

OWNERS CERTIFICATE: PIN: 4740100037

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.

Roderick B. Perkinson 9/21/2022
 RODERICK B. PERKINSON DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, I, 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 21st DAY OF September, 2022. MY COMMISSION EXPIRES August 31, 2026.

Linda Vergakis
 NOTARY PUBLIC
 REGISTRATION NO. 7623437



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF RODERICK B. PERKINSON AND WAS ACQUIRED FROM FLOYD P. CARMINES BY THAT CERTAIN WILL DATED JULY 31, 2012 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #12007823W.

CERTIFICATE OF APPROVAL

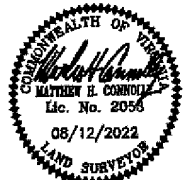
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

9/29/22 [Signature]
 DATE VIRGINIA DEPARTMENT OF HEALTH
 9/30/22 [Signature]
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 10/10/22 [Signature]
 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 SURVEYORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

08/12/2021 [Signature]
 DATE MATTHEW H. CONNELLY Lic. No. 2053



GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY ROTH ENVIRONMENTAL, LLC. ON 05/25/2021.
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. PROPERTY LIES IN FIRM ZONE "X" AND ZONE "AE". ACCORDING TO FLOOD INSURANCE RATE MAP #51095C02010, 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. 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.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
12. 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.
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.
15. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
16. THE DRIVEWAY LOCATED WITHIN 25' INGRESS/EGRESS EASEMENT MUST CONSIST OF, AT A MINIMUM, AN ALL WEATHER SURFACE OF RICK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF THREE INCHES AND A MINIMUM WIDTH OF TEN FEET.

AREA TABULATION

EXISTING PARCEL (PIN: 4740100037) =	1,202,021 S.F. / 27.595 AC.
PARCEL 1 =	185,357 S.F. / 3.796 AC.
AREA DEDICATED FOR PUBLIC USE =	27,048 S.F. / 0.621 AC.
REMAINDER OF EXISTING PARCEL =	1,009,618 S.F. / 23.178 AC.
(PIN: 4740100037)	

PROPERTY INFORMATION

PARCEL ID #4740100037
 ZONING DISTRICT: RB (RURAL RESIDENTIAL)
 ADDRESS:
 #2188 LAKE POWELL ROAD
 WILLIAMSBURG, VIRGINIA 23188
 BUILDING SETBACK: (PER ZONING ORDINANCE)
 FRONT: 35'
 SIDE: 15'
 REAR: 35'

AOSE 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: ANN L. RUEF, LICENSE NO. 1940001376, PHONE NO. 757-810-5293, ADDRESS: P.O. BOX 769, LIGHTFOOT, VA 23090. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SEC. 380 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.

STATE OF VIRGINIA JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS _____ DAY OF _____, 2022. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT _____ INSTRUMENT # _____ TESTE _____

FAMILY SUBDIVISION
 OF
 P-3 BESSIE CARMINES ESTATE
 STANDING IN THE NAME OF
 RODERICK B. PERKINSON
 BEING
 PIN: 4740100037
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 08/12/2022 JOB # 21-095



SHEET 1 OF 2
 JCC-S-21-0069

INSTRUMENT 202300284
 RECORDED IN THE CLERK'S OFFICE OF
 WMSBG/JAMES CITY COUNTY
 JANUARY 6, 2023 AT 02:46 PM
 MONA A. FOLEY, CLERK
 RECORDED BY: SPA

**FAMILY SUBDIVISION
 OF
 P-3 BESSIE CARMINES ESTATE
 STANDING IN THE NAME OF
 RODERICK B. PERKINSON
 BEING**

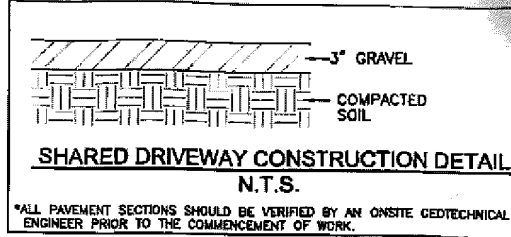
PIN: 4740100037
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 8/12/2022 JOB # 21-095

LandTech Resources, Inc.
 Engineering & Surveying Consultants
 201 E. Bullfanta Blvd., Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 2 OF 2
JCC-S-21-0069

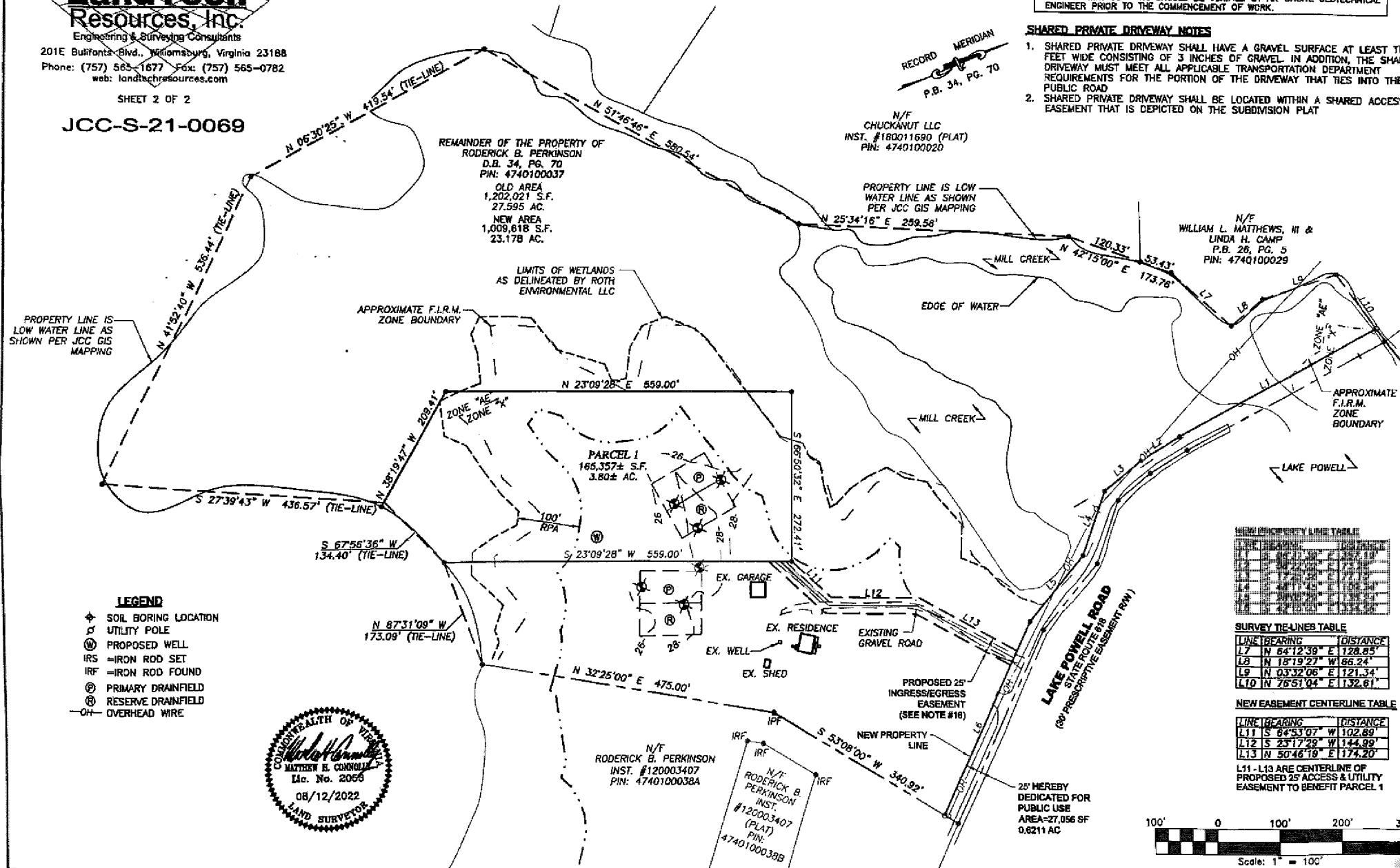
BOUNDARY NOTES

1. RECORDED PLAT DOES NOT DOES NOT MATHEMATICALLY CLOSE. PROPERTY LINE IS BASED ON NATURAL AND ARTIFICIAL MONUMENTS SHOWN ON THIS PLAT.

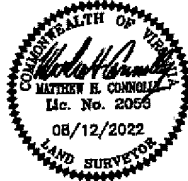


SHARED PRIVATE DRIVEWAY NOTES

1. SHARED PRIVATE DRIVEWAY SHALL HAVE A GRAVEL SURFACE AT LEAST TEN FEET WIDE CONSISTING OF 3 INCHES OF GRAVEL. IN ADDITION, THE SHARED DRIVEWAY MUST MEET ALL APPLICABLE TRANSPORTATION DEPARTMENT REQUIREMENTS FOR THE PORTION OF THE DRIVEWAY THAT TIES INTO THE PUBLIC ROAD.
2. SHARED PRIVATE DRIVEWAY SHALL BE LOCATED WITHIN A SHARED ACCESS EASEMENT THAT IS DEPICTED ON THE SUBDIVISION PLAT.



- LEGEND**
- ◆ SOIL BORING LOCATION
 - ⊕ UTILITY POLE
 - ⊙ PROPOSED WELL
 - IRS = IRON ROD SET
 - IRF = IRON ROD FOUND
 - ⊙ PRIMARY DRAINFIELD
 - ⊙ RESERVE DRAINFIELD
 - OH- OVERHEAD WIRE



SURVEY TIE-LINES TABLE

LINE	BEARING	DISTANCE
L7	N 64°12'39" E	128.85'
L8	N 12°19'27" W	65.24'
L9	N 03°32'06" E	121.34'
L10	N 76°51'04" E	1132.81'

NEW EASEMENT CENTERLINE TABLE

LINE	BEARING	DISTANCE
L11	S 64°53'07" W	102.89'
L12	S 23°17'29" W	144.89'
L13	N 50°46'19" E	1174.20'

L11 - L13 ARE CENTERLINE OF PROPOSED 25' ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 1

