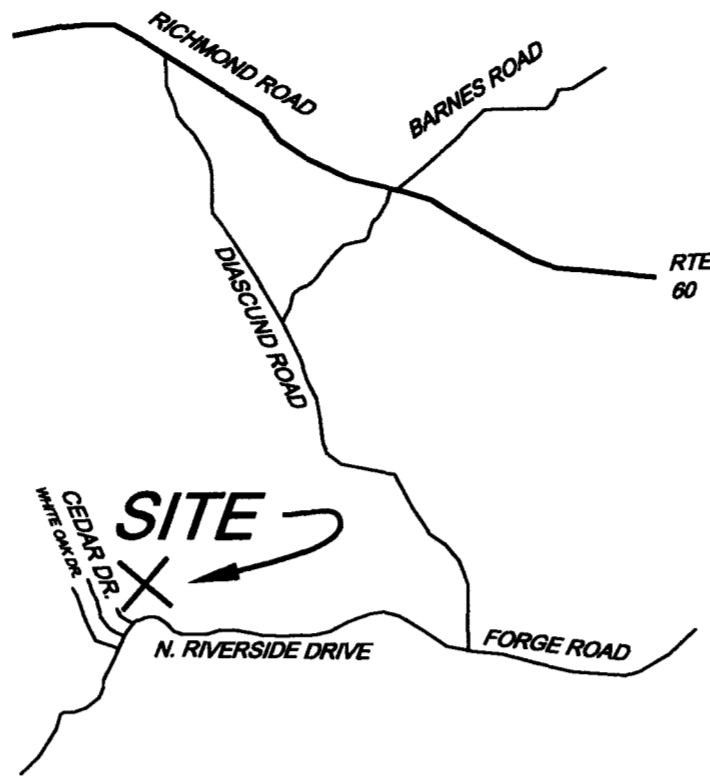


LOT LINE VACATION PLAT - TAX # 0930100021, "LOT TWO (2), "SECTION 10, CYPRESS POINT" (PB 19 PG 20), AND TAX #s 0930900012; #0930900013; & 0930900014 (PB 18 PG 30)
 LOCATED NEAR LANEXA, JAMES CITY COUNTY, VIRGINIA. 3252 NORTH RIVER DRIVE AND 7712, 7714, & 7716 CEDAR DRIVE.



VICINITY MAP:
 APPROX. SCALE: 1" = 1 MILE

ZONING NOTE:

THE LAND SHOWN ON THIS PLAT IS ZONED GENERAL AGRICULTURE: A-1

UTILITY NOTE:

ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND

DRAINAGE EASEMENT NOTE:

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

WETLANDS NOTE:

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.

OWNER'S CONSENT

THE VACATING OF THE PARCEL LINE DIVIDING TAX MAP NUMBERS 0930100021 FROM TAX MAP NUMBERS 0930900012; 0930900013; AND 0930900014 AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Lloyd W. Stephens 5.6.20
 LLOYD W. STEPHENS DATE

Deborah A. Stephens 5.6.20
 DEBORAH A. STEPHENS DATE

CITY/COUNTY OF Williamsburg TO-WIT:
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
6th DAY OF May 2020 BY

LLOYD W. STEPHENS AND DEBORAH A. STEPHENS

MY COMMISSION EXPIRES 1/31/24
Sharon L. Adams
 NOTARY PUBLIC



COUNTY CERTIFICATE OF APPROVAL

THE VACATING OF THE LOT LINE AS SHOWN ON THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS UNDER THE JAMES CITY COUNTY SUBDIVISION ORDINANCE AND MAY BE COMMITTED TO RECORD.

[Signature]
 SUBDIVISION AGENT
 OF JAMES CITY COUNTY

2 Large/Small Plat(s) Recorded
 herewith as # 200006690

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
May 13 2020
 at 12:16 PM, PB — PG —
 Document # 200006690
 MONA A. FOLEY, CLERK
Monica Foley, Clerk

MONUMENT NOTE:

MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-510-10 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 ONSITE SOIL EVALUATOR (OSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AGSE 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: ADAM C. HERMAN MAOSE# 1940001109. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO SEC. 380 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 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 DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

[Signature] 5.7.2020
 HEALTH DEPARTMENT OFFICIAL DATE

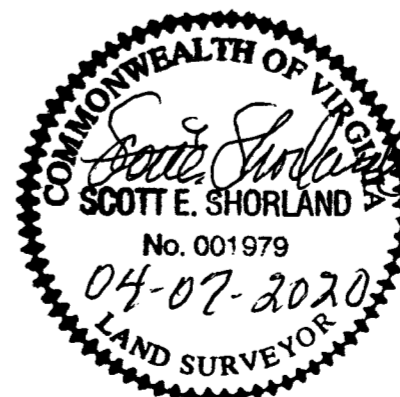
CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES MCINTYRE, ET. UX. TO LLOYD AND DEBORAH STEPHENS BY INSTRUMENT DEED DATED MAY 31, 2016 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT INSTRUMENT NUMBER 16000734.

SURVEYOR'S 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.

04-07-2020 DATE
Scott E. Shorland
 SCOTT E. SHORLAND, LS



TAX MAP #0930100021
 PROJECT: "STEPHENS" SCALE: AS NOTED
 SCOTT E. SHORLAND, LAND SURVEYOR
 7880 BEAVER DRIVE
 GLOUCESTER, VIRGINIA 23061
 (804) 694-0051 SHEET 1 OF 2

APRIL 07, 2020

200006690

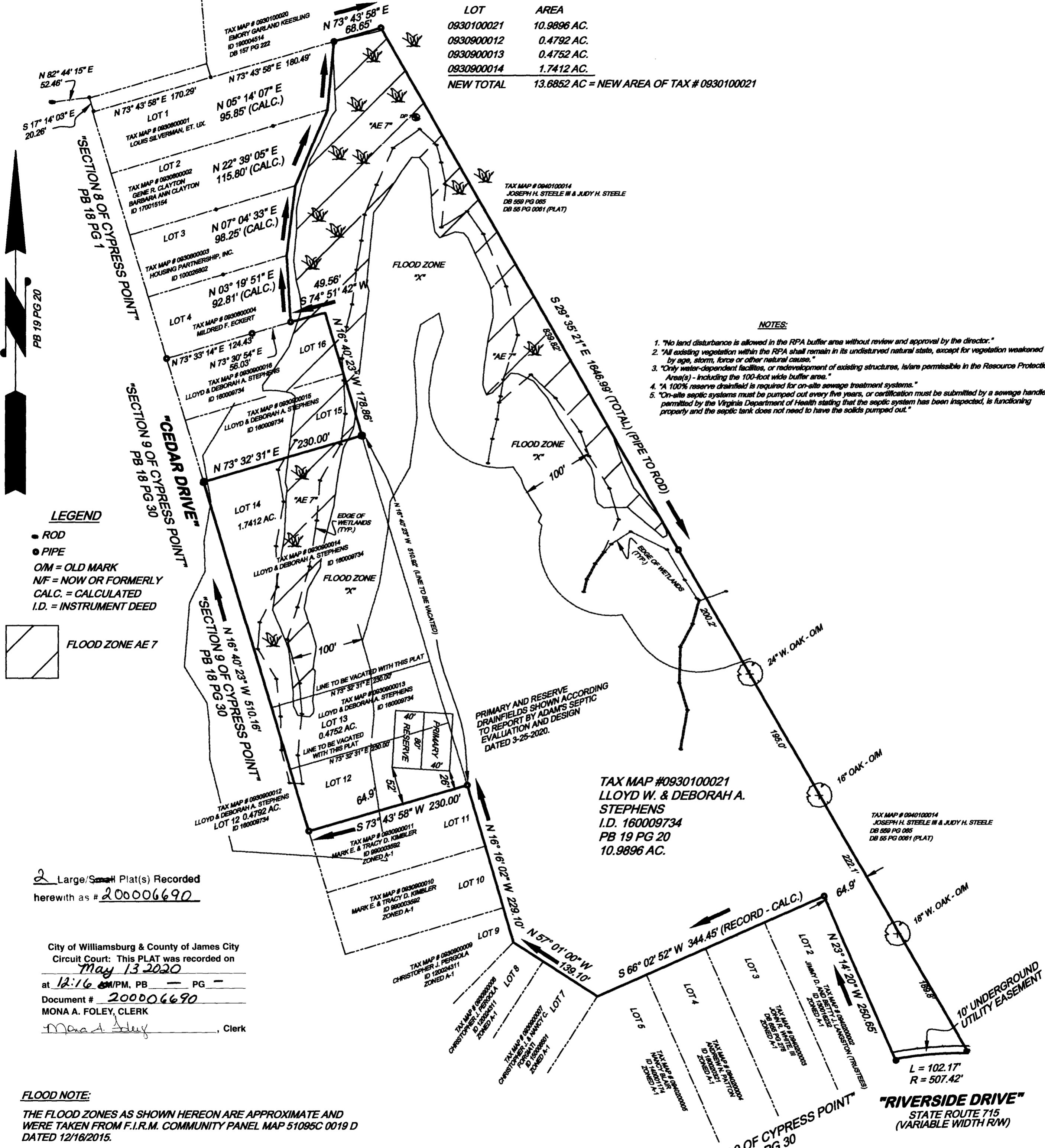
LOT LINE VACATION PLAT - TAX # 0930100021, "LOT TWO (2), "SECTION 10, CYPRESS POINT" (PB 19 PG 20), AND TAX #s 0930900012; #0930900013; & 0930900014 (PB 18 PG 30)

LOCATED NEAR LANEXA, JAMES CITY COUNTY, VIRGINIA. 3252 NORTH RIVER DRIVE AND 7712, 7714, & 7716 CEDAR DRIVE.

THE EDGE OF WETLANDS FLAGGED BY RICK HARRIS, COASTAL VIRGINIA ENVIRONMENTAL SERVICES, VA PWD #: 3402000173 AND SURVEY LOCATED.
(SEE "WETLAND DELINEATION REPORT" DATED FEBRUARY 24, 2020).

AREA SUMMARY

LOT	AREA
0930100021	10.9896 AC.
0930900012	0.4792 AC.
0930900013	0.4752 AC.
0930900014	1.7412 AC.
NEW TOTAL	13.6852 AC = NEW AREA OF TAX # 0930100021



- NOTES:**
1. "No land disturbance is allowed in the RPA buffer area without review and approval by the director."
 2. "All existing vegetation within the RPA shall remain in its undisturbed natural state, except for vegetation weakened by age, storm, force or other natural cause."
 3. "Only water-dependent facilities, or redevelopment of existing structures, is/are permissible in the Resource Protection Area(s) - including the 100-foot wide buffer area."
 4. "A 100% reserve drainfield is required for on-site sewage treatment systems."
 5. "On-site septic systems must be pumped out every five years, or certification must be submitted by a sewage handler permitted by the Virginia Department of Health stating that the septic system has been inspected, is functioning properly and the septic tank does not need to have the solids pumped out."

LEGEND

- ROD
- PIPE
- OM = OLD MARK
- NF = NOW OR FORMERLY
- CALC. = CALCULATED
- I.D. = INSTRUMENT DEED

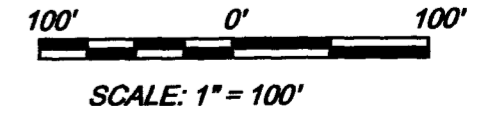
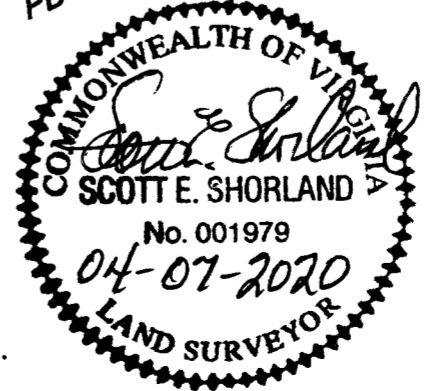


2 Large/Small Plat(s) Recorded herewith as # 200006690

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on May 13 2020
at 12:16 PM, PB 18 PG 30
Document # 200006690
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

FLOOD NOTE:
THE FLOOD ZONES AS SHOWN HEREON ARE APPROXIMATE AND WERE TAKEN FROM F.I.R.M. COMMUNITY PANEL MAP 51095C 0019 D DATED 12/16/2015.

- 1.) THIS PLAT IS THE RESULT OF A COMPILATION OF RECORD INFORMATION AND A PARTIAL SITE SURVEY CONDUCTED ON FEBRUARY 23, 2020 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY.
- 2.) THIS PLAT WAS DEVELOPED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS, DEDICATIONS, RESTRICTIONS, AND COVENANTS THAT MAY AFFECT THE PROPERTY.
- 3.) COPY OF THIS SURVEY IS VALID ONLY WITH AN ORIGINAL STAMP AND SIGNATURE.
- 4.) ALL IMPROVEMENTS WERE FOUND TO LIE STRICTLY WITHIN THE TITLE LINES OF THE PROPERTY EXCEPT AS SHOWN.
- 5.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED OR VERIFIED BY THIS SURVEY.
- 6.) DELINEATION OF WETLANDS BY RICK HARRIS, COASTAL VIRGINIA ENVIRONMENTAL SERVICES, INC. VA PWD #: 3402000173 - SEE REPORT DATED FEBRUARY 24, 2020.



TAX MAP #0930100021
PROJECT: "STEPHENS" SCALE: 1" = 100'
SCOTT E. SHORLAND, LAND SURVEYOR
7880 BEAVER DRIVE
GLOUCESTER, VIRGINIA 23061
(804) 694-0051 SHEET 2 OF 2

APRIL 7, 2020

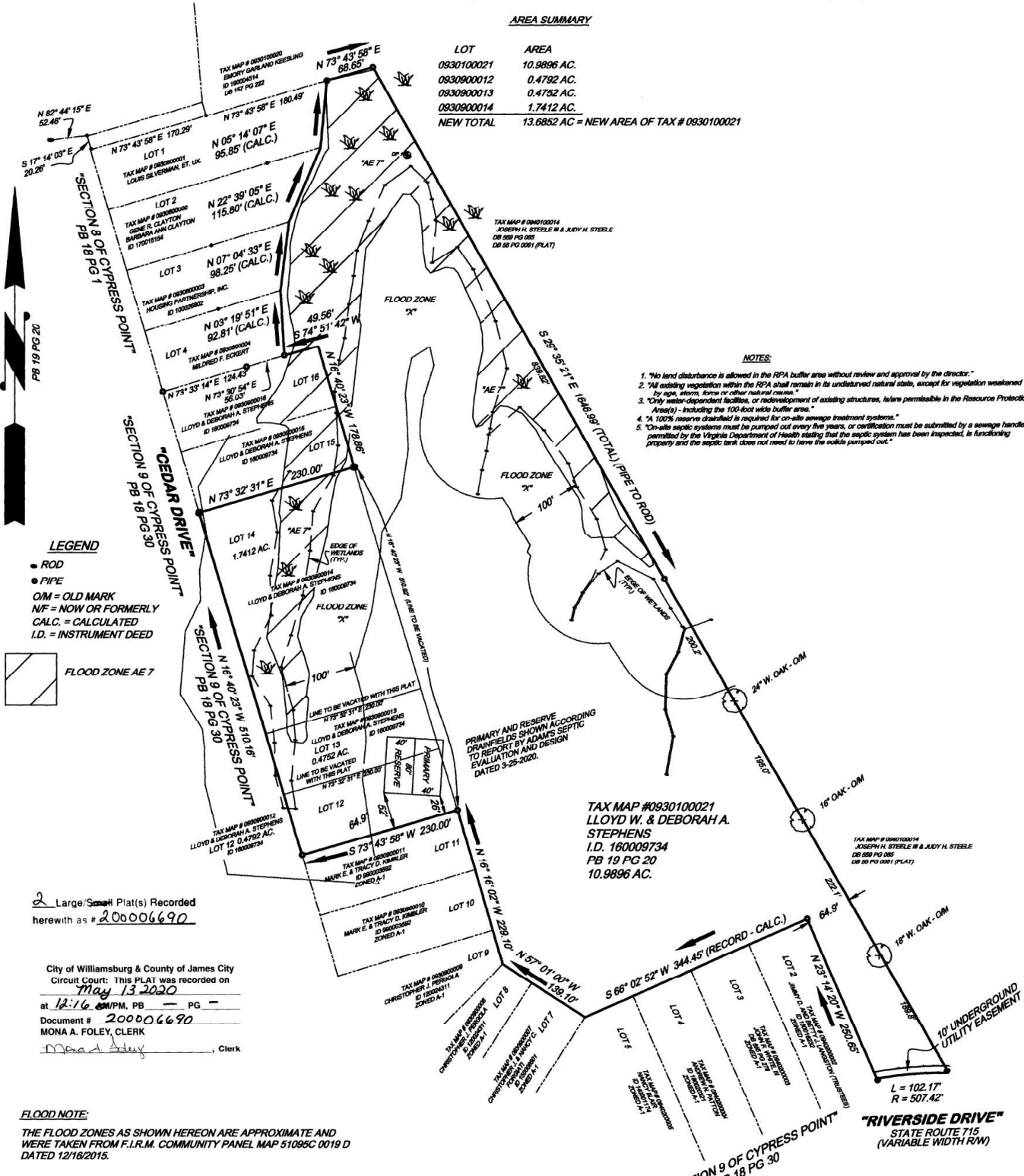
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LEGEND
 ● ROD
 ● PIPE
 O.M. = OLD MARK
 N.F. = NOW OR FORMERLY
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2 Large/Small Plat(s) Recorded
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City of Williamsburg & County of James City
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 at 12:16 P.M., PB -- PG --
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 MONA A. FOLEY, CLERK

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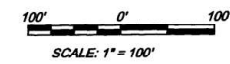
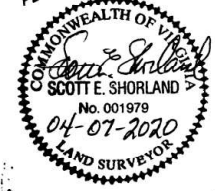
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PRIMARY AND RESERVE DRAINFIELDS SHOWN ACCORDING TO REPORT BY ADAM'S SEPTIC EVALUATION AND DESIGN DATED 3-25-2020.

TAX MAP #0930100021
 LLOYD W. & DEBORAH A. STEPHENS
 I.D. 160009734
 PB 19 PG 20
 10.9896 AC.

TAX MAP # 0930900014
 JOSEPH H. STEELE III & JUDY H. STEELE
 DB 089 PG 085
 DB 08 PG 086 (PLAT)



TAX MAP #0930100021
 PROJECT: "STEPHENS" SCALE: 1" = 100'
 SCOTT E. SHORLAND, LAND SURVEYOR
 7880 BEAVER DRIVE
 GLOUCESTER, VIRGINIA 23061
 (804) 694-0051

APRIL 7, 2020

200006690