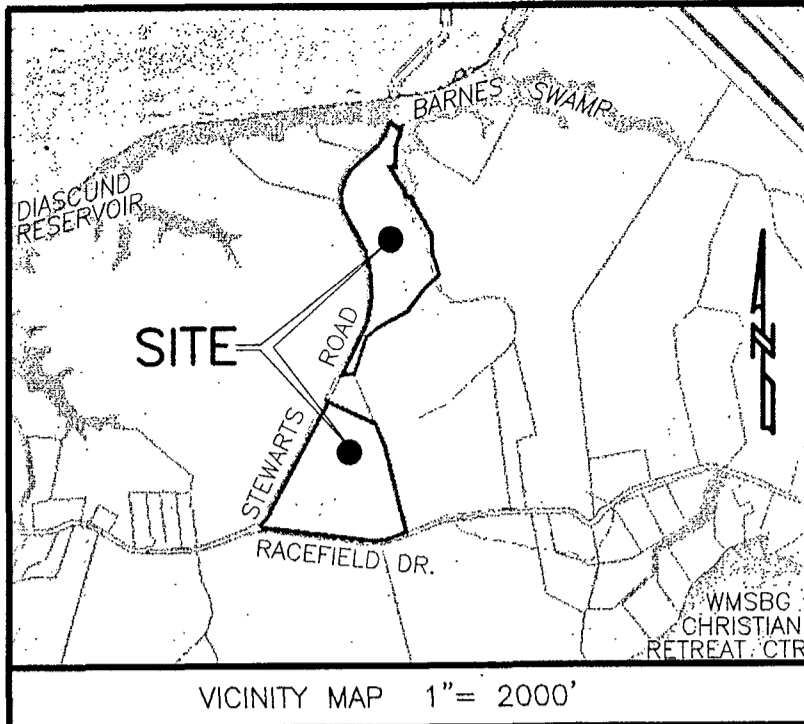


202403571



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

Table with 3 columns: PARCEL, OLD AREA, NEW AREA. Rows include NEW LOT 1-5 and AREA DEDICATED FOR PUBLIC USE.

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, IF ANY, WERE NOT LOCATED FOR THIS PLAT.
...
19. PROPOSED SHARED DRIVEWAYS SHALL BE CONSTRUCTED PURSUANT TO SECTOIN 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 Bulfants 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

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:

Signatures and dates for Timothy Mills and Joan Mills, dated 11/6/23.

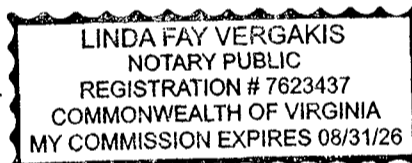
CERTIFICATE OF NOTARIZATION

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.

NOTARY PUBLIC MY COMMISSION EXPIRES August 31, 2026



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

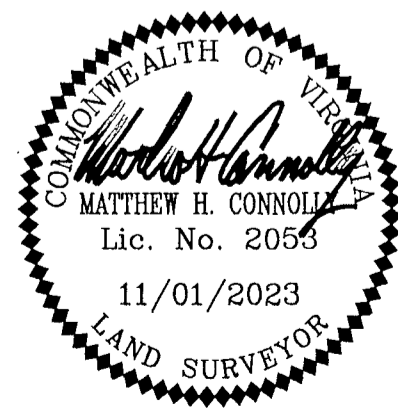
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signatures and dates for VA Department of Transportation (11/29/23), VA Department of Health (11/20/2023), and Subdivision Agent (03/14/2024).

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.

Signature of Matthew Connolly, Esq., dated 11/01/2023.

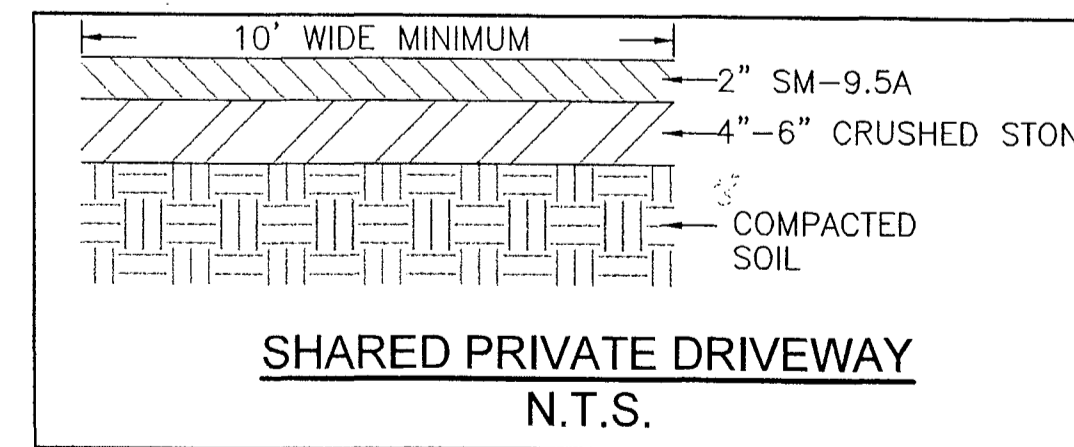


LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L33 with their respective bearings and distances.

CURVE TABLE

Table with 7 columns: CURVE, RADIUS, ARC LENGTH, TANGENT, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 through C8.



SHARED PRIVATE DRIVEWAY
N.T.S.

3 Large/Small Plat(s) Recorded herewith as # 202403571

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S 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 2:37 PM INSTRUMENT # 202403571
TESTE ELIZABETH E. O'CONNOR, CLERK