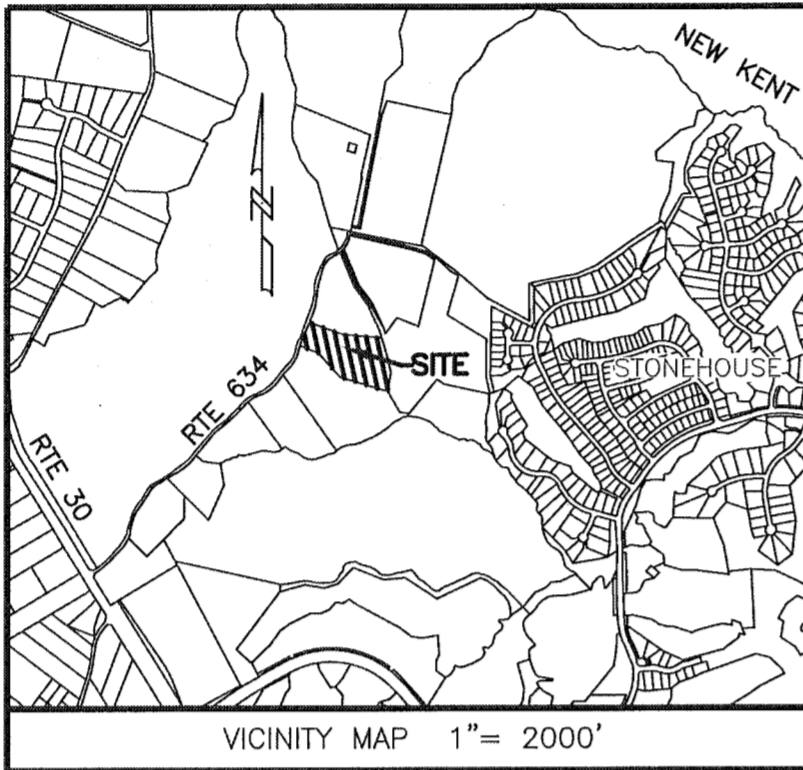


200011223



**SUBDIVISION OF  
LOT 2  
NICELAND FARM, LLC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 06/09/2020 JOB # 20-083



SHEET 1 OF 2  
**JCC-S-20-0021**

**PROPERTY INFORMATION**

LOT 2  
ADDRESS:  
#9970 FIRE TOWER ROAD  
TOANO, VIRGINIA 23168  
PARCEL ID: 0420400002  
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

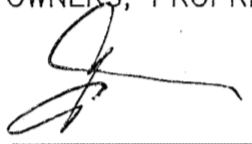
**AREA TABULATION**

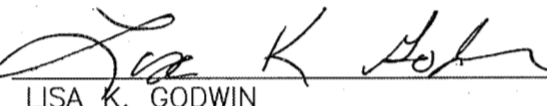
LOT	OLD AREA	NEW AREA
LOT 2	9.042± AC.	6.000± AC.
LOT 2A		3.042± AC.

TOTAL AREA = 9.042± AC.

**OWNERS CERTIFICATE:**


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.

 7/10/2020  
 \_\_\_\_\_ DATE  
 JAMES D. GODWIN

 7/10/2020  
 \_\_\_\_\_ DATE  
 LISA K. GODWIN

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City, 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 10<sup>th</sup> DAY OF July, 2020.  
 MY COMMISSION EXPIRES AUGUST 31, 2022.

 \_\_\_\_\_  
 NOTARY PUBLIC  
 REGISTRATION NO. 7623437

**Linda Fay Vergakis**  
 NOTARY PUBLIC  
 Registration # 7623437  
 Commonwealth of Virginia  
 My Commission Expires 08/31/22

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JAMES D. GODWIN & LISA K. GODWIN AND WAS ACQUIRED FROM: NICELAND FARM, LLC BY THAT CERTAIN DEED DATED MARCH 6, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 200003688..

**CERTIFICATE OF APPROVAL**

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

7-13-2020 \_\_\_\_\_  
 DATE VIRGINIA DEPARTMENT OF HEALTH

14 July 2020 \_\_\_\_\_  
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

7/22/20 \_\_\_\_\_  
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**VDH SUBDIVISION APPROVAL STATEMENT**

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC5-610-20-ET. SEQ., THE REGULATIONS)

THIS SUBDIVISION WAS SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW PURSUANT TO §32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE VIRGINIA DEPARTMENT OF HEALTH TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM A LICENSED ONSITE SOIL EVALUATOR (OSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN OSE FOR RESIDENTIAL DEVELOPMENT. THE VIRGINIA DEPARTMENT OF HEALTH IS NOT REQUIRED TO PERFORM A FIELD CHECK ON SUCH EVALUATIONS.

**LOT 2:**

THE ORIGINAL SUBDIVISION (RECORDED AS INSTRUMENT #180016033 WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY:  
**ADAM C. HERMAN**, LICENSE NO. 1940001109, PHONE NO. 757-344-6270.  
 THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

**LOT 2A**

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.  
 THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO §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.

**GENERAL NOTES**

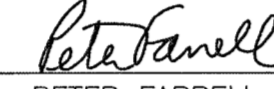
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON INST. #180016033.
2. WETLANDS SHOWN HEREON WERE DELINEATED BY ROTH ENVIRONMENTAL, LLC.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE 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 #51095C0037D DATED 12/16/2015.
7. THIS PROPERTY LIES 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. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
12. 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.
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.

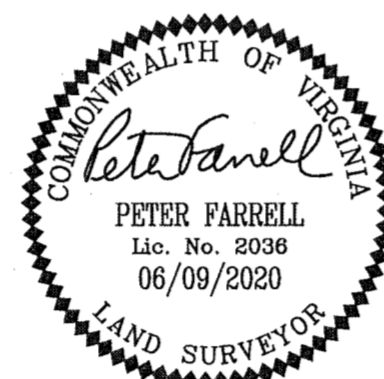
2 Large/Small Plat(s) Recorded  
 herewith as #: 200011223

**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.

06/09/2020 \_\_\_\_\_  
 DATE

 \_\_\_\_\_  
 PETER FARRELL, L.S. 2036



**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 24<sup>th</sup> DAY OF July, 2020.  
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:37 pm  
 INSTRUMENT # 200011223

TESTE \_\_\_\_\_  
**MONA A. FOLEY, CLERK**

20011223

**SUBDIVISION OF**

**NICELAND FARM, LLC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
 DATE: 06/09/2020 SCALE: 1"=60' JOB # 20-083



**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 2  
**JCC-S-20-0021**

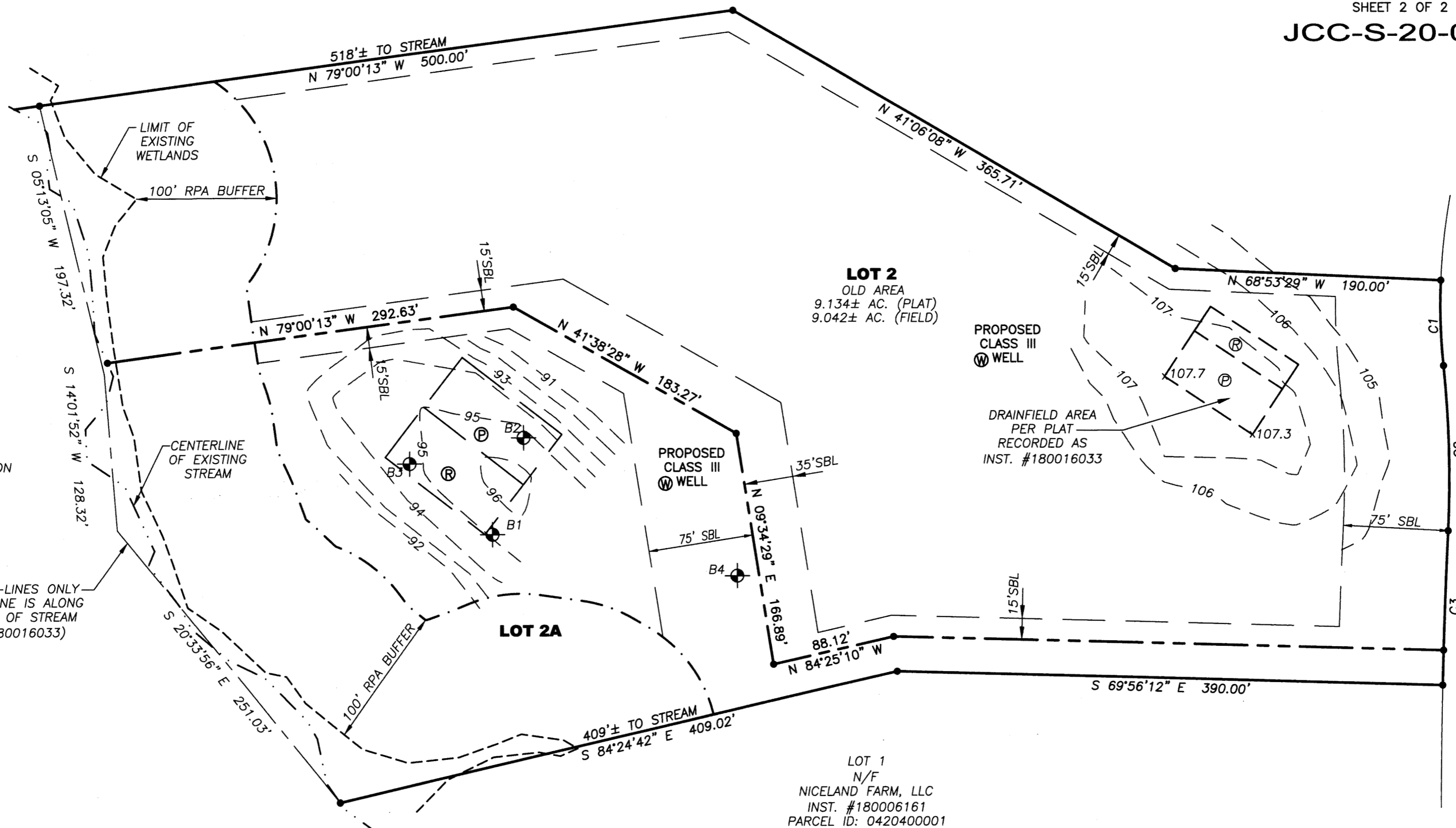
RECORD MERIDIAN  
 INST. #180016033

LOT 3  
 N/F  
 NICELAND FARM, LLC  
 INST. #180006161  
 PARCEL ID: 0420400003

LOT 7  
 KNEMEYER-POTTER SUBDIVISION  
 N/F  
 DAVID & RHONDA VENABLE  
 INST. #10017997  
 PARCEL ID: 0420300007

LOT 2  
 OLD AREA  
 9.134± AC. (PLAT)  
 9.042± AC. (FIELD)

LOT 1  
 N/F  
 NICELAND FARM, LLC  
 INST. #180006161  
 PARCEL ID: 0420400001



SURVEY TIE-LINES ONLY  
 PROPERTY LINE IS ALONG  
 CENTERLINE OF STREAM  
 (INST. #180016033)

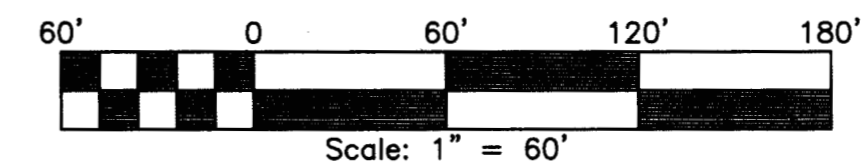
**FIRE TOWER ROAD**  
 (60' ROW PER INST. #180016033)

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 July 24, 2020  
 at 1:37 AM/PM PB PG  
 Document # 200011223  
 MONA A. FOLEY, CLERK  
 Clerk

EXISTING R/W CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	425.00'	61.22'	61.16'	N 16°58'56" E	8°15'10"
C2	775.00'	117.80'	117.69'	S 17°12'38" W	8°42'33"
C3	4212.94'	110.41'	110.41'	N 20°48'51" E	1°30'06"

NEW R/W CURVE TABLE



2 Large Small Plat(s) Recorded  
 herewith as # 200011223