 S.F. / 5.077 AC.	238,705 S.F. / 5.480 AC.
TOTAL AREA	468,651 S.F. / 10.759 AC.	468,651 S.F. / 10.759 AC.

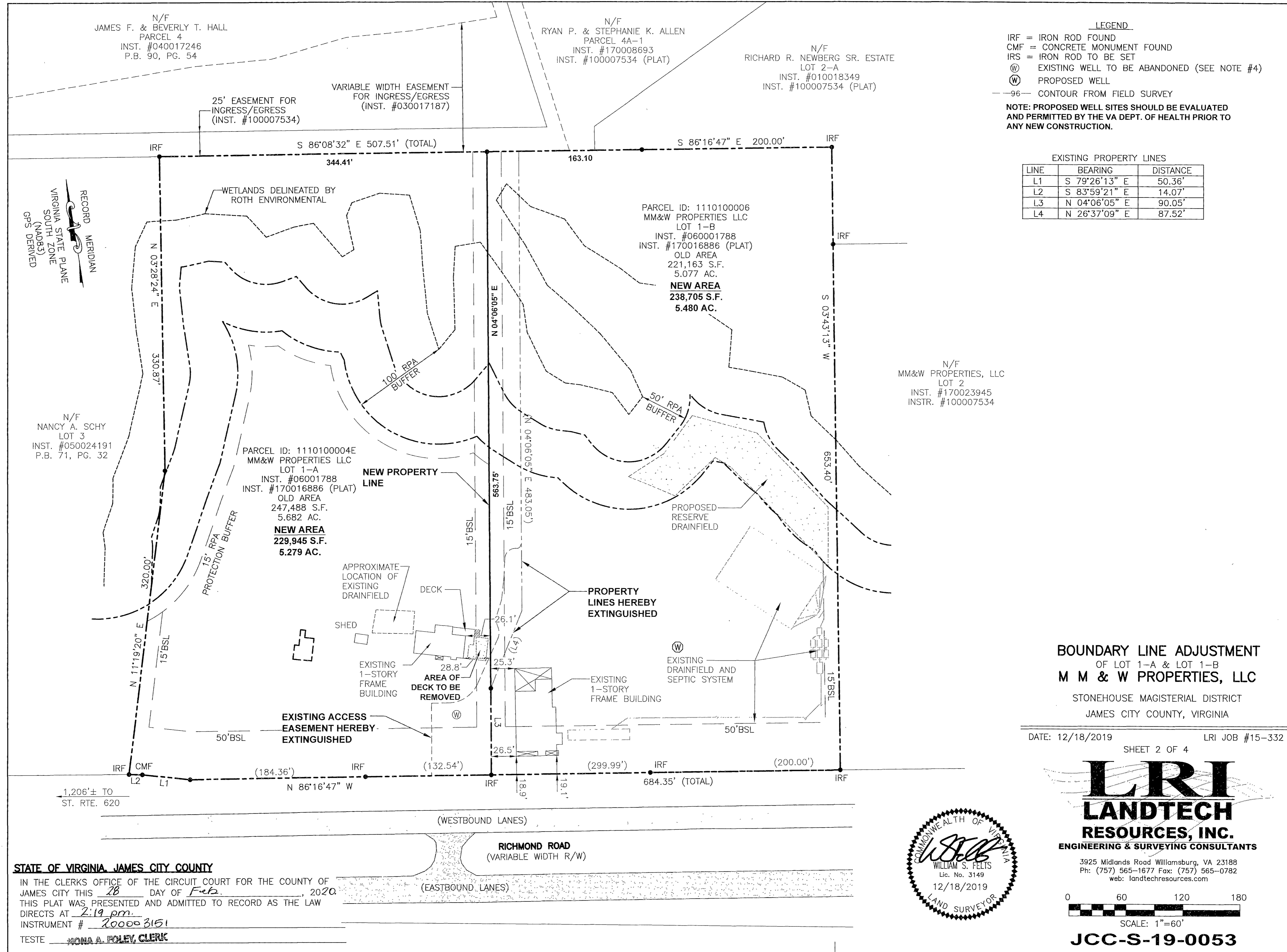
4 Large/Small Plat(s) Recorded
herewith as # 200003151

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 18 DAY OF Feb, 2020. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:19 pm. INSTRUMENT # 200003151

TESTE MONA A. FOLEY, CLERK

20003151



LEGEND
 IRF = IRON ROD FOUND
 CMF = CONCRETE MONUMENT FOUND
 IRS = IRON ROD TO BE SET
 (W) EXISTING WELL TO BE ABANDONED (SEE NOTE #4)
 (W) PROPOSED WELL
 -96- CONTOUR FROM FIELD SURVEY
NOTE: PROPOSED WELL SITES SHOULD BE EVALUATED AND PERMITTED BY THE VA DEPT. OF HEALTH PRIOR TO ANY NEW CONSTRUCTION.

EXISTING PROPERTY LINES

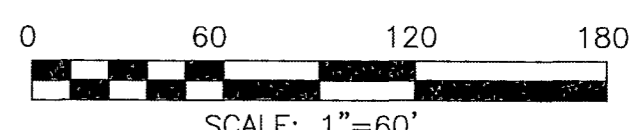
LINE	BEARING	DISTANCE
L1	S 79°26'13" E	50.36'
L2	S 83°59'21" E	14.07'
L3	N 04°06'05" E	90.05'
L4	N 26°37'09" E	87.52'

BOUNDARY LINE ADJUSTMENT
 OF LOT 1-A & LOT 1-B
M M & W PROPERTIES, LLC
 STONEHOUSE MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 12/18/2019 SHEET 2 OF 4 LRI JOB #15-332

LRI LANDTECH
RESOURCES, INC.
 ENGINEERING & SURVEYING CONSULTANTS

3925 Midlands Road Williamsburg, VA 23188
 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com



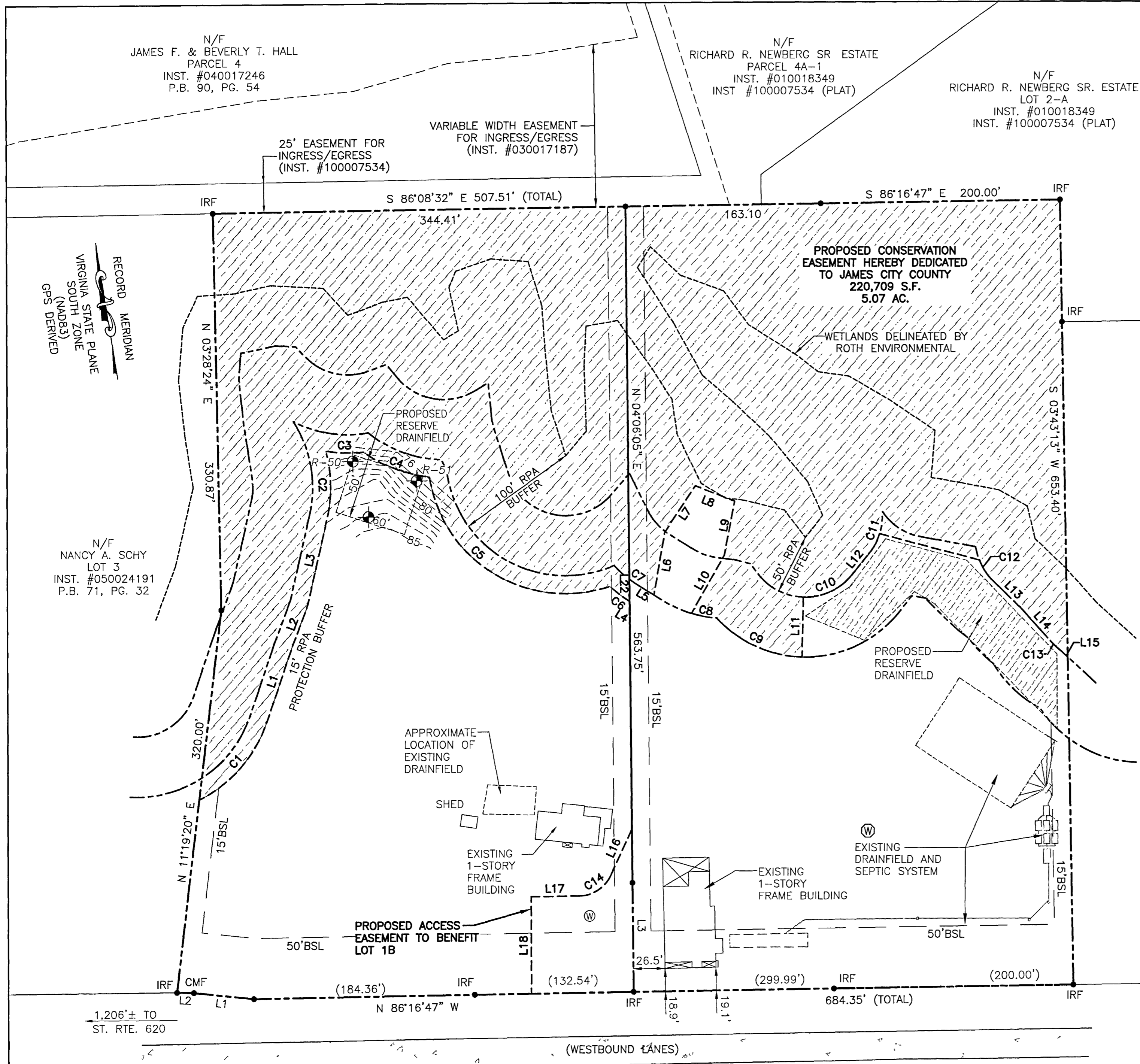
JCC-S-19-0053



STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 28 DAY OF Feb., 2020
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:19 pm
 INSTRUMENT # 20003151
 TESTE MONA A. FOLEY, CLERK

4 Large/Small Plat(s) Recorded
 herewith as # 20003151

200003151



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PROPOSED ESMT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.82'	115.00'	44°15'15"	N 45°36'24" E	86.63'
C2	55.83'	115.00'	27°49'04"	N 03°24'56" E	55.29'
C3	31.40'	115.00'	15°38'34"	S 83°54'51" E	31.30'
C4	59.57'	115.00'	29°40'38"	S 64°31'11" E	58.90'
C5	200.46'	115.00'	77°13'11"	S 42°38'02" E	143.52'
C6	20.24'	115.00'	10°05'12"	S 48°40'35" E	20.22'
C7	9.24'	100.00'	5°17'36"	S 51°04'23" E	9.24'
C8	48.08'	100.00'	27°32'45"	S 67°29'33" E	47.61'
C9	80.67'	100.00'	46°13'22"	S 60°35'28" E	78.50'
C10	46.75'	49.59'	54°00'49"	S 70°00'58" W	45.04'
C11	18.26'	50.00'	20°55'21"	N 32°40'02" E	18.16'
C12	21.59'	50.00'	24°44'23"	N 28°45'51" W	21.42'
C13	5.32'	50.00'	6°05'45"	S 40°09'11" E	5.32'
C14	33.12'	29.50'	64°19'44"	S 61°33'21" W	31.41'

EXISTING PROPERTY LINES			PROPOSED ESMT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 79°26'13" E	50.36'	L1	N 23°28'46" E	64.66'
L2	S 83°59'21" E	14.07'	L2	N 25°04'38" E	37.38'
L3	N 04°06'05" E	90.05'	L3	N 17°19'27" E	75.07'
			L4	S 53°43'11" E	0.48'
			L5	S 53°43'11" E	15.14'
			L6	S 14°26'36" W	53.11'
			L7	N 38°15'11" E	46.42'
			L8	S 63°59'47" E	35.17'
			L9	S 15°26'35" W	45.70'
			L10	S 34°09'59" W	55.76'
			L11	N 05°53'10" E	50.09'
			L12	N 43°07'42" E	23.15'
			L13	S 41°08'03" E	34.61'
			L14	S 37°06'19" E	34.86'
			L15	S 43°12'04" E	13.81'
			L16	S 29°23'29" W	42.39'
			L17	N 86°16'47" W	40.12'
			L18	N 04°32'02" W	80.01'

N/F
 MM&W PROPERTIES, LLC
 LOT 2
 INST. #170023945
 INSTR. #100007534

BOUNDARY LINE ADJUSTMENT
 OF LOT 1-A & LOT 1-B
M M & W PROPERTIES, LLC
 STONEHOUSE MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 12/18/2019 LRI JOB #15-332
 SHEET 3 OF 4

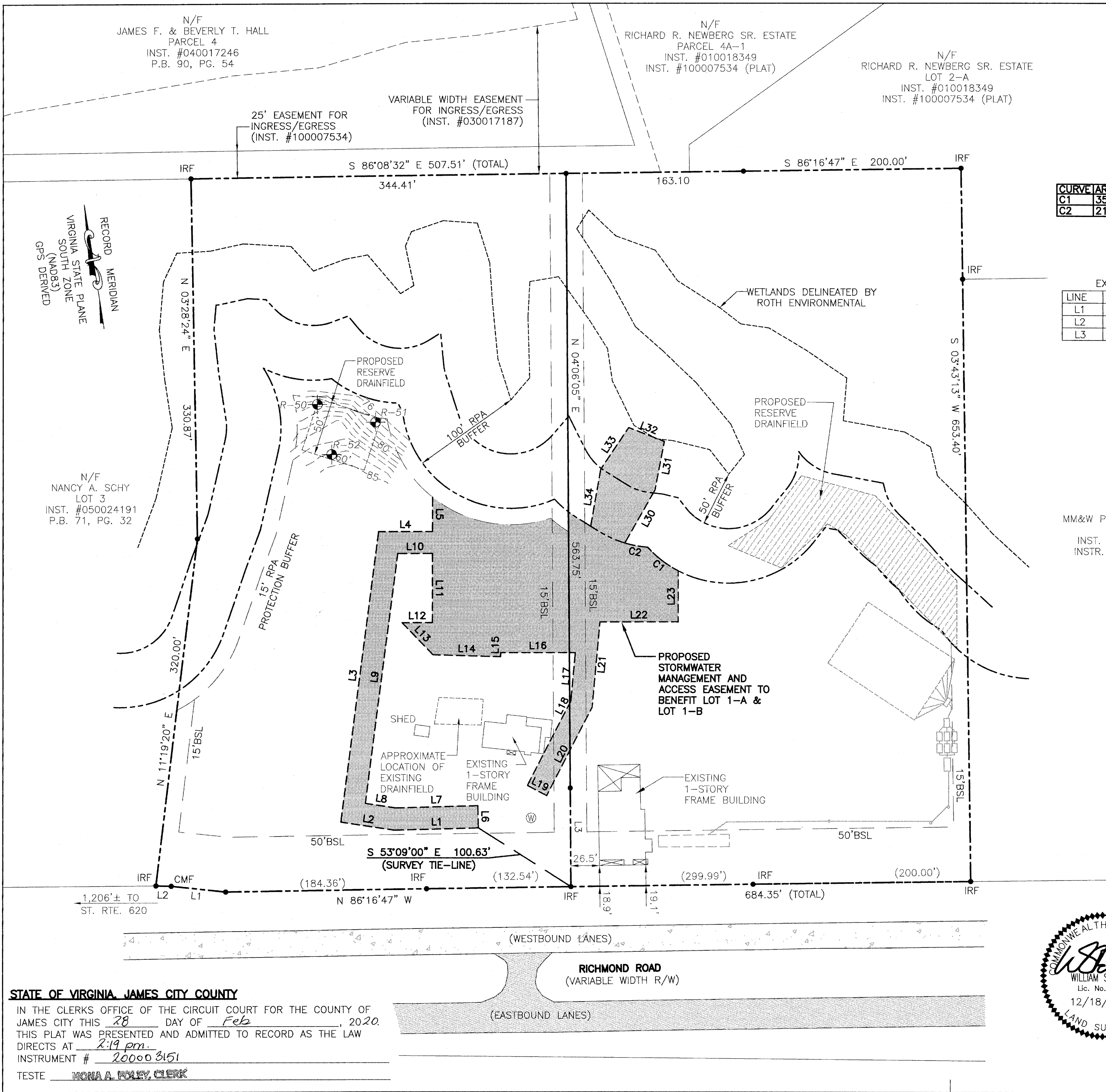


0 60 120 180
 SCALE: 1"=60'
JCC-S-19-0053

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 28 DAY OF Feb., 2020.
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 INSTRUMENT # 200003151
 TESTE MONA A. FOLEY, CLERK

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PROPOSED ESMT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.66'	100.00'	20°25'58"	S 47°41'46" E	35.47'
C2	21.44'	100.00'	12°17'00"	N 75°07'25" W	21.40'

EXISTING PROPERTY LINES

LINE	BEARING	DISTANCE
L1	S 79°26'13" E	50.36'
L2	S 83°59'21" E	14.07'
L3	N 04°06'05" E	90.05'

PROPOSED ESMT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°58'40" E	77.15'
L2	S 77°00'36" E	49.47'
L3	S 11°53'14" W	268.14'
L4	N 85°27'58" W	49.44'
L5	S 04°32'02" W	31.43'
L6	N 03°01'20" E	20.00'
L7	S 86°58'40" E	75.41'
L8	S 77°00'36" E	28.11'
L9	S 11°53'14" W	230.94'
L10	S 85°27'58" E	31.86'
L11	N 04°32'02" E	63.46'
L12	N 85°39'44" W	27.78'
L13	N 39°00'45" W	41.03'
L14	N 83°44'56" W	62.12'
L15	S 06°15'04" W	3.82'
L16	N 85°27'58" W	68.50'
L17	N 09°40'45" E	44.73'
L18	N 32°01'03" E	86.56'
L19	N 57°58'57" W	20.00'
L20	N 32°01'03" E	90.51'
L21	N 09°40'45" W	79.01'
L22	N 85°28'24" W	71.92'
L23	N 04°32'02" E	46.79'

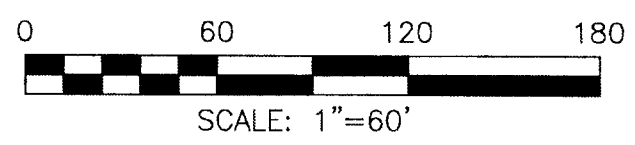
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 MM&W PROPERTIES, LLC
 LOT 2
 INST. #170023945
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BOUNDARY LINE ADJUSTMENT
 OF LOT 1-A & LOT 1-B
M M & W PROPERTIES, LLC
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DATE: 12/18/2019 SHEET 4 OF 4 LRI JOB #15-332



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JCC-S-19-0053



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