

## 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'

OWNERS	CERTIFICATE	PARCEI	ID:	3030100018:
OMINERS	CERTIFICATE			3030100010

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

Me Man /	11/6/23
TIMOTHY MILLS	' DATE
Joan EMills	11/6/23
JOAN MILLS	/ DATE
V	

## CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CHTY/COUNTY OF James City 1, Linda Vergaris \_\_, 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 COTO DAY OF DAMENDER

P	unda	4	Devo	PUBLIC			*,
MY (	COMMISS	SION EXI	NOTARY PIRES	PUBLIC Avaust	31	1016	
				7423			

LINDA FAY VERGAKIS NOTARY PUBLIC REGISTRATION # 7623437 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 08/31/26

## 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.

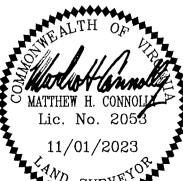
11/29/23	
DATE	VA DEPARTMENT OF TRANSPORTATION
11/20/2023	Jaury Human
DATE	VA DEPARTMENT OF HEALTH
03/14/204	susen m. Portues
DATE	SUBDIVISION AGENT OF JAMES CITY COUNTY

## 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 SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA. REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Mar	lo Hannolly
MATTHEW	CONNOLLY L.S

11/01/2023



#### ARFA TARIJIATION

	ANEA IABULATION		
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 FO	OR PUBLIC USE	58,234 S.F. / 1.337 AC.	

#### 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.
- 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.
- 7. THIS PROPERTY FALL PARTIALLY WITHIN THE RPA. LIMITS OF RPA SHOWN IS BASED ON JCC GIS MAPPING AND HAS NOT BE VERIFIED.
- 8. 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.
- 10. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
- 11. 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.
- 12. 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.
- 13. ON-SITE SEWAGE DISPOSAL SYSTEM IMFORMATION 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. UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED FOR THIS PLAT. ONLY ABOVE GROUND UTILITIES ARE SHOWN
- 16. ON MARCH 3, 2021 THE JAMES CITY COUNTY PLANNING COMMISSION GRANTED AN EXCEPTION TO SECTION 19-73 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 17. THE APPROVAL OF THE SHARED DRIVEWAY EXCEPTION REQUEST ON 03/03/2021 BY THE COUNTY PLANNING COMMISSION CONSTITUTES A SIGNIFICANT GOVERNMENT ÁCTION AND PERMITS THE LOT SIZES AS SHOWN ON THIS PLAT.
- 18. 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.
- 19. PROPOSED SHARED DRIVEWAYS SHALL BE CONSTRUCTED PURSUANT TO SECTOIN 19-73(b) OF THE SUBDIVISION ORDINANCE.

# LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°29'40" F	137.77' 136.91'
L2	N 11°18'30" E	136.91
L2 L3	N 11°18'30" E N 49°34'42" E	104.25'
L4	S 25'33'02" E N 09'36'56" E	63.31'
L5	S 25°33'02" E N 09°36'56" E	l 119.28'
L6	S 25°44'53" E	44.93'
L7 L8	N 71 <b>°</b> 58′13″ E	44.93' 69.53'
L8	S 27°34'29" E S 78°15'01" E	168.97
L9	S 78'15'01" E	18.08
L10	IN 49 49 19 E	97.81' 124.11' 237.38' 119.12' 75.93'
L11 L12 L13 L14 L15	N 49°42'28" E	124.11'
L12	N 32°01'44" W	237.38'
L13	S 11°26'50" E	119.12'
L14	S 11°26'50" E N 03°17'50" E N 27°58'10" E	75.93
L15	N 27°58'10" E	315.02'
L16	S 26'51'58" W	165.00'
L16 L17 L18 L19 L20 L21 L22	S 27°16'44" W N 27°28'18" E	165.00' 63.46' 102.97' 178.36' 102.40' 132.57' 155.35'
L18	N 27°28'18" E	102.97
L19	N 27'28'18" E S 28'56'19" W N 69'06'45" E N 85'17'43" E S 51'04'40" W N 60'15'10" E N 47'13'10" E	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° 34.34°
L24	N 47°13'10" E	34.34'
L23 L24 L25 L26	S 17°54'00" E	234.26'
L26	S 60°23'37" E S 19°02'17" E	5.35
L27 L28	S 19'02'17" E	234.26' 5.35' 23.07' 33.91'
L28	N 84°18'14" E	33.91
L29	S 43°43'07" E	19.89′
L30	S 25°21'13" E	149.04'
L31	S 75°43'23" W	18.40'
L29 L30 L31 L32 L33	S 19°02'17" E  N 84°18'14" E  S 43°43'07" E  S 25°21'13" E  S 75°43'23" W  S 16°13'12" E  S 41°10'27" E	44.45'
L33	S 41°10'27" E	34.63'
		1

# SUBDIVISION

PARCEL ID: 0310100002

BEING PROPERTY LOCATED AT

STEWARTS ROAD & RACEFIELD DRIVE

STONEHOUSE DISTRICT JAMES CITY COUNTY

DATE: 11/01/2023

VIRGINIA JOB # 22-296



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

SHEET 1 OF 3

web: landtechresources.com

JCC-S-22-0033

### <u>VDH SUBDIVISION APPROVAL STATEMENT</u>

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. RUFF, AOSE NO. 1940001376

PHONE NO. <u>757-810-5293</u> ADDRESS: P.O. BOX 759, LIGHTFOOT, VA 23090. 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 DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE

## **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"

10' WIDE MINIMUM —
2" SM-9.5A
→ 4"-6" CRUSHED STONE
COMPACTED
CHARED DONATE DONALAY

## SHARED PRIVATE DRIVEWAY N.T.S.

## STATE OF VIRGINIA. JAMES CITY COUNTY

IN THE CLERKS (	OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
JAMES CITY THIS	DEFICE OF THE CIRCUIT COURT FOR THE COUNTY OF, 2023
THIS PLAT WAS E	RESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS AT	(3/41)
INSTRUMENT # _	PRESENTED AND ADMITTED TO RECORD AS THE LAW
TESTE	ELIZABETH E. O'CONNOR, CLERK