

202208422

FAMILY SUBDIVISION OF THE PROPERTY OF KENNETH MILFORD CHANDLER

PARCEL ID # 1540100008 JAMES CITY CASE # 5-21-0072

PROPERTY SHOWN IS LOCATED IN STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA

PARCEL ID # 1540100008 PROPERTY ADDRESS 7751 NEWMAN ROAD WILLIAMSBURG, VA.

PREPARED BY ANGLE & DISTANCE LAND SURVEYING, INC. 264 RACEFIELD DRIVE, TOANO, VA. 23168 757-561-5334 EDWARD C. GARR II PLAT DATE 1-18-2022

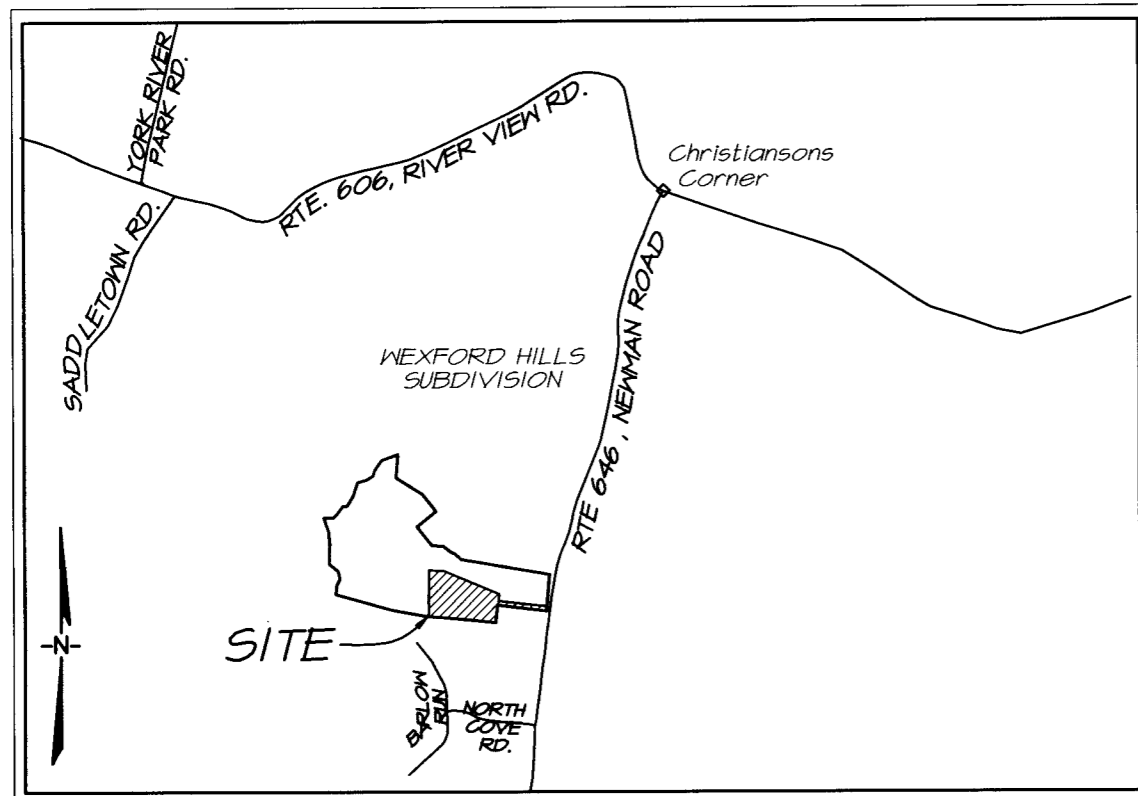
AREA COMPUTATIONS

PARCEL ID # 1540100008 BEFORE SUBDIVISION=51.03 +/- ACRES AFTER SUBDIVISION= 44.73 +/- ACRES (ALL BY TAX MAP INFORMATION PARCEL NOT SURVEYED IN ITS ENTIRETY AT THIS TIME).

AREA DEDICATED TO PUBLIC USE= 0.24 ACRES (SEE HATCHED AREA ON SHEET 2 OF 2.)

NEW PARCEL = 6.06 ACRES

TOTAL AREA BEFORE SUBDIVISION = 51.03 +/- ACRES



VICINITY MAP SCALE 1" = 2000'

GENERAL NOTES

PROPERTY IS ZONED A1, BUILDING SET BACK LINES ARE FRONT = 75' OR UNTIL MINIMUM WIDTH OF 250' AT BSL. REAR = 35' SIDE = 15'

PROPERTY APPEARS TO LIE IN FLOOD ZONE X (AREA DETERMINED TO LIE OUTSIDE THE 500 YR. FLOOD PLAIN AS SHOWN ON F.I.R.M. MAP # 51095 C 0064D EFFECTIVE DATE DEC. 16th., 2015.

WETLANDS AND LANDS IN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7C(1) OF THE JAMES CITY CO. CODE.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-35 THROUGH 19-36.

NO EXISTING DRAINFIELDS OR WELLS TO BE AFFECTED BY THIS PLAT.

ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOIL INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

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 CODE.

BOUNDARY INFORMATION TAKEN FROM ADJOINING RECORD PLATS. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. PLAT IS BASED ON A CURRENT FIELD SURVEY. POINTS FOUND AND LOCATED FOR THERE RELATIONSHIP TO ONE ANOTHER AND RECORD INFORMATION. PARCEL ID # 1540100008 WAS NOT SURVEYED IN ITS ENTIRETY AT THIS TIME.

MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-35 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE THE AGENT A SURVEYORS CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISIONS OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED, IN WRITING, WITH THE AGENT.

IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHOW ON THIS PLAT SHALL REMAIN PRIVATE.

NO SUBSURFACE INVESTIGATION WAS PERFORMED. UTILITY LINE LOCATIONS ARE APPROXIMATE ONLY.

PARCEL SHOWN IS LOCATED IN THE CHRISTENSON'S CORNER AGRICULTURAL & FORESTAL DISTRICT(AFD).

A.O.S.E. 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).

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 DEPT. 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 DEPT. 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: ADAM HERMAN A.O.S.E. # 1940001109, 757-344-6270. 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 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.

ADAM HERMAN, DATE 3-14-2022

Beth Klapper Notary Public No.: 7182762 Commonwealth of Virginia My Commission Expires: 12-31-2024

OWNERS CONSENT

This subdivision as shown on this plat is with the free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

PARCEL ID # 1540100008, KENNETH MILFORD CHANDLER Date 3/14/22 Signature [Signature]

Name printed Kenneth M. Chandler

CERTIFICATE OF NOTARIZATION

Commonwealth of Virginia City/County of James City, I, Beth Klapper, 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 (Signature) Beth Klapper My commission expires: 12-31-2024 Notary registration number: 7182762

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY [Signature] DATE 22 Apr 2022

VIRGINIA DEPT. OF HEALTH [Signature] DATE 3-14-2022

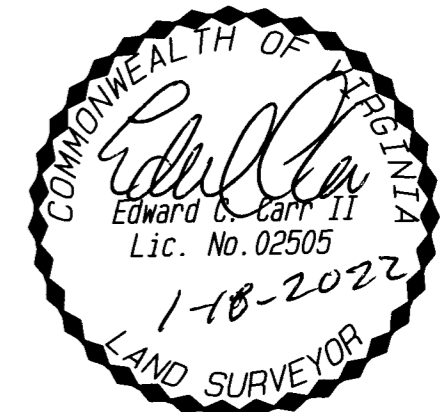
VIRGINIA DEPT. OF TRANSPORTATION [Signature] DATE 03/14/2022

SOURCE OF TITLE

The property (tax parcel # 1540100008) shown on this plat was conveyed by Will Dated 8-14-2014 from Cameron M. Chandler Estate to Kenneth Milford Chandler, by Instrument # 14008345W (Will), and recorded in the Office of the Clerk of the Circuit Court of the County of James City.

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 JAMES CITY COUNTY ORDINANCES REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS. EDWARD C. GARR II L.S.# 2505 DATE 1-18-2022



2 Large/Small Plat(s) Recorded herewith as # 202208422

STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 14th DAY OF May, 2022 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE AND OR INSTRUMENT # 202208422

TESTE: MONA A. FOLEY, CLERK BY: [Signature]