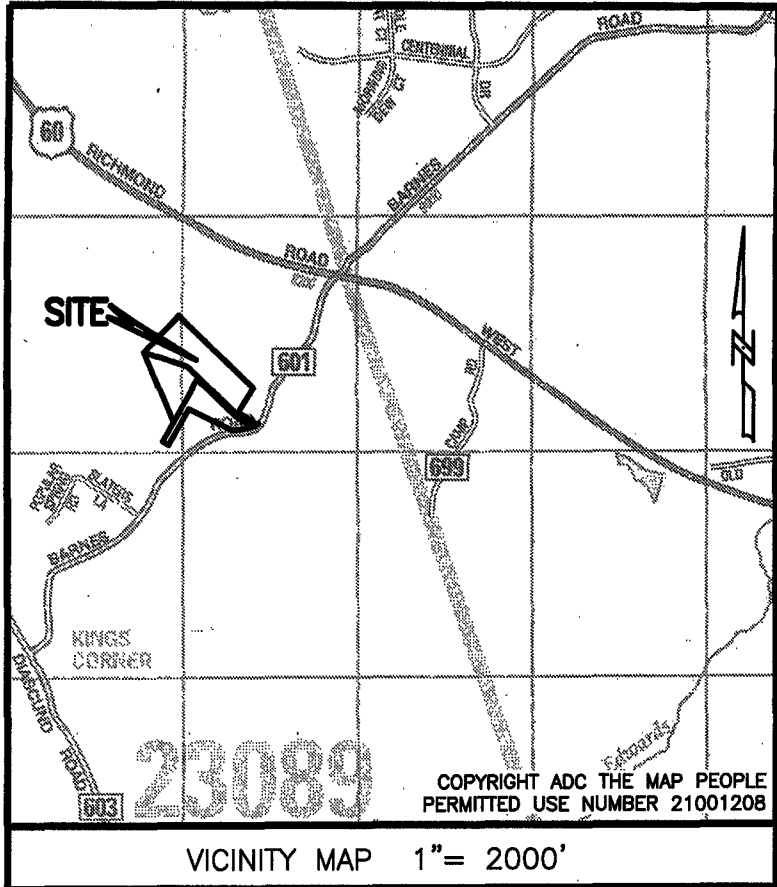


200009138



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. WETLANDS WERE NOT IDENTIFIED OR LOCATED FOR THIS PLAT
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 #51095C0036D, 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. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. 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.
14. WITHIN THE SIGHT DISTANCE EASEMENT, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES.
15. THIS PROPERTY IS SUBJECT TO THE CONDITIONS OF SUP-0013-1990.

SUBDIVISION AND BOUNDARY LINE ADJUSTMENT

**LOT 1, LOT 2, LOT 3
PEARL B. SLATER ESTATE**

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 01/22/2020

JOB #16-055

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

SHEET 1 OF 2

JCC-S-19-0069

OWNERS CERTIFICATE (LOT 1 & LOT 3)

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.

John Edward Wilder 2/28/2020
JOHN EDWARD WILDER DATE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia Maryland
CITY/COUNTY OF Harford, I, Brittany Arnold, 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 28th DAY OF February, 2020. MY COMMISSION EXPIRES April 26, 2022.

Brittany Arnold
NOTARY PUBLIC

REGISTRATION NO. _____

CERTIFICATE OF SOURCE OF TITLE (LOT 1)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JOHN EDWARD WILDER, AND WAS ACQUIRED FROM ELIZABETH JEANETTE ANCELL, JOHN EDWARD WILDER AND JUDITH LOUISE YOUNG BY THAT CERTAIN DEED DATED OCTOBER 8, 2013 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #130025907.

CERTIFICATE OF SOURCE OF TITLE (LOT 3)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JOHN EDWARD WILDER, AND WAS ACQUIRED FROM ELIZABETH JEANETTE ANCELL, JOHN EDWARD WILDER AND JUDITH LOUISE YOUNG BY THAT CERTAIN DEED DATED OCTOBER 8, 2013 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #130025909.

CERTIFICATE OF APPROVAL

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

5/27/20 Ellen Cook
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

3/13/2020 D. Briede
DATE VIRGINIA DEPARTMENT OF HEALTH

13 May 2020 Alan Bunker
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

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.

01/22/2020 Peter Farrell
DATE PETER FARRELL, L.S. 2036

OWNERS CERTIFICATE (LOT 2)

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.

Elizabeth Jeanette Ansell 03/04/2020
ELIZABETH JEANETTE ANCELL DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA OHIO
CITY/COUNTY OF Trumbull, I, Kim M Lambert, 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 04 DAY OF March, 2020. MY COMMISSION EXPIRES 09/28/2023.

Kim M Lambert
NOTARY PUBLIC

REGISTRATION NO. _____

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF ELIZABETH JEANETTE ANCELL, AND WAS ACQUIRED FROM ELIZABETH JEANETTE ANCELL, JOHN EDWARD WILDER AND JUDITH LOUISE YOUNG BY THAT CERTAIN DEED DATED OCTOBER 8, 2013 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #130025908.

PROPERTY INFORMATION

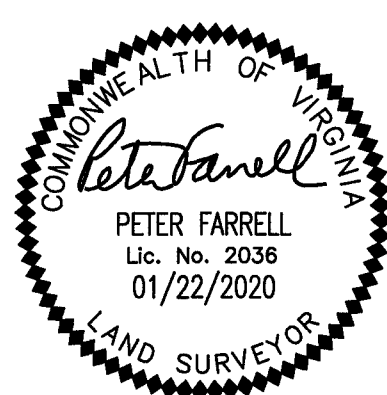
LOT 1
PARCEL ID #10101000022D
ZONING DISTRICT: A1
BUILDING SETBACK: (PER ZONING ORDINANCE)
FRONT = 75'
REAR = 35'
SIDE = 15'
EXISTING ADDRESS:
#8777 BARNES ROAD
LANEXA, VIRGINIA 23089

PROPERTY INFORMATION

LOT 2
PARCEL ID #10101000022E
ZONING DISTRICT: A1
BUILDING SETBACK: (PER ZONING ORDINANCE)
FRONT = 75'
REAR = 35'
SIDE = 15'
EXISTING ADDRESS:
#8787 BARNES ROAD
LANEXA, VIRGINIA 23089

PROPERTY INFORMATION

LOT 3
PARCEL ID #10101000022
ZONING DISTRICT: A1
BUILDING SETBACK: (PER ZONING ORDINANCE)
FRONT = 75'
REAR = 35'
SIDE = 15'
EXISTING ADDRESS:
#8799 BARNES ROAD
LANEXA, VIRGINIA 23089



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. RUFFE, 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.

2 Large/Small Plat(s) Recorded
herewith as # 200009138

STATE OF VIRGINIA - JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 24 DAY OF June, 2020. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:45 pm INSTRUMENT # 200009138
TESTE Alan Bunker

200009138

SUBDIVISION AND BOUNDARY LINE ADJUSTMENT

LOT 1, LOT 2, LOT 3
PEARL B. SLATER ESTATE

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/22/2020 SCALE: 1"=100' JOB #16-055

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web: landtechresources.com

SHEET 2 OF 2

JCC-S-19-0069



N/F SLATER
D.B. 49, PG. 393

N/F RANDALL
INST. #060012301

N/F SPARKS
INST. #160000053

N/F HOGAN
INST. #060000075

N/F HOLLINS
INST. #110021082

N/F HELM
INST. #120016650

N/F VENABLE
D.B. 443, PG. 152

N/F CROSBY
INST. #060000075

LIMITS OF RESOURCE PROTECTION AREA (RPA) PER PLAT RECORDED AS INST. #130025719

LOT 3
OLD AREA 8.950 AC.
NEW AREA 6.362 AC.

EXISTING 50' SHARED ACCESS EASEMENT FOR INGRESS, EGRESS AND UTILITIES (INST. #130025719)

LOT 1
OLD AREA 3.839 AC.
NEW AREA 3.419 AC.

LOT 2
OLD AREA 4.541 AC.
NEW AREA 4.549 AC.

STOPPING SIGHT DISTANCE=250' MINIMUM

- PROPOSED PRIVATE SHARED DRIVEWAY
- "A" = VARIABLE WIDTH SIGHT DISTANCE EASEMENT
- P = PRIMARY DRAINFIELD AREA
- R = RESERVE DRAINFIELD AREA
- ⊙ PROPOSED WELL LOCATION
- BSL = BUILDING SETBACK LINE
- IRF = IRON ROD FOUND

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 1	3.839 AC.	3.419 AC.
LOT 2	4.541 AC.	4.549 AC.
LOT 3	8.950 AC.	6.362 AC.
LOT 4	---	3.000 AC.
TOTAL AREA:	17.330 AC.	

NOTE:
DRAINFIELD LOCATIONS ON LOT 1 & LOT 2 WERE TAKEN FROM SUBDIVISION PLAT RECORDED AS INST. #130025719.

EXISTING PROPERTY LINE

LINE	BEARING	DISTANCE
L1	S 80°36'47" E	11.64'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	207.02'	34.70'	34.66'	N 68°21'11" E	9°36'16"
C2	207.02'	29.79'	29.76'	N 77°16'37" E	8°14'37"
C3	207.02'	33.47'	33.43'	N 86°01'49" E	9°15'47"
C4	207.02'	14.68'	14.67'	S 87°18'25" E	4°03'44"

NEW PROPERTY LINE

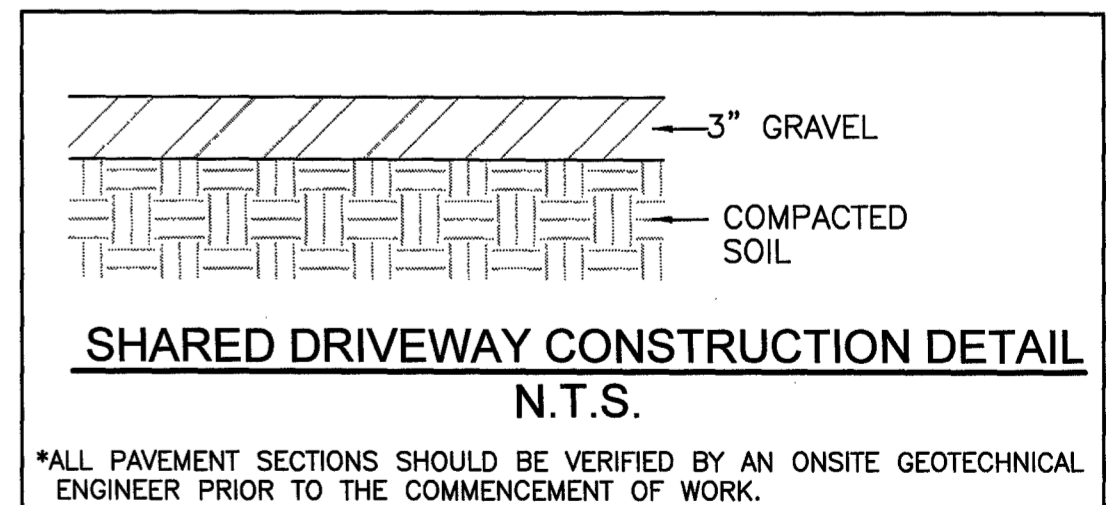
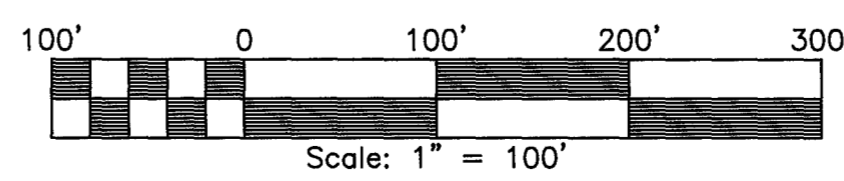
LINE	BEARING	DISTANCE
L2	N 41°43'12" E	25.76'

SIGHT DISTANCE EASEMENT

LINE	BEARING	DISTANCE
L3	N 88°18'16" E	125.21'
L4	N 82°42'44" E	97.64'

2 Large/Small Plat(s) Recorded herewith as # 200009138

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on June 24 2020
at 2:45 PM, PG. 1
Document # 200009138
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



- SHARED PRIVATE DRIVEWAY NOTES**
- SHARED PRIVATE DRIVEWAY SHALL HAVE A GRAVEL SURFACE AT LEAST TEN FEET WIDE CONSISTING OF 3 INCHES OF GRAVEL. IN ADDITION, THE SHARED DRIVEWAY MUST MEET ALL APPLICABLE TRANSPORTATION DEPARTMENT REQUIREMENTS FOR THE PORTION OF THE DRIVEWAY THAT TIES INTO THE PUBLIC ROAD
 - SHARED PRIVATE DRIVEWAY SHALL BE LOCATED WITHIN A SHARED ACCESS EASEMENT THAT IS DEPICTED ON THE SUBDIVISION PLAT