

202306077

FAMILY SUBDIVISION
OF

ANDREW E. MEEKINS Sr.

PARCEL ID # 2230100004
JAMES CITY CASE # 5-21-0044

PROPERTY SHOWN BEING A
PORTION OF THE
LEMCO MEEKINS
ESTATE

PROPERTY SHOWN LOCATED
IN STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA

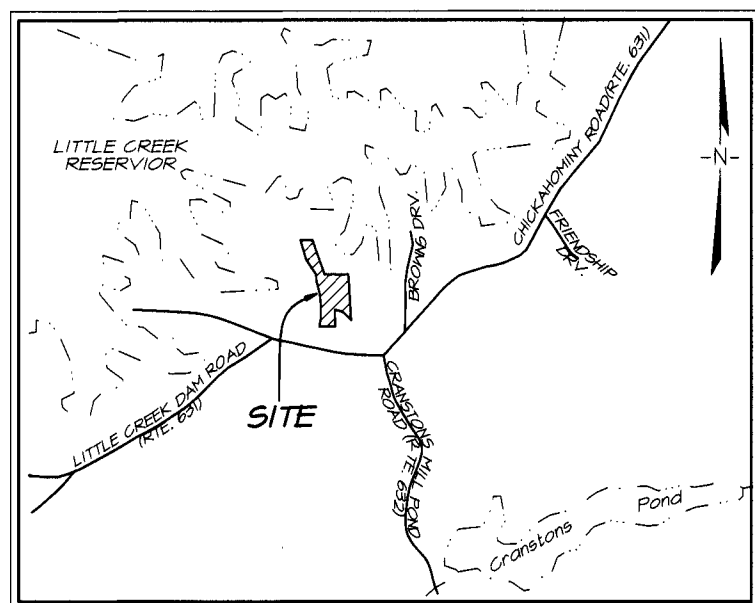
PARCEL ID # 2230100004
PROPERTY ADDRESS
2812 CHICKAHOMINY ROAD
TOANO, VA.

PREPARED BY
ANGLE & DISTANCE LAND SURVEYING, INC.
264 RACEFIELD DRIVE, TOANO, VA. 23168
757-561-5334
EDWARD C. CARR II
PLAT DATE 5-1-2022
REVISED 7-7-2022

AREA COMPUTATIONS

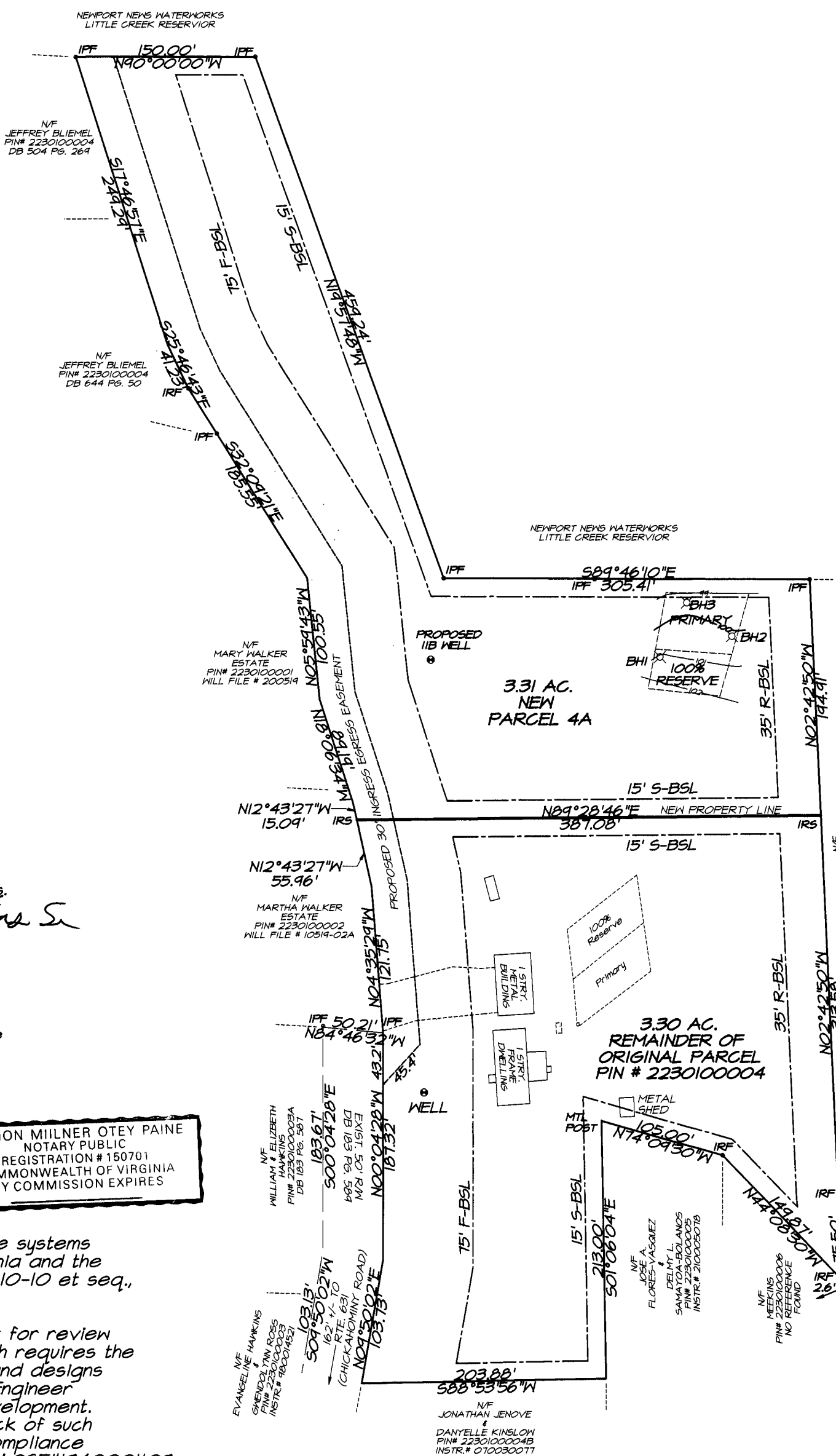
ORIGINAL PARCEL ID # 2230100004
AREA BY THIS SURVEY = 6.61 ACRES
AREA = 6.58 AC. (BY PREVIOUS SURVEY)

NEW PARCEL 4A = 3.31 AC. (144,183.6 Sq.Ft.)
NEW AREA OF ORIGINAL PARCEL = 3.30 AC. (143,748.0 Sq.Ft.)
TOTAL AREA SUBDIVIDED = 6.61 ACRES



VICINITY MAP SCALE- 1" = 2000'

RECORD MERIDIAN
INSTR. # 140018112

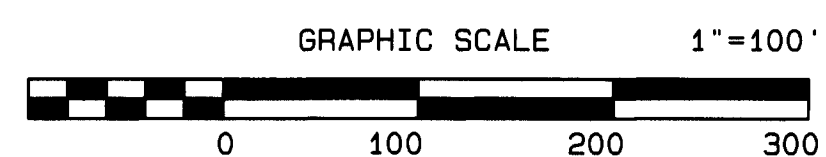


GENERAL NOTES

- 1) PROPERTY IS ZONED R8
BUILDING SET BACK LINES ARE
FRONT = 75'
REAR = 35'
SIDE = 15'
- 2) BOUNDARY INFORMATION TAKEN FROM PLAT
BY L.V. WOODSON ASSOC. PB 50 PG. 73, AND OTHER
ADJOINING RECORDED SURVEYS.
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.
- 3) MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS
19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 4) IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION
ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 5) ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE
WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY
COUNTY CODE.
- 6) NO WETLANDS OR RESOURCE PROTECTION AREAS, HAVE
BEEN OBSERVED ON PARCEL SHOWN.
- 7) ON SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED
OUT AT LEAST ONCE EVERY FIVE YEARS PER SECT. 23-9(b)(6) OF
THE JAMES CITY COUNTY CODE.
- 8) 30' EASEMENT SHOWN IS FOR THE BENEFIT OF ACCESS TO THE
NEW PARCEL SHOWN.
- 9) PROPERTY SHOWN DOES NOT APPEAR TO BE IN A
FLOOD HAZARD ZONE, BY F.I.R.M. MAP # 51095C0102D
EFFECTIVE DATE Dec. 16th, 2015.
- 10) ON SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOIL
INFORMATION SHOULD BE VARIFIED AND REEVALUATED BY THE
HEALTH DEPT. PRIOR TO ANY NEW CONSTRUCTION.
- 11) ALL ROADS SHALL BE PRIVATE RIGHT OF WAYS AND SHALL
NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA
DEPT. OF TRANSPORTATION.
- 12) NOTE REGARDING EXISTING SEPTIC SYSTEM ON ORIGINAL
PARCEL. SEPTIC FIELD AS SHOWN TAKEN FROM NOTE BY JAMES
DAVIS IN THE PERMIT FILE, AS BUILD DRAWINGS NOT ACCURATE.
FIELD WAS PLACED BASED ON JAMES DAVIS NOTE OF TANK BEING
24 FEET FROM EXISTING DWELLING, NO SUBSURFACE INVESTIGATION
WAS PERFORMED.
- 13) NOTE REGARDING DRIVEWAY SHALL CONSIST OF AN ALL
WEATHER SURFACE OF ROAD, STONE OR GRAVEL WITH A
MINIMUM DEPTH OF 3" AND A MINUM WIDTH OF 10'. AS PER
SECTION 19-17(3) JAMES CITY COUNTY ORDINANCE.
- 14) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS
DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. (19-29(1)).

SOURCE OF TITLE

The property shown on this plat was conveyed by Deed
WILLIAM R. BLAND Successor Trustee of the
Frederick L. Taylor Trust To Andrew E. Meekins Sr.
by Instrument # 140018112, dated October 28th, 2014,
and recorded in the Office of the Clerk of the Circuit
Court of the County of James City.



OWNERS CONSENT

The subdivision of land shown on this plat and known as
"The Family Subdivision of Andrew E. Meekins Sr."
and is with the free consent and in accordance with the
desire of the undersigned owners, proprietors and/or trustees.
Date 3-17-2023 Signature Andrew E Meekins Sr
Name printed Andrew E Meekins Sr

CERTIFICATE OF NOTARIZATION

Commonwealth of Virginia
City/County of James City
I, Marion Milner Otey Paine, 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 23 day of March (Year) 2023
(Signature) Marion Milner Otey Paine
My commission expires: July 31, 2025
Notary registration number: 150701

MARION MILNER OTEY PAINE
NOTARY PUBLIC
REGISTRATION # 150701
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES

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 Sec. 32.1-163.5 of the Code of Virginia which requires the
Health Department to accept private soil evaluations and designs
from an Onsite Soil Evaluator (OSE) or 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: Adam Herman, AOSE #1940001109
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 application for a permit as 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 in reliance upon the certification
that approved lots are suitable for "traditional systems", however
actual system designs may be different at the time construction
permits are issued.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION PLAT IS APPROVED BY
THE UNDERSIGNED IN ACCORDANCE WITH EXISTING
COUNTY ORDINANCES AND MAY BE ADMITTED TO RECORD.
SUBDIVISION AGENT OF JAMES CITY COUNTY
William E. Meekins Sr. DATE 7 June 2023
VIRGINIA DEPT. OF HEALTH
MDR DATE 3-17-23
VIRGINIA DEPT. OF TRANSPORTATION
N/A DATE _____

1 Large/Small Plat(s) Recorded
herewith as # 202306077



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.
Ed Carr 7-7-22
EDWARD C. CARR II L.S.# 2505 DATE

STATE OF VIRGINIA
COUNTY OF JAMES CITY 12:35 PM
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE 3
COUNTY OF JAMES CITY THE 20 DAY OF June 2023
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS IN PLAT BOOK _____ PAGE _____
AND OR INSTRUMENT # 202306077
TESTE: MONA A. FOLEY, CLERK
BY: DC