

202206066

OWNER'S CONSENT

THIS FAMILY SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "FAMILY DIVISION, PARCEL ID #1530100045, #158 SADDLETOWN ROAD, PROPERTY OF VALERIE PARTLOW" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

Valerie Partlow 3-14-22
VALERIE PARTLOW DATE

CERTIFICATE OF NOTARIZATION

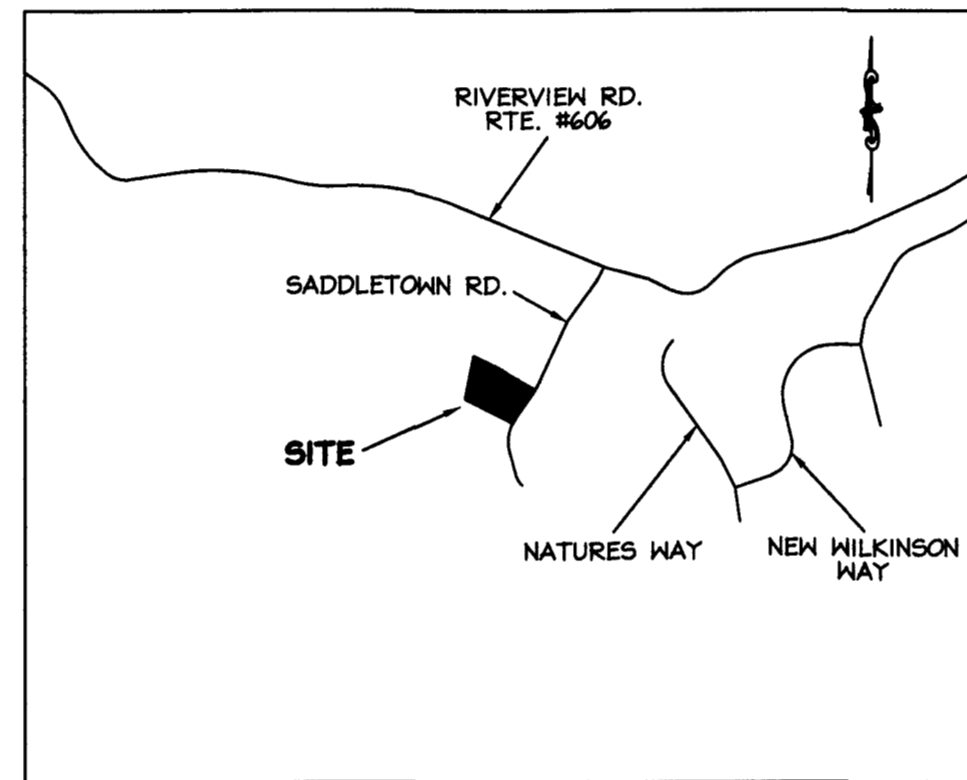
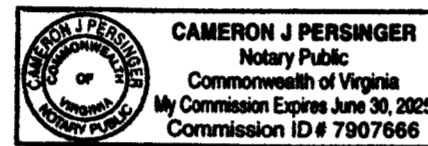
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF WRT

I, Cameron J Persinger, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 14 DAY OF March, 2022.

Cameron J Persinger
SIGNATURE

MY COMMISSION EXPIRES: 06/30/2025
NOTARY REGISTRATION NUMBER: 7907666



VICINITY MAP
SCALE: 1"=2000'

NOTES:

- NO TITLE REPORT FURNISHED.
- THIS FAMILY SUBDIVISION IS IN ACCORDANCE WITH SUP-21-0024.
- EASEMENTS AND RESTRICTIONS MAY EXIST, WHICH ARE NOT SHOWN HEREON.
- THE PROPERTY SHOWN HEREON IS LOCATED ON PARCEL ID #1530100045 AND ZONED A-1.
- PARCEL LIES IN ZONE "X" PER FIRM PANEL #51095C0063D, DATED DECEMBER 16, 2015.
- ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- PRIVATE 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.
- ALL LOTS ARE SERVED BY 100% CAPACITY RESERVE DRAINFIELDS AND PRIVATE WELLS.
- ANY UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- UNLESS OTHERWISE NOTED, ANY DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.

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This Plat(s) Recorded
202206066

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 15, 2022
at 11:12 AM, PB PG
Document # 202206066
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

CERTIFICATE OF APPROVAL

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

Jason M. Sabel 11 April 2022
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

Shan Berlin 25 April 2022
VIRGINIA DEPT. OF TRANSPORTATION DATE

A. Paul 3.23.2022
VIRGINIA DEPT. OF HEALTH DATE



IRONWOOD
SURVEYING, PLC

7349 Diascund Creek Way
New Kent, VA 23124
Office: (540) 645-5708
www.ironwoodsurveying.com

AOSE CERTIFICATION

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").

THE SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 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. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS

BY: Walter Keenan 1940001109 757-3446270
OSE/PE NAME LICENSE # PHONE #

PURSUANT TO SECTION 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.

REVISION:	
COUNTY COMMENTS 11.19.21	
COUNTY COMMENTS 1.4.22	
COUNTY COMMENTS 3.6.22	

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SHIRLEY A. PALMER TO VALERIE PARTLOW BY DEED OF GIFT, DATED JULY 3, 2013 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INST. #130016174.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT 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, HAVE BEEN MET.

Jason M. Sabel 3-6-2022
JASON M. SABEL, L.S. #2755 DATE

PLAT SHOWING
FAMILY DIVISION
PARCEL ID #1530100045
#158 SADDLETOWN ROAD
PROPERTY OF
VALERIE PARTLOW
STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA

JOB NO.: 20-672

DATE: 8-28-2021

SCALE: 1"=50'

SHEET: 1 OF 2

2022 06066

AREA TABULATION:	
PARCEL 1530100045 (BEFORE)	6.023 AC.
LOT 1 REMAINDER	3.687 AC.
LOT 2	2.336 AC.
TOTAL	6.023 AC.

PROPOSED OWNERS AFTER FAMILY SUBDIVISION:
 LOT 1 REMAINDER: VALERIE PARTLOW
 LOT 2: COREY PARTLOW

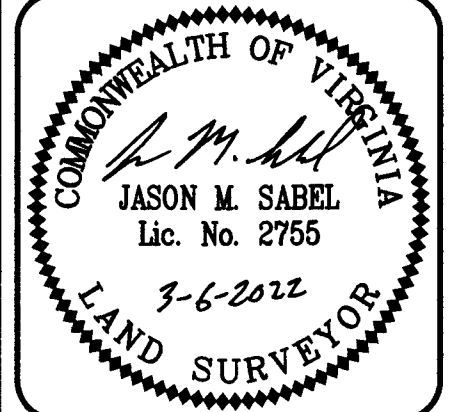
ABBREVIATIONS:
 IRF=IRON ROD FOUND
 IRS=IRON ROD SET
 UP=UTILITY POLE
 TEL PED=TELEPHONE PEDESTAL
 BSL=BUILDING SETBACK LINE

N/F
 KARENA J. EDWARDS
 PARCEL ID #1530100028
 INST. #100025412
 INST. #020019475 (PLAT)

N/F
 RAY N. & VIRGINIA M. MINOR
 PARCEL ID #1530100027
 DB 425 PG 71
 DB 416 PG 6 (PLAT)

N/F
 THOMAS B. BALLARD
 PARCEL ID #1530100035
 PB 23 PG 18

N/F
 WILLIAM REED ATKINS, JR.
 PARCEL ID #1530100029
 INST. #170021167
 PB 25 PG 41



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PLAT SHOWING
 FAMILY DIVISION
PARCEL ID #1530100045
#158 SADDLETOWN ROAD
 PROPERTY OF
VALERIE PARTLOW
 JAMES CITY COUNTY, VIRGINIA
 STONEHOUSE DISTRICT

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JOB NO.: 20-672
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 SHEET: 2 OF 2

CURVE	RAD	ARC	CHORD	CH BRG	DELTA	TAN
C1	497.49'	107.34'	107.13'	S 36°45'58"	N 112°21'43.60"	153.88'

