

202205277

FAMILY SUBDIVISION SURVEY FOR J. PAYTEN HARCUM JAMES CITY COUNTY, VIRGINIA

ALONG THE FRONT OF 3179 CHICKAHOMINY ROAD
SEE D.B.382 p.181 & STATE HIGHWAY P.B.5 p.465
FOR EXISTING VARIABLE WIDTH RIGHT-OF-WAY
BEING 50' OR MORE IN WIDTH.
(STATE PROJECT 0631-047-112-C-501)

V.S.H. 631 WAS NOT SURVEYED
AT THIS TIME. IT IS CLEARLY
UNDERSTOOD THAT THE
INTENT OF THE EASEMENT
(20' WIDTH) IS TO EXTEND
TO V.S.H. 631

AOSE CERTIFICATION STATEMENT

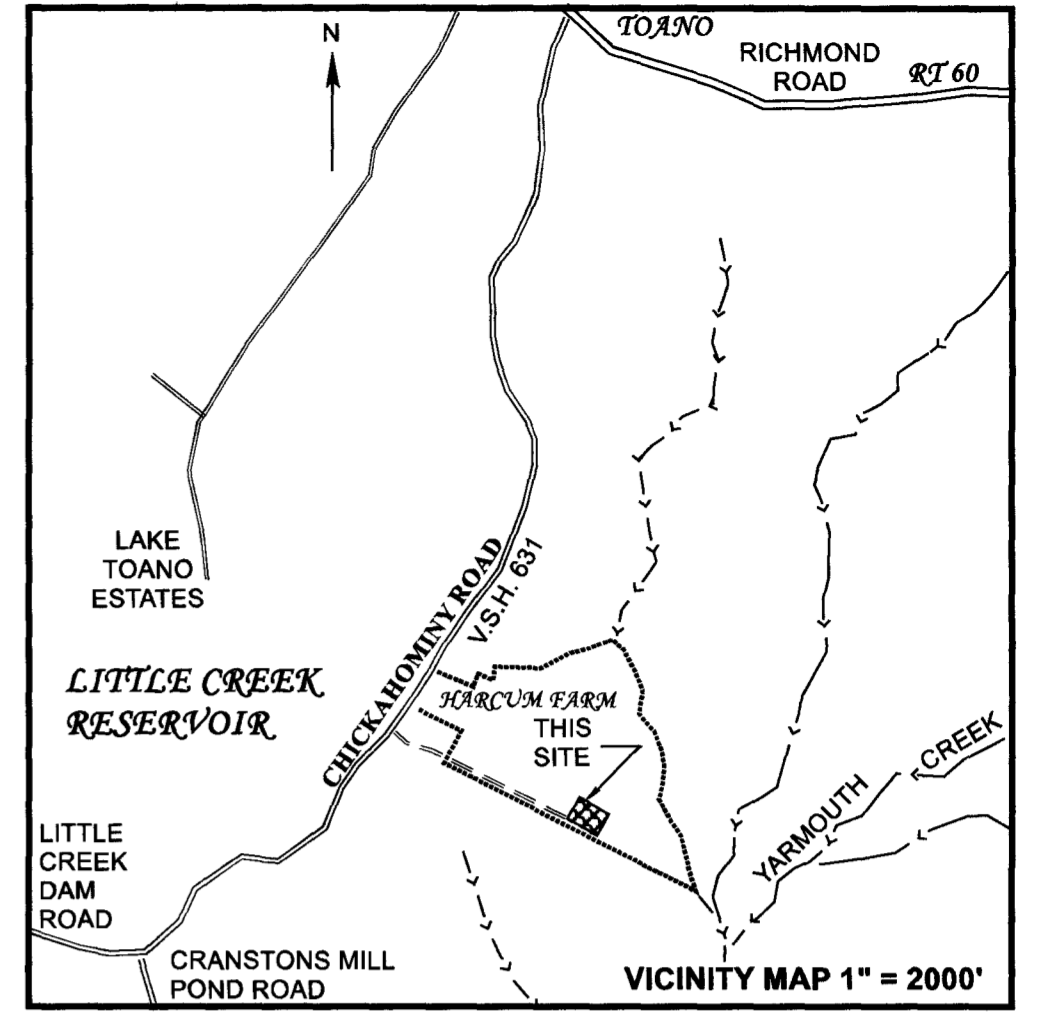
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE 'REGULATIONS'), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN ALTERNATIVE ONSITE SOIL EVALUATOR (AOSE) OF 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, AOSE #1376, LPSS (757)810-5293. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

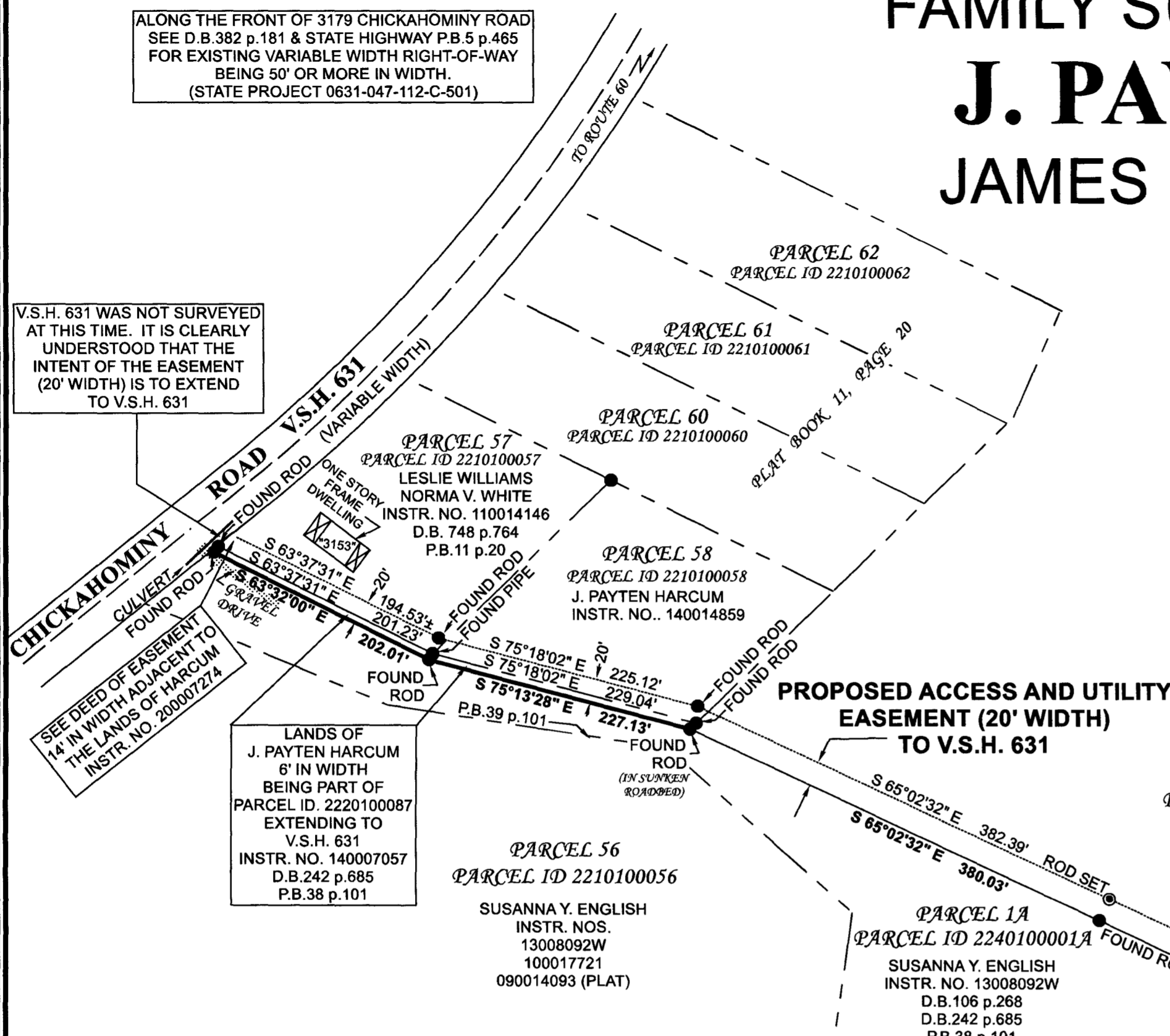
PURSUANT TO 360 OF THE REGULATIONS THIS APPROVAL IS NOT ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY NOT 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 SYSTEMS DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

(SEE PAGE 2 OF 2 FOR DETAILED DRAWING OF THE PROPOSED DRAINFIELD AREAS)



MERIDIAN OF PLAT BOOK 38, PAGE 101



PARCEL 87
PARCEL ID. 2220100087
62.56 ACRES BY TAX RECORDS
- 1.00 AC. BY THIS SURVEY
= 61.56± ACRES BY SUBTRACTION

CERTIFICATE OF APPROVAL

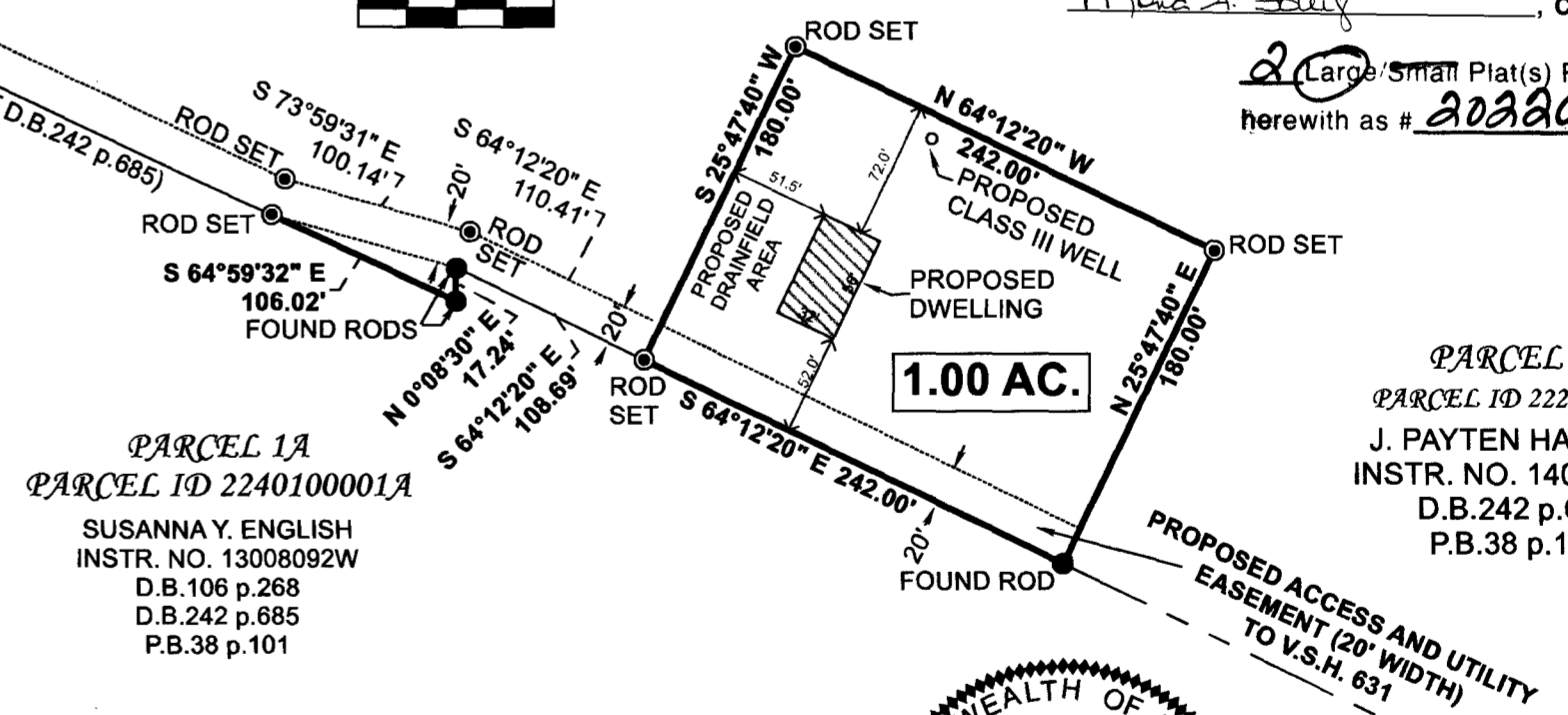
THIS FAMILY SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

03/09/2022 DATE
 03/11/2022 DATE
 20 Mar 2022 DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION
 VIRGINIA DEPARTMENT OF HEALTH
 SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 April 4, 2022
 at 1:14 AM PM PG
 Document # 202205277
 MONA A. FOLEY, CLERK

2 Large/Small Plat(s) Recorded herewith as # 202205277



PARCEL 87
PARCEL ID 2220100087
J. PAYTEN HARCUM
INSTR. NO. 140007057
D.B.242 p.685
P.B.38 p.101

OWNER'S CONSENT

THIS FAMILY SUBDIVISION OF LAND IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER AND OR PROPRIETOR.

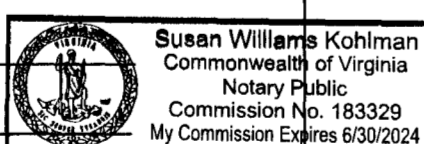
J. Payten Harcum
J. PAYTEN HARCUM DATE 2/24/22

STATE OF VIRGINIA, *Susan Williams Kohlman*, A NOTARY PUBLIC DO CERTIFY THAT PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN JAMES CITY COUNTY.

GIVEN UNDER MY HAND THIS 24 DAY OF February, 2022

Susan W Kohlman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/30/2024

MY REGISTRATION NUMBER: 183329



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

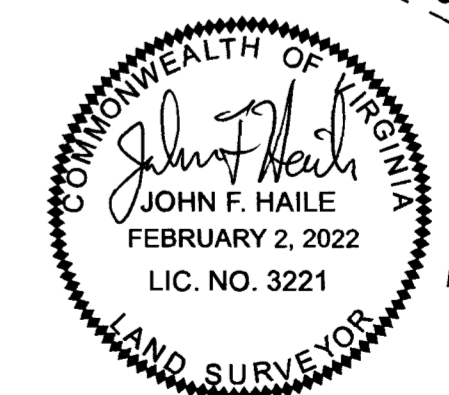
2/2/2022 DATE
John F. Haile
JOHN F. HAILE, L.S.

NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) CURRENT OWNER: J. PAYTEN HARCUM
INSTR. NO. 140007057
D.B.242 p.685
P.B.38 p.101
- 3) THIS SITE IS CURRENTLY ZONED A1 GENERAL AGRICULTURE ZONING (ADDITIONALLY) R8.
- 4) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 5) ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- 6) ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 7) ALL ROADS SHALL BE PRIVATE RIGHT-OF-WAYS AND SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- 8) THIS SITE IS IN THE CRANSTON'S POND AGRICULTURAL FORESTAL DISTRICT.
- 9) THIS SITE IS IN FLOOD ZONE X BY MAP NO. 51095C0106D EFF. 12/16/2015.
- 10) 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.
- 11) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
- 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 DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b) (6) OF THE JAMES CITY COUNTY CODE.
- 14) SEE CASE NO. SUP-20-0015 BY THE BOARD OF SUPERVISORS.
- 15) SEE THE APPROVED EROSION AND SEDIMENT CONTROL PLAN: E&S-21-0020.
- 16) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 17) CURRENT BUILDING SETBACKS: FRONT= 50' SIDE = 15' REAR = 35'

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY J. PAYTEN HARCUM, TRUSTEE OF THE HARCUM LAND TRUST AGREEMENT TO J. PAYTEN HARCUM BY DEED OF DISTRIBUTION, DATED APRIL 23, 2014 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NO. 140007057.



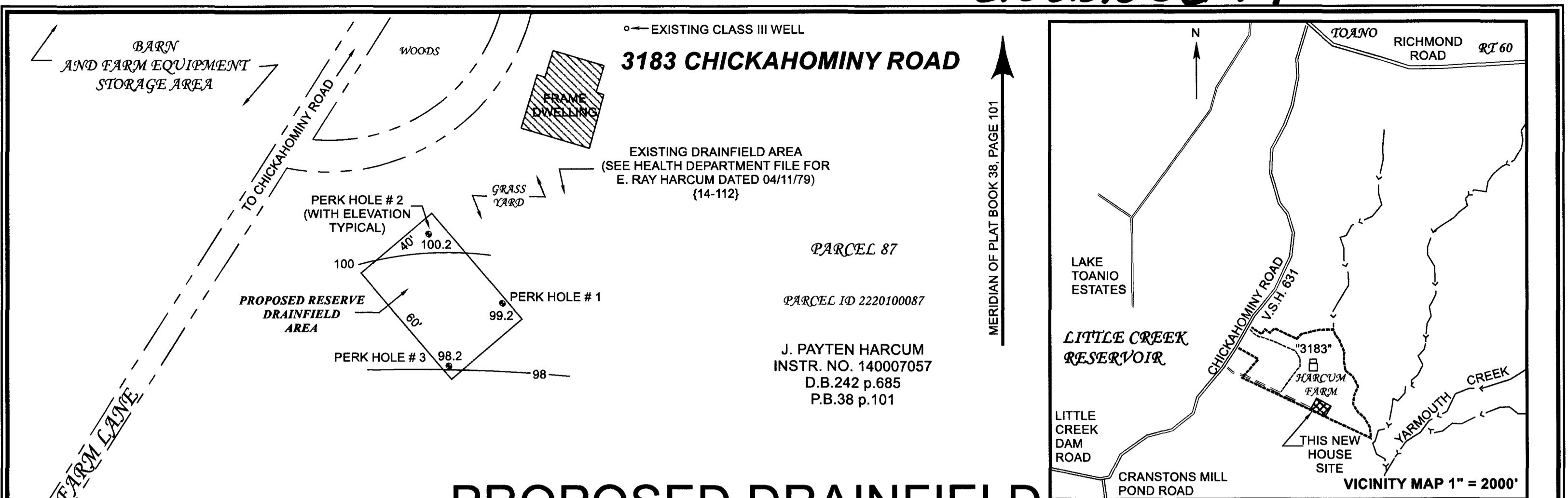
I certify that this Family Subdivision Survey is correct to the best of my knowledge and belief, subject to easements, servitudes, and covenants of record.

EASTERN LAND SURVEYING LLC

1242 SHARON ROAD, SUITE 200
KING WILLIAM, VA 23086 PHONE 804-445-6555

TPC NO: 2020-1	SCALE: 100 F/In
JOB NO: 100	FILE NO: 5
PARCEL ID: 2220100087	DATE: FEBRUARY 2, 2022

202205277



PROPOSED DRAINFIELD LOCATION SURVEY FOR J. PAYTEN HARCUM JAMES CITY COUNTY, VIRGINIA

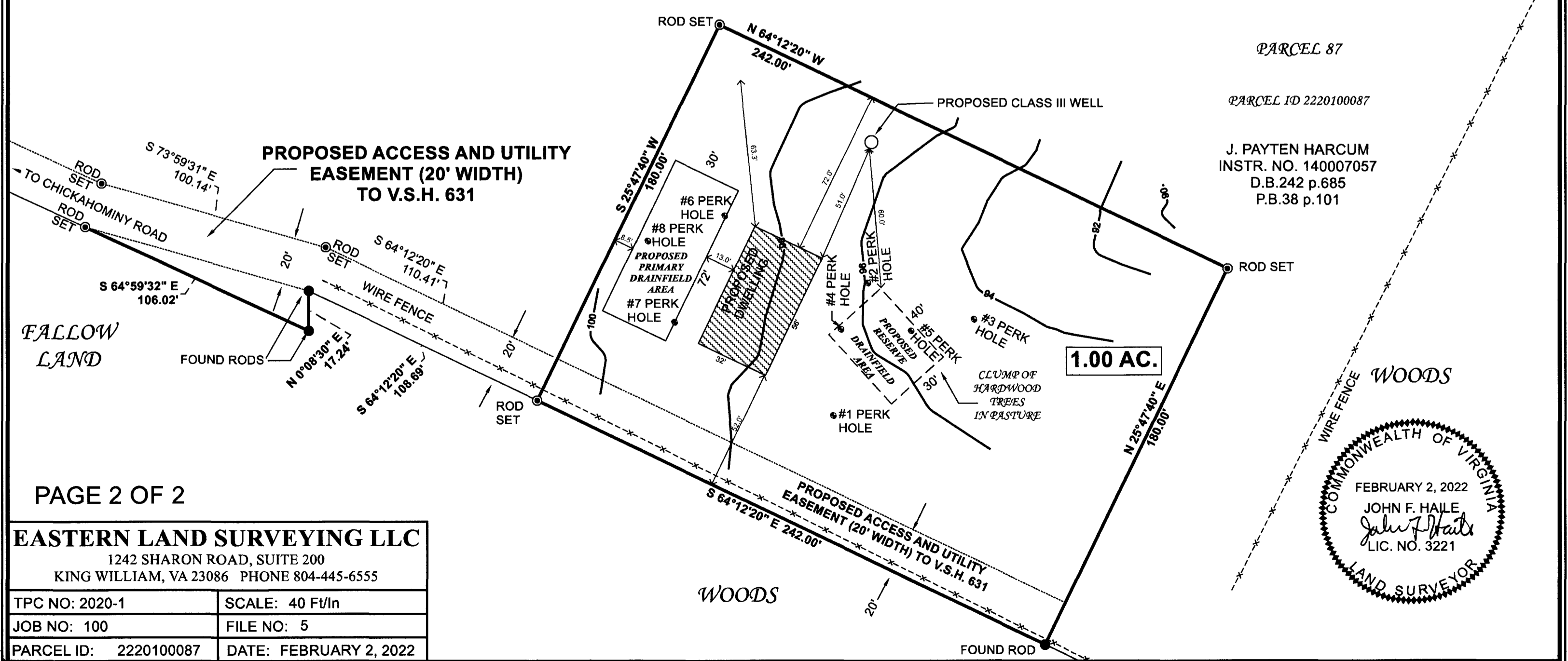
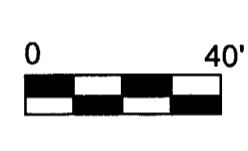
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 - 8) THIS SITE IS IN THE CRANSTON'S POND AGRICULTURAL FORESTAL DISTRICT.
 - 9) THIS SITE IS IN FLOOD ZONE X BY MAP NO. 51095C0106D EFF. 12/16/2015.
 - 10) NO WETLANDS ON THIS SITE.
 - 11) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
 - 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 DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b) (6) OF THE JAMES CITY COUNTY CODE.
 - 14) SEE CASE NO. SUP-20-0015 FOR RESOLUTION.
 - 15) INITIAL ELEVATION WAS ASSUMED AT EACH DRAINFIELD SITE.
 - 16) THE SOLE PURPOSE OF THIS PAGE 2 OF 2 IS TO SHOW THE LOCATION OF THE PROPOSED DRAINFIELDS RELATIVE TO THE BOUNDARIES AND EXISTING DWELLING ON THE HARCUM FARM. ALL PROPOSED DRAINFIELD AREAS ARE ON THE LANDS OF HARCUM. NO OTHER PURPOSE IS IMPLIED OR INTENDED.

**PARCEL 87
PARCEL ID. 2220100087**



PAGE 2 OF 2

EASTERN LAND SURVEYING LLC	
1242 SHARON ROAD, SUITE 200 KING WILLIAM, VA 23086 PHONE 804-445-6555	
TPC NO: 2020-1	SCALE: 40 FT/in
JOB NO: 100	FILE NO: 5
PARCEL ID: 2220100087	DATE: FEBRUARY 2, 2022

202205277