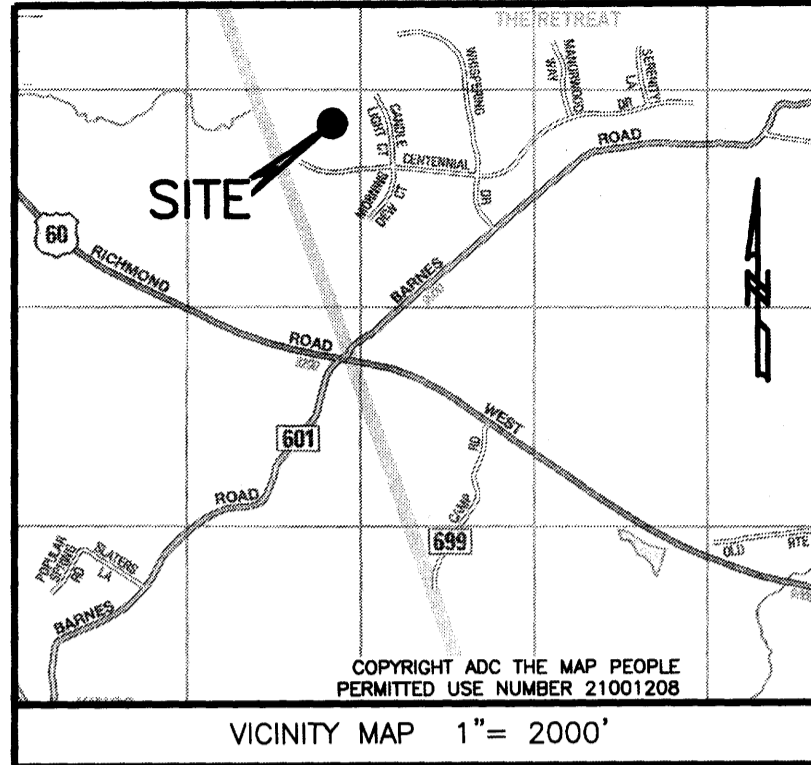


202203602



PROPERTY INFORMATION

LOT 56
ADDRESS:
1678 CENTENNIAL DRIVE
TOANO, VIRGINIA 23168
PARCEL ID: 0330300056
ZONING DISTRICT: A1 GENERAL AGRICULTURE

LOT 57
ADDRESS:
1674 CENTENNIAL DRIVE
TOANO, VIRGINIA 23168
PARCEL ID: 0330300057
ZONING DISTRICT: A1 GENERAL AGRICULTURE

BOUNDARY LINE EXTINGUISHMENT
BETWEEN
LOT 56 AND LOT 57, PHASE TWO
THE RETREAT
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 08/24/2021 JOB # 21-281



SHEET 1 OF 2
JCC-S-21-0041

OWNERS CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE EXTINGUISHMENT BETWEEN LOT 56 AND LOT 57, PHASE TWO, THE RETREAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

LHIW-3, LLC

By: *LHIW, Inc managing member*
BY: *Michael S. Cook, president*
SIGNATURE

10/22/2021
DATE

MICHAEL S. COOK
NAME PRINTED

PRESIDENT
TITLE

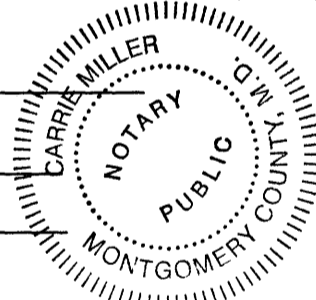
CERTIFICATE OF NOTARIZATION

STATE OF MARYLAND COUNTY OF Montgomery
I HEREBY CERTIFY, THAT ON THIS 22nd DAY OF October 2021, IN THE YEAR 2021, BEFORE THE SUBSCRIBER, A NOTARY OF THE STATE OF MARYLAND, IN AND FOR Montgomery county, PERSONALLY APPEARED Michael S. Cook AND ACKNOWLEDGED THE FOREGOING Execution TO BE HIS/HER/THEIR ACT.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 11/24/2022

NOTARY REGISTRATION NO. N/A



VDH 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: ADAM HERMAN, LICENSE NO. 1940001109 PHONE NO. 757-344-6270 EMAIL: Adamsseptic@cox.net. 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.

CERTIFICATE OF APPROVAL

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

1/26/2022
DATE

VA DEPARTMENT OF TRANSPORTATION

1-8-2021
DATE

VA DEPARTMENT OF HEALTH

27 Jan 2022
DATE

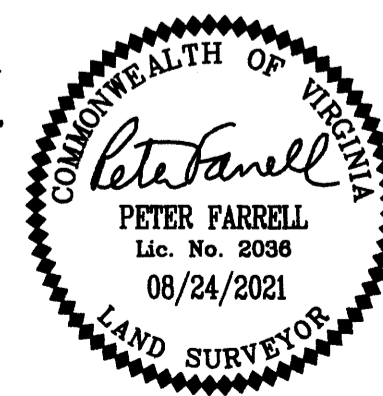
SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

Peter Farrell
PETER FARRELL, L.S.

08/24/2021
DATE



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. #050022635.
- 2. WETLANDS SHOWN HEREON WERE LOCATED BY ROTH ENVIRONMENTAL, LLC.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 4. LOTS ARE SERVED BY PUBLIC WATER AND PRIVATE 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. 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. JCSA REQUIRES THAT THE WATER METER SERVICING LOT 57 BE ABANDONED. THE WATER METER BOX AND WATER SERVICE LINE SHALL BE DISCONNECTED FROM THE WATER MAIN WHICH SHALL INVOLVE REMOVAL OF THE SERVICE SADDLE AND INSTALLING A FULL CIRCLE REPAIR BAND ON THE EXISTING WATER MAIN. THE FULL CIRCLE REPAIR BAND SHALL BE A HYMAX VERSA, AS MANUFACTURED BY KRAUSZ INDUSTRIES, LTD., OR APPROVED EQUAL AND SHALL BE RATED FOR A HIGH WORKING PRESSURE OF 232 PSI AND RATED PRESSURE OF 350 PSI; BODY TYPE SHALL BE TYPE 304 OR 316 STAINLESS STEEL, BOLTS AND NUTS SHALL BE TYPE 304 STAINLESS STEEL, AND THE REPAIR BAND ASSEMBLY SHALL MEET OR EXCEED AWWA C-219, AWWA C-227 AND NSF 61. A JCSA INSPECTOR IS TO INSPECT.
- 13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 14. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 15. 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.
- 16. BUILDING SETBACKS FOR A-1 ZONING:
FRONT - 75'
SIDE - 15'
REAR - 35'

Large Small Plat(s) Recorded through to 202203602

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT, FOR THE COUNTY OF JAMES CITY THIS 7th DAY OF March, 2022. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:14 am INSTRUMENT # 202203602 TESTE MONA A. FOLEY, CLERK

202203602

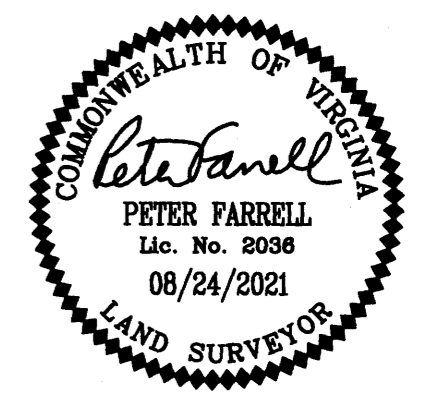
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Engineering & Surveying Consultants
 205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 2 OF 2
JCC-S-21-0041

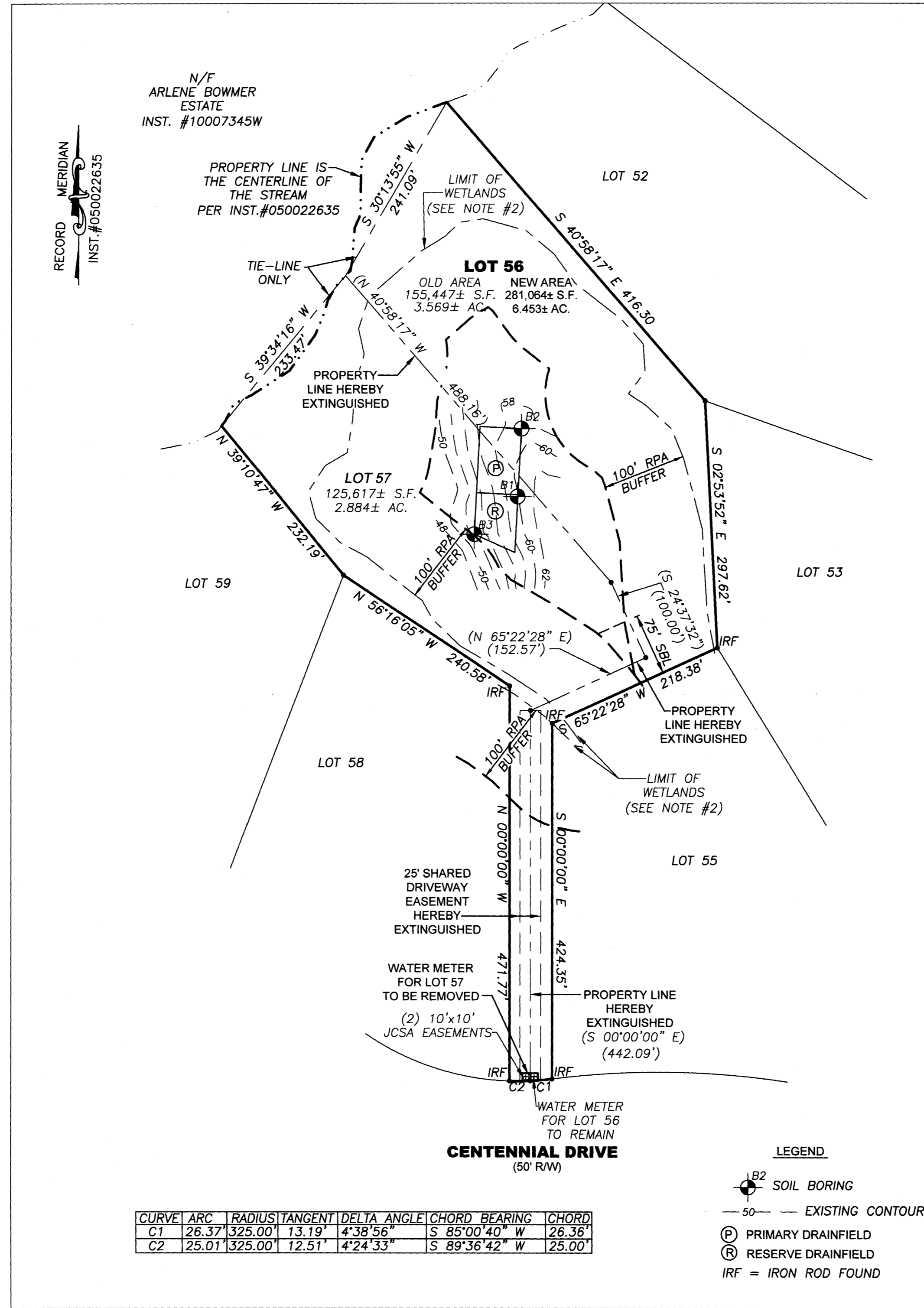
 Scale: 1" = 100'



AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 56	155,447± S.F. / 3.569± AC.	281,064± / S.F. 6.453± AC.
LOT 57	125,617± S.F. / 2.884± AC.	

TOTAL AREA = 281,064± / S.F. 6.453± AC.



CURVE	ARC	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD
C1	26.37	325.00'	13.19'	4°38'56"	S 85°00'40" W	26.36'
C2	25.01	325.00'	12.51'	4°24'33"	S 89°36'42" W	25.00'

- LEGEND**
- ⊙ B2 SOIL BORING
 - 50' — EXISTING CONTOUR
 - (P) PRIMARY DRAINFIELD
 - (R) RESERVE DRAINFIELD
 - IRF = IRON ROD FOUND

(Signature) Large/Small Plat(s) Recorded herewith as # 202203602

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 March 7, 2022
 at 9:14 AM, PB PG
 Document # 202203602
 MONA A. FOLEY, CLERK
(Signature), Clerk