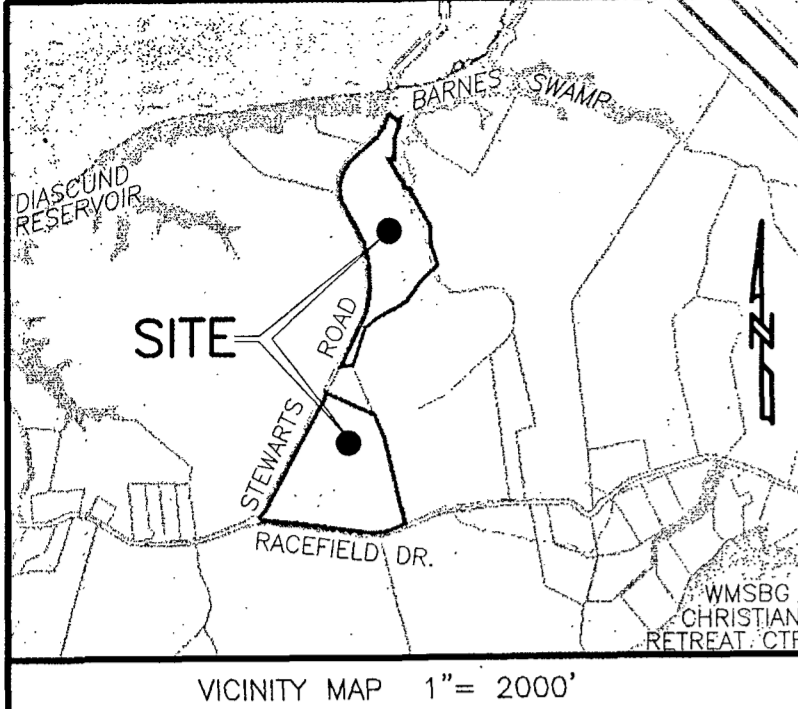


202403570



PROPERTY INFORMATION

PARCEL ID: 0310100002
ADDRESS:
1245 STEWARTS ROAD
LANEXA, VIRGINIA 23089
ZONING DISTRICT: A1 GENERAL AGRICULTURE

BUILDING SETBACKS FOR A-1 ZONING:
FRONT - 75'
SIDE - 15'
REAR - 35'

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PARCEL ID: 0310100002	2,273,203 S.F. / 52.185± AC.	
NEW LOT 1 (AREA CALCULATED TO 30' CONTOUR)		295,045 S.F. / 6.773± AC.
NEW LOT 2		216,295 S.F. / 4.965 AC.
NEW LOT 3		249,427 S.F. / 5.726 AC.
NEW LOT 4		251,024 S.F. / 5.763 AC.
NEW LOT 5		1,203,178 S.F. / 27.621 AC.
AREA DEDICATED FOR PUBLIC USE		58,234 S.F. / 1.337 AC.

GENERAL NOTES

- 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.
- WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS PLAT.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- LOTS ARE SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- THE PROPERTY SHOWN ON THIS PLAT DESIGNATED AS LOTS 1-3 APPEARS TO FALL IN FIRM ZONE "A" AND ZONE "X"; WITH LOT 5 FALLING IN ENTIRELY IN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5102010036D & 5102010028D DATED DECEMBER 16, 2015.
- THIS PROPERTY FALL PARTIALLY WITHIN THE RPA. LIMITS OF RPA SHOWN IS BASED ON JCC GIS MAPPING AND HAS NOT BE VERIFIED.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
- PRIOR TO ANY FURTHER LAND DEVELOPMENT ACTIVITIES, A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE 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 COUNTY CODE.
- UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED FOR THIS PLAT. ONLY ABOVE GROUND UTILITIES ARE SHOWN
- ON MARCH 3, 2021 THE JAMES CITY COUNTY PLANNING COMMISSION GRANTED AN EXCEPTION TO SECTION 19-73 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THE APPROVAL OF THE SHARED DRIVEWAY EXCEPTION REQUEST ON 03/03/2021 BY THE COUNTY PLANNING COMMISSION CONSTITUTES A SIGNIFICANT GOVERNMENT ACTION AND PERMITS THE LOT SIZES AS SHOWN ON THIS PLAT.
- PRIOR TO ANY LAND DEVELOPMENT ACTIVITIES; A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.
- PROPOSED SHARED DRIVEWAYS SHALL BE CONSTRUCTED PURSUANT TO SECTION 19-73(b) OF THE SUBDIVISION ORDINANCE.

SUBDIVISION OF
PARCEL ID: 0310100002
BEING PROPERTY LOCATED AT
STEWARTS ROAD & RACEFIELD DRIVE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 11/01/2023 JOB # 22-296



205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 3

JCC-S-22-0033

VDH 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 (12 VAC 5-620-20 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 AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) 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: ANN L. RUFFE, AOSE NO. 1940001376, PHONE NO. 757-810-5293
ADDRESS: P.O. BOX 759, LIGHTFOOT, VA 23090.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO SEC. 300 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 DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

OWNERS CERTIFICATE PARCEL ID: 3030100018:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Timothy Mills 11/6/23
DATE

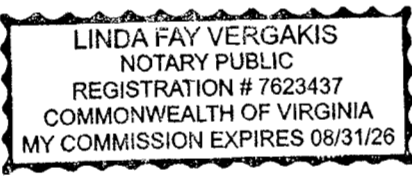
Joan Mills 11/6/23
DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 6th DAY OF November, 2023.

Linda Vergakis
NOTARY PUBLIC

MY COMMISSION EXPIRES August 31, 2026
NOTARY REGISTRATION NO. 7623437



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF TIMOTHY AND JOAN MILLS AND WAS ACQUIRED FROM: JANE B. FARMER AND BETTY B. RADY BY THAT CERTAIN DEED DATED APRIL 2, 2021 AND RECORDED APRIL 9, 2021 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT #210006992.

CERTIFICATE OF APPROVAL

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

11/29/23 DATE [Signature] VA DEPARTMENT OF TRANSPORTATION

11/20/2023 DATE [Signature] VA DEPARTMENT OF HEALTH

03/14/2024 DATE [Signature] 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 SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Matthew Connolly
MATTHEW CONNOLLY, P.E.S. DATE 11/01/2023

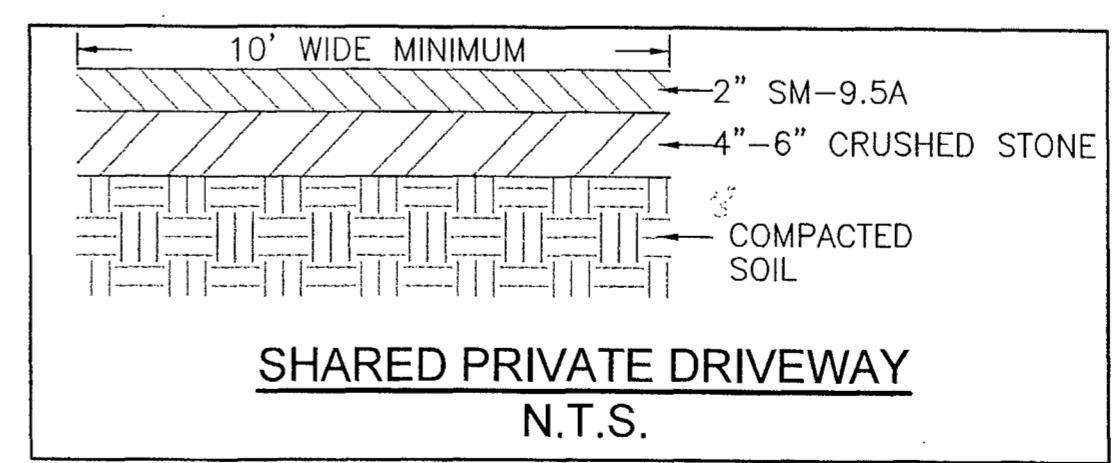


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°29'40" E	137.77'
L2	N 11°18'30" E	136.91'
L3	N 49°34'42" E	104.25'
L4	S 25°33'02" E	63.31'
L5	N 09°36'56" E	119.28'
L6	S 25°44'53" E	44.93'
L7	N 71°58'13" E	69.53'
L8	S 27°34'29" E	168.97'
L9	S 78°15'01" E	18.08'
L10	N 49°49'19" E	97.81'
L11	N 49°42'28" E	124.11'
L12	N 32°01'44" W	237.38'
L13	S 11°26'50" E	119.12'
L14	N 03°17'50" E	75.93'
L15	N 27°58'10" E	315.02'
L16	S 26°51'58" W	165.00'
L17	S 27°16'44" W	63.46'
L18	N 27°28'18" E	102.97'
L19	S 28°56'19" W	178.36'
L20	N 69°06'45" E	102.40'
L21	N 85°17'43" E	132.57'
L22	S 51°04'40" W	155.35'
L23	N 60°15'10" E	55.40'
L24	N 47°13'10" E	34.34'
L25	S 17°54'00" E	234.26'
L26	S 60°23'37" E	5.35'
L27	S 19°02'17" E	23.07'
L28	N 84°18'14" E	33.91'
L29	S 43°43'07" E	19.89'
L30	S 25°21'13" E	49.04'
L31	S 75°43'23" W	18.40'
L32	S 16°13'12" E	44.45'
L33	S 41°10'27" E	34.63'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	580.07'	362.09'	187.16'	356.24'	S 31°56'21" W	35°45'55"
C2	372.21'	532.42'	323.32'	488.18'	N 08°57'02" E	81°57'31"
C3	866.19'	300.91'	151.99'	299.40'	N 21°24'27" W	19°54'16"
C4	943.30'	187.99'	94.31'	187.68'	N 02°24'43" W	11°25'07"
C5	676.28'	323.34'	164.82'	320.27'	S 14°16'21" W	27°23'39"
C6	704.85'	261.84'	132.45'	260.34'	S 39°12'46" W	21°17'04"
C7	1488.11'	254.77'	127.70'	254.46'	S 88°17'40" E	9°48'34"
C8	660.15'	276.72'	140.42'	274.70'	N 81°07'15" E	24°01'02"



SHARED PRIVATE DRIVEWAY
N.T.S.

3 Large/Small Plat(s) Recorded
herewith as # 202403570

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 21 DAY OF March, 2023
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:37pm 202403570
INSTRUMENT #
TESTE ELIZABETH E. O'CONNOR, CLERK

202403570

SUBDIVISION OF
PARCEL ID: 0310100002
BEING PROPERTY LOCATED AT
STEWARTS ROAD & RACEFIELD DRIVE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 11/01/2023 JOB # 22-296



LandTech
Resources, Inc.

Engineering & Surveying Consultants

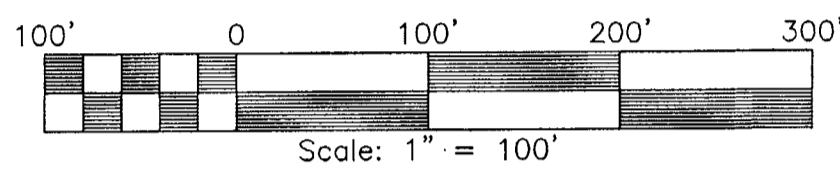
205 Bullfants Blvd., Suite E, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782

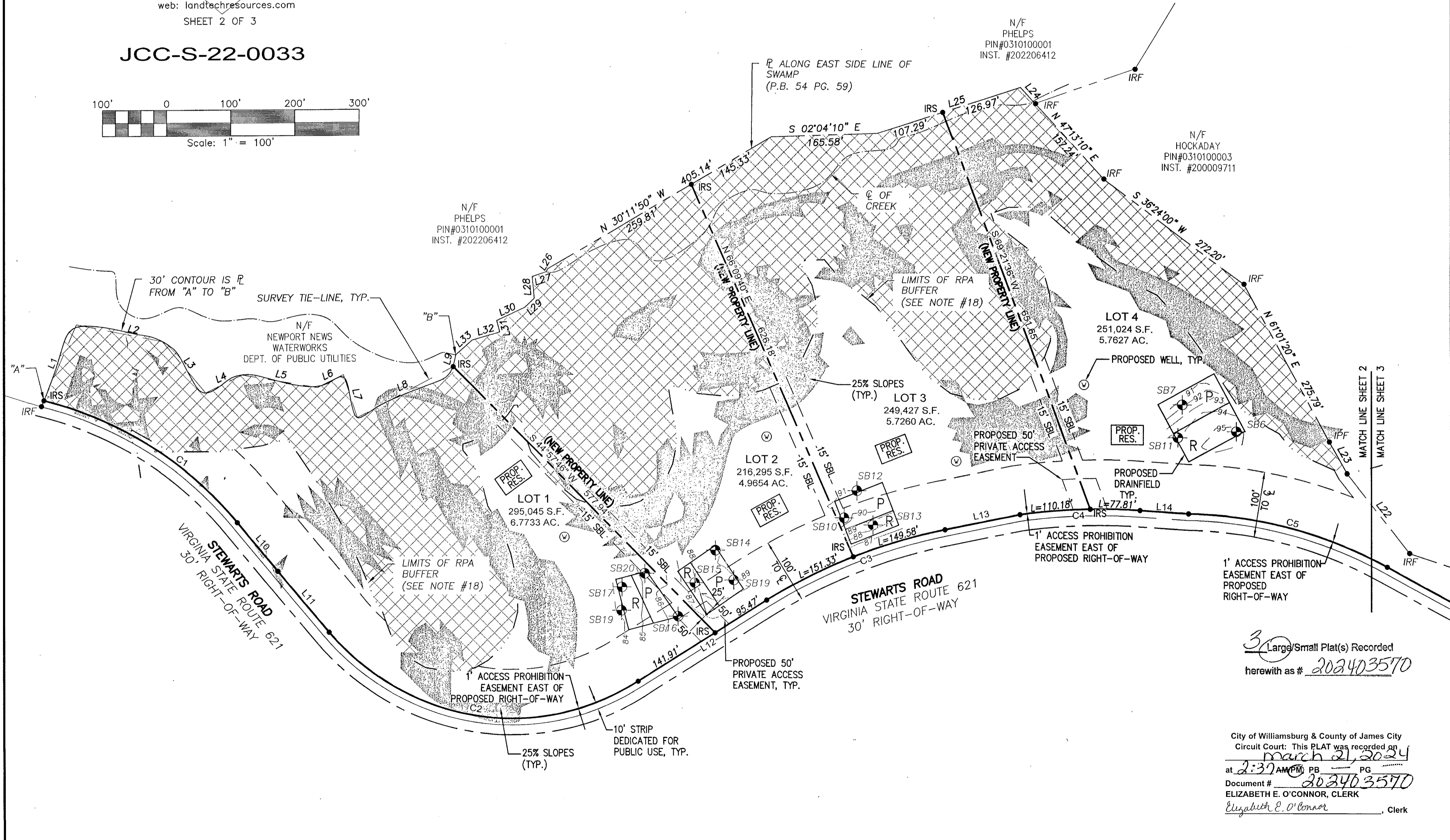
web: landtechresources.com

SHEET 2 OF 3

JCC-S-22-0033



PLAT NORTH



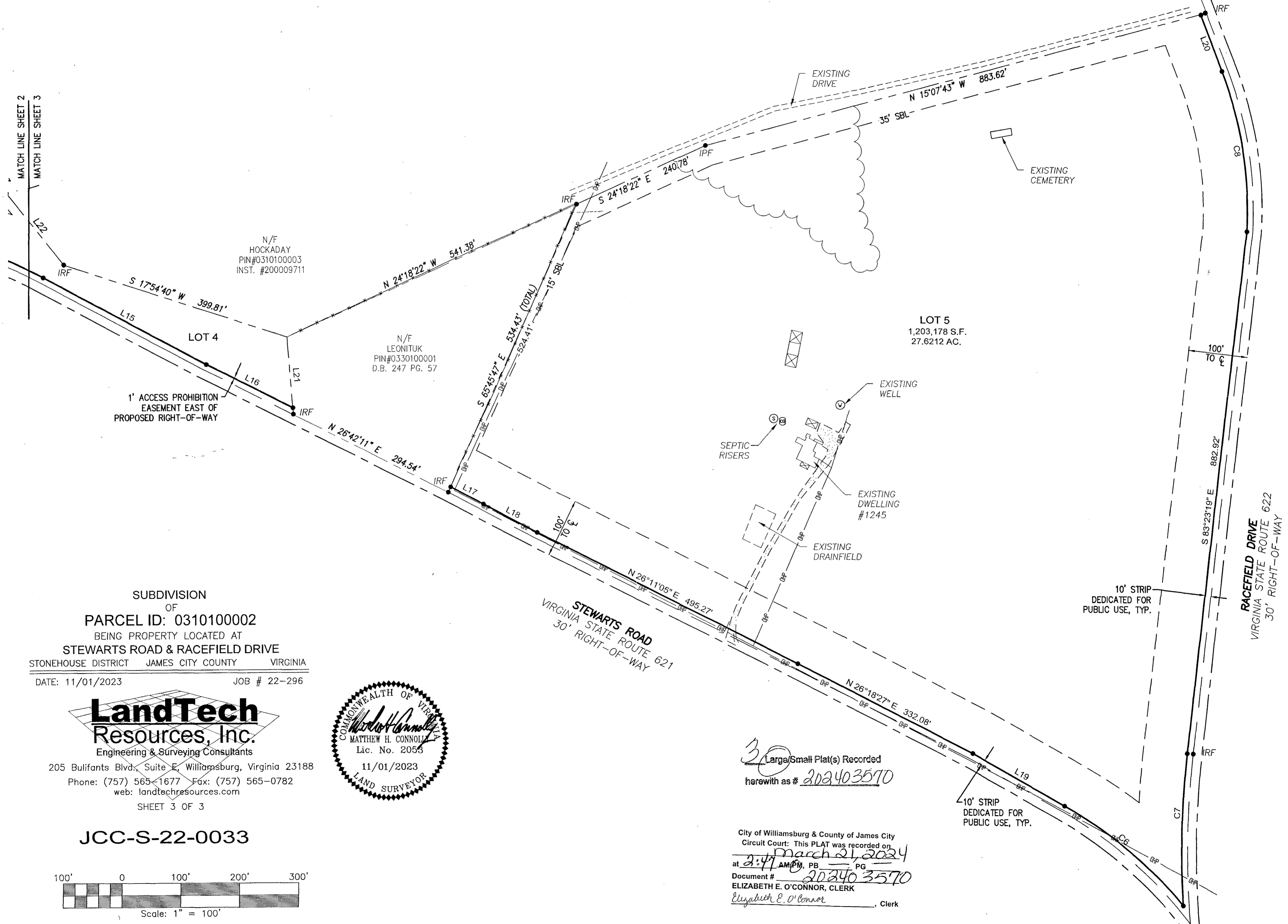
3 Large/Small Plat(s) Recorded
herewith as # 202403570

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 21, 2024
at 2:37 AM PM PB PG
Document # 202403570
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

202403570



MATCH LINE SHEET 2
MATCH LINE SHEET 3



1' ACCESS PROHIBITION
EASEMENT EAST OF
PROPOSED RIGHT-OF-WAY

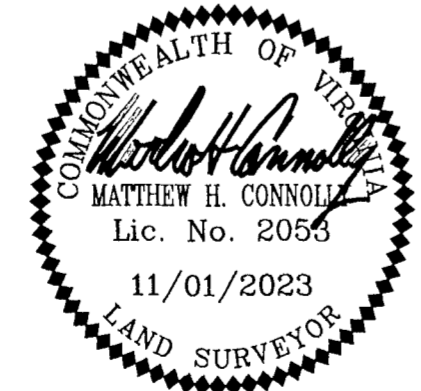
LOT 5
1,203,178 S.F.
27.6212 AC.

STEWARTS ROAD
VIRGINIA STATE ROUTE 621
30' RIGHT-OF-WAY

RACEFIELD DRIVE
VIRGINIA STATE ROUTE 622
30' RIGHT-OF-WAY

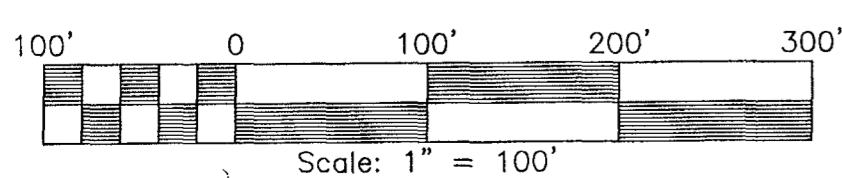
SUBDIVISION
OF
PARCEL ID: 0310100002
BEING PROPERTY LOCATED AT
STEWARTS ROAD & RACEFIELD DRIVE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 11/01/2023 JOB # 22-296

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SHEET 3 OF 3



30 Large/Small Plat(s) Recorded
herewith as # 202403570

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 2:47 AM, PM, PG March 21, 2024
Document # 202403570
Elizabeth E. O'Connor, Clerk



JCC-S-22-0033