

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

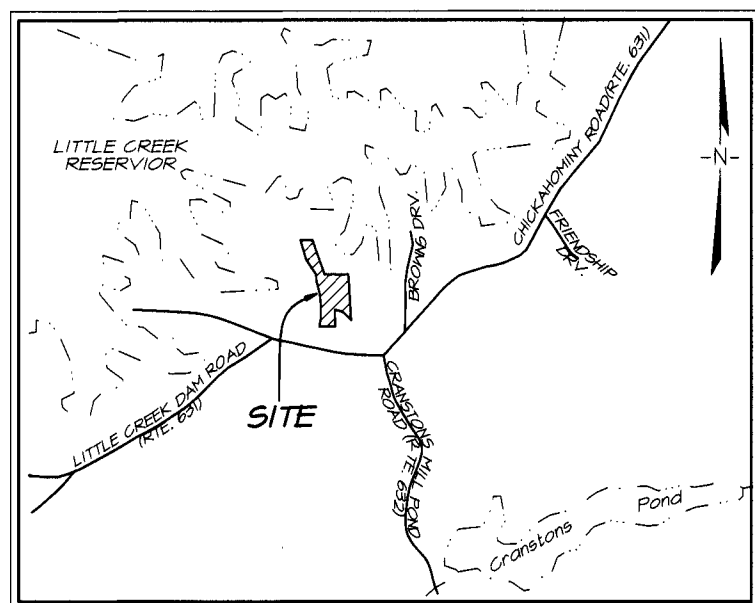
PARCEL ID # 2230100004  
PROPERTY ADDRESS  
2812 CHICKAHOMINY ROAD  
TOANO, VA.

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



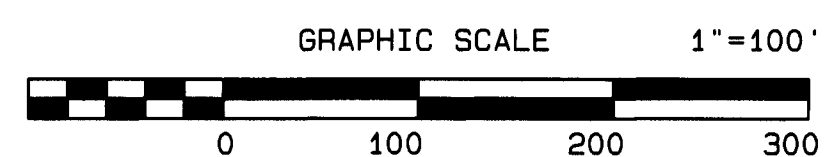
VICINITY MAP SCALE- 1" = 2000'

GENERAL NOTES

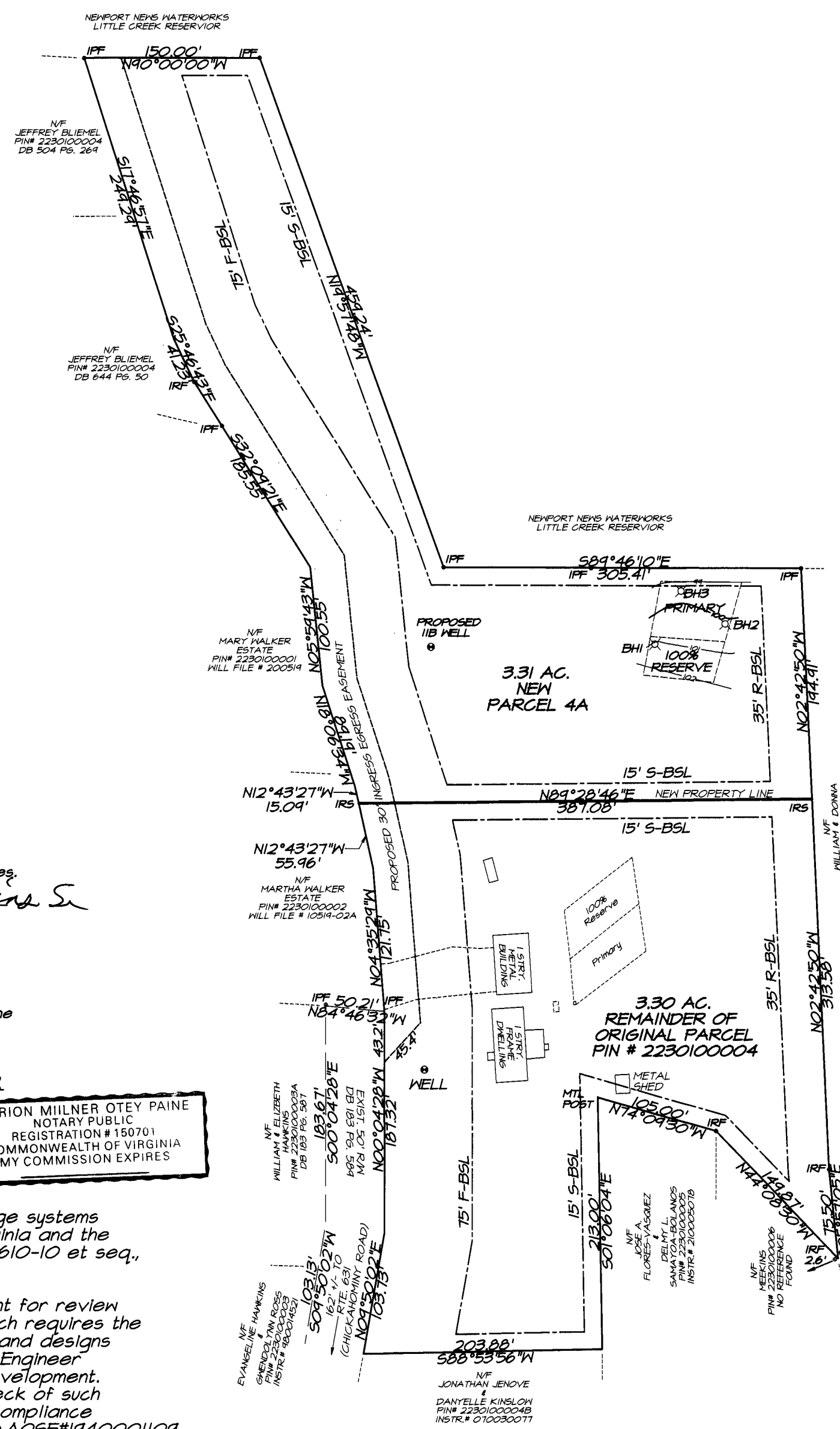
- 1) PROPERTY IS ZONED R8  
BUILDING SET BACK LINES ARE  
FRONT = 75'  
REAR = 35'  
SIDE = 15'
- 2) BOUNDARY INFORMATION TAKEN FROM PLAT  
BY L.V. WOODSON ASSOC. PB 50 PG. 73. AND OTHER  
ADJOINING RECORDED SURVEYS.  
THIS SURVEY HAS BEEN PREPARED WITHOUT  
THE BENEFIT OF A FURNISHED TITLE REPORT  
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 # 140018172, dated October 28th, 2014,  
and recorded in the Office of the Clerk of the Circuit  
Court of the County of James City.



RECORD MERIDIAN  
INSTR. # 140018172-04



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 June (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  
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