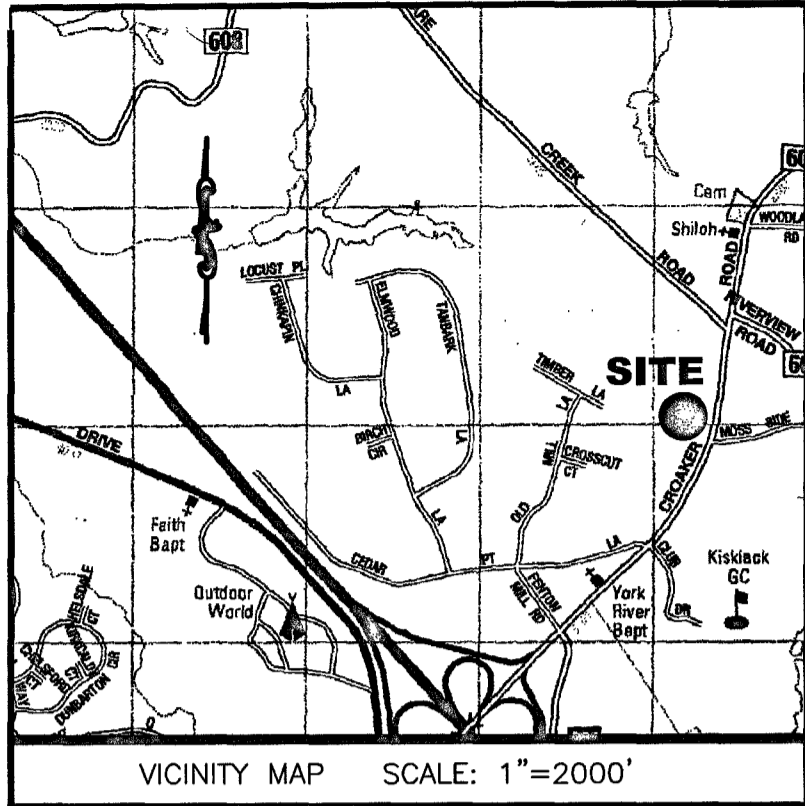


200005674



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.

A SUBDIVISION OF
**PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY
LOTS 5 THROUGH 9**

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
DATE: 03/19/2020 JOB # 14-499



205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 3

JCC-S-18-0040

OWNERS CERTIFICATE PARCEL NO. 1:

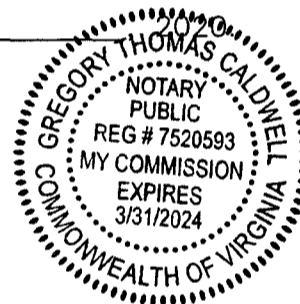
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

David G. Johnson 4-16-20
DAVID G. JOHNSON DATE

Cindy B. Johnson 4-16-20
CINDY B. JOHNSON DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY I, Gregory Thomas Caldwell 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 16th DAY OF APRIL MY COMMISSION EXPIRES 3-31-2024



Gregory T. Caldwell
NOTARY PUBLIC
REGISTRATION NO. 7520593

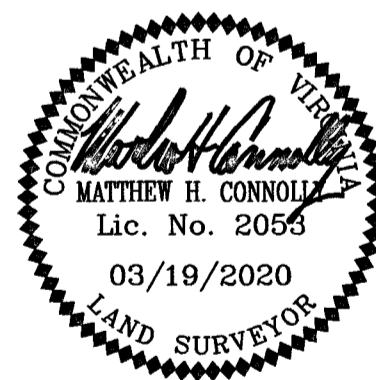
CERTIFICATE OF SOURCE OF TITLE

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.

03/19/2020 Matthew H. Connolly
DATE MATTHEW H. CONNOLLY, L.S. 2053



CERTIFICATE OF APPROVAL

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

4-15-2020 Danne Buede
DATE VIRGINIA DEPARTMENT OF HEALTH

16 Apr 2020 Shawn Brubaker
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

4/23/20 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)
INST. #190009674 (PLAT)
INST. #200001072 (PLAT)
PIN: 1430100024

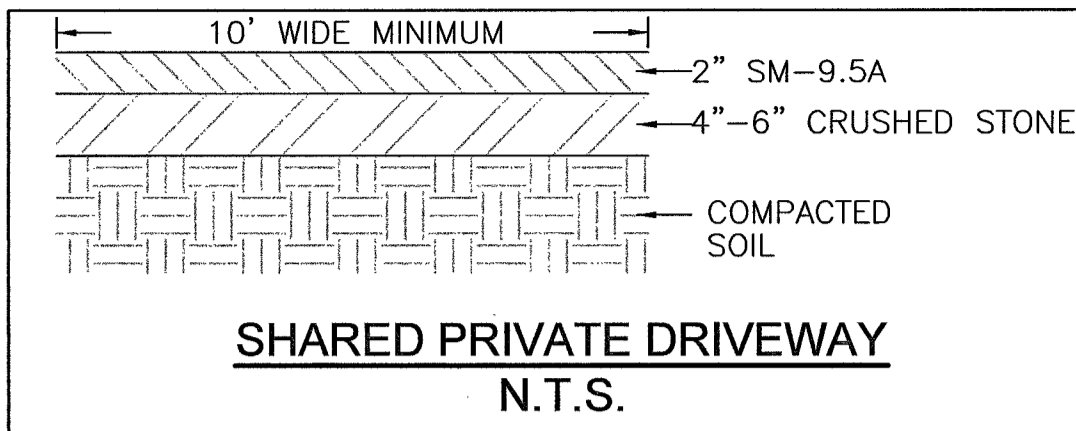
ADDRESS:
#8401 CROAKER ROAD
WILLIAMSBURG, VIRGINIA 23188
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

3 Large/Small Plat(s) Recorded
herewith as # 200005674

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 24th DAY OF April, 2020. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:15am INSTRUMENT # 200005674
TESTE MONA A. FOLEY, CLERK

200005674



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

A SUBDIVISION OF
PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY LOTS 5 THROUGH 9

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
DATE: 03/19/2020 SCALE: 1"=200' JOB # 14-499

LandTech Resources, Inc.
Engineering & Surveying Consultants
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 3

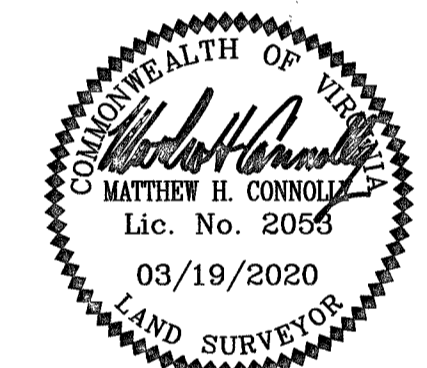
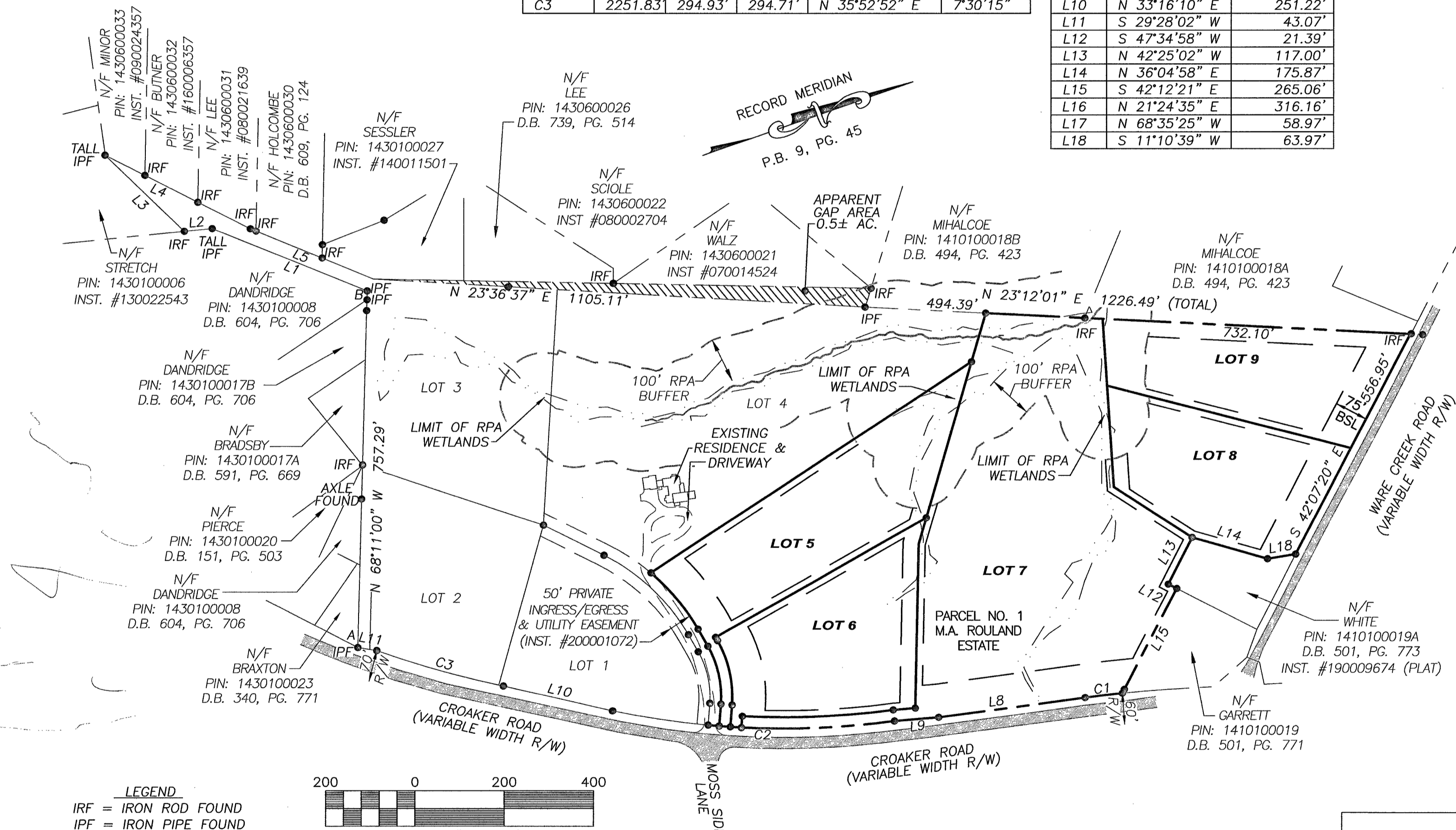
JCC S-18-0040

PROPERTY INFORMATION

PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY
OWNER: DAVID G. & CINDY B. JOHNSON
INST. #170008442 (DEED)
INST. #150007134 (PLAT)
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PIN: 1430100024
ADDRESS:
#8401 CROAKER ROAD
WILLIAMSBURG, VIRGINIA 23188
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

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"

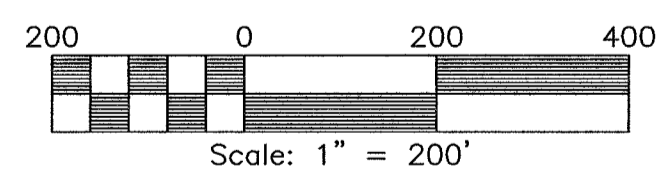
LINE	BEARING	DISTANCE
L8	N 12°40'44" E	331.84'
L9	S 15°32'56" W	99.87'
L10	N 33°16'10" E	251.22'
L11	S 29°28'02" W	43.07'
L12	S 47°34'58" W	21.39'
L13	N 42°25'02" W	117.00'
L14	N 36°04'58" E	175.87'
L15	S 42°12'21" E	265.06'
L16	N 21°24'35" E	316.16'
L17	N 68°35'25" W	58.97'
L18	S 11°10'39" W	63.97'



3 Large/Small Plat(s) Recorded
herewith as # 200005674

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 24 2020
at 11:15 AM/PM, PB — PG —
Document # 200005674
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

LEGEND
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND



OVERALL BOUNDARY
(SEE SHEET 3 FOR LOT DETAIL)

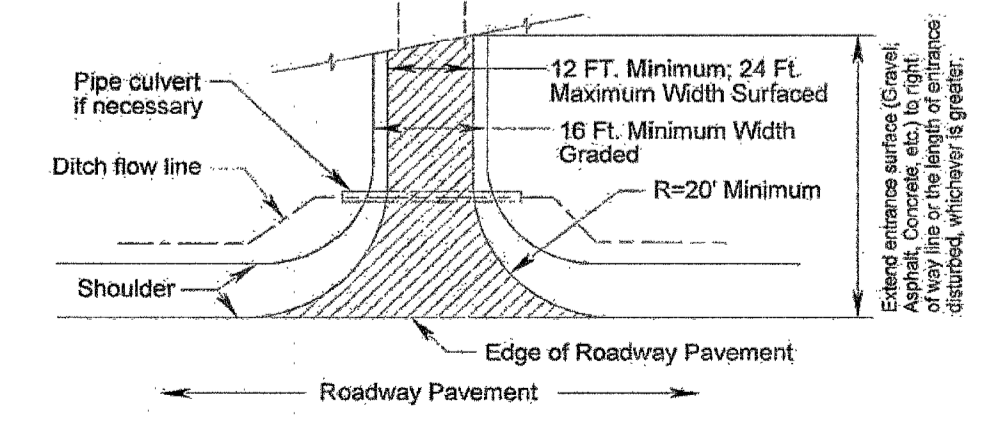


FIGURE 4-1 PRIVATE ENTRANCE AND LOW VOLUME COMMERCIAL ENTRANCE DETAIL

200005674

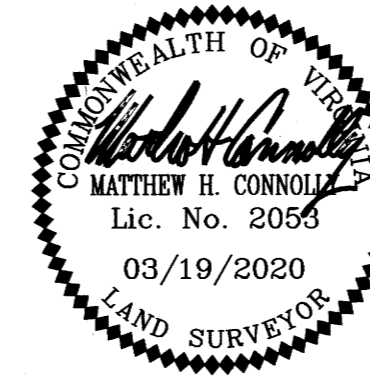
AREA TABULATION

PARCEL	OLD AREA	NEW AREA
LOT 5	955,803 S.F. / 21.942 AC.	161,886 S.F. / 3.716 AC.
LOT 6		132,795 S.F. / 3.049 AC.
LOT 7		398,700 S.F. / 9.153 AC.
LOT 8		131,273 S.F. / 3.014 AC.
LOT 9		131,149 S.F. / 3.011 AC.

TOTAL AREA = 955,803 S.F. / 21.942 AC.

3 Large/Small Plat(s) Recorded
herewith as # 200005674

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 24 2020
at 11:15 AM/PM, PB PG
Document # 200005674
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



A SUBDIVISION OF
**PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY
LOTS 5 THROUGH 9**

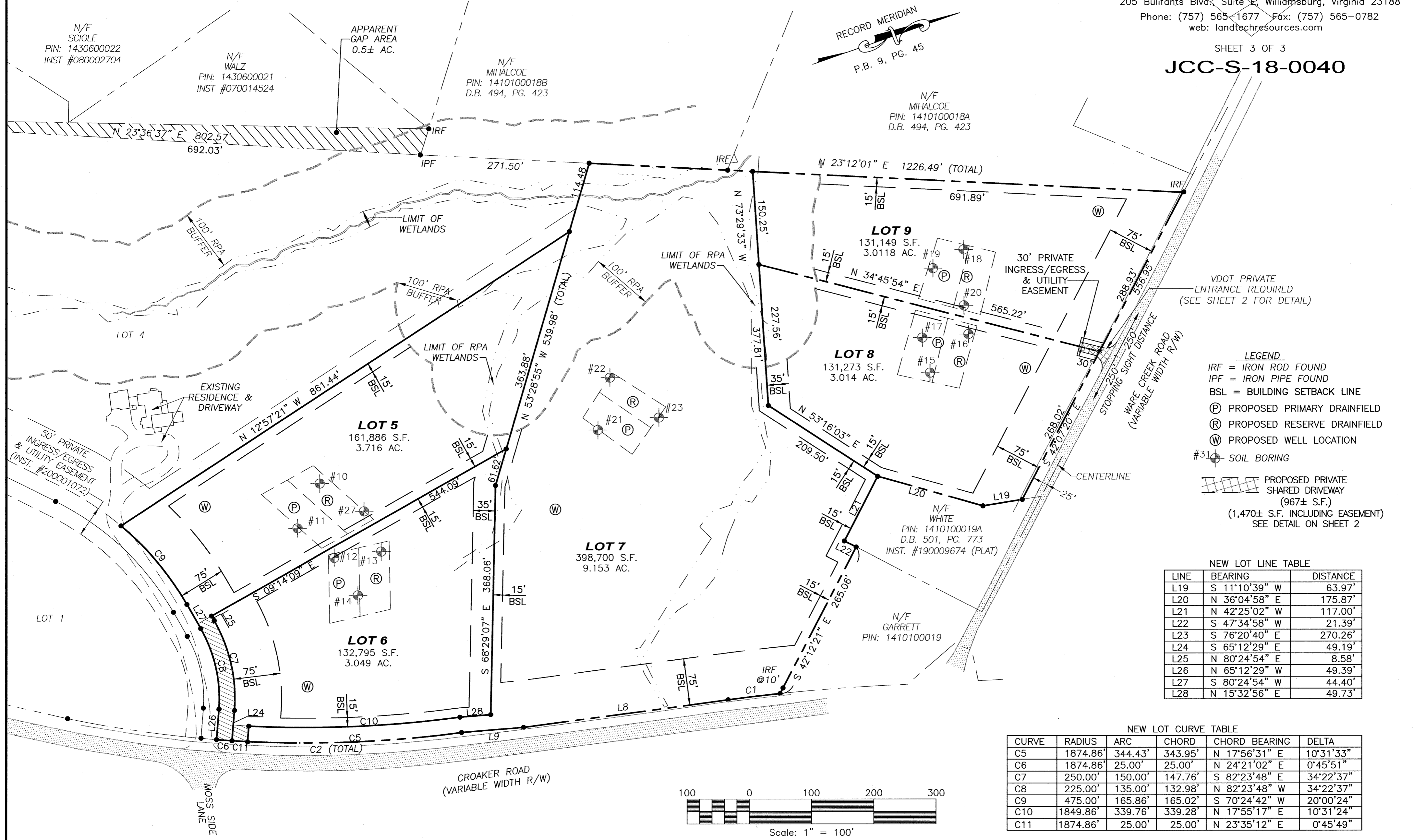
JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
DATE: 03/19/2020 JOB # 14-499

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SHEET 3 OF 3
JCC-S-18-0040

LOT DETAIL
(SEE SHEET 2 FOR OVERALL BOUNDARY)



- 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 (967± S.F.) (1,470± S.F. INCLUDING EASEMENT) SEE DETAIL ON SHEET 2

NEW LOT LINE TABLE

LINE	BEARING	DISTANCE
L19	S 11°10'39" W	63.97'
L20	N 36°04'58" E	175.87'
L21	N 42°25'02" W	117.00'
L22	S 47°34'58" W	21.39'
L23	S 76°20'40" E	270.26'
L24	S 65°12'29" E	49.19'
L25	N 80°24'54" E	8.58'
L26	N 65°12'29" W	49.39'
L27	S 80°24'54" W	44.40'
L28	N 15°32'56" E	49.73'

NEW LOT CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C5	1874.86'	344.43'	343.95'	N 17°56'31" E	10°31'33"
C6	1874.86'	25.00'	25.00'	N 24°21'02" E	0°45'51"
C7	250.00'	150.00'	147.76'	S 82°23'48" E	34°22'37"
C8	225.00'	135.00'	132.98'	N 82°23'48" W	34°22'37"
C9	475.00'	165.86'	165.02'	S 70°24'42" W	20°00'24"
C10	1849.86'	339.76'	339.28'	N 17°55'17" E	10°31'24"
C11	1874.86'	25.00'	25.00'	N 23°35'12" E	0°45'49"

