

VICINITY MAP 1"= 2000'

TRUSTEES,

TIMOTHY MILLS

CERTIFICATE OF NOTARIZATION

CITY/COUNTY OF LAMES CITY

MY COMMISSION EXPIRES AUG.

CERTIFICATE OF APPROVAL

NOTARY REGISTRATION NO. 7623437

CERTIFICATE OF SOURCE OF TITLE

COMMONWEALTH OF VIRGINIA

JOAN MILLS

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

1, Lindo Vergatis

IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY

ACKNOWLEDGED THE SAME BEFORE ME IN THE CHY/COUNTY AFORESAID

GIVEN UNDER MY HAND THIS COM DAY OF DAKENDER

NOTAR¥ PUBLIC

COUNTY, VIRGINIA IN INSTRUMENT #210006992.

THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE

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'

la

DATE

LINDA FAY VERGAKIS

NOTARY PUBLIC REGISTRATION # 7623437

COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES 08/31/26

AREA TABULATION

PARCEL	OLD AREA	NEW AREA		
LOT 5	1,203,178 S.F. / 27.621 AC.	937,919 S.F. / 21.532 AC.		
LOT 6		265,259 S.F. / 6.089 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.
- 2. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS PLAT.
- 3. 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 APPEARS TO FALL IN FIRM 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.
- 9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE
- 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 ACTION AND PERMITS THE LOT SIZES AS SHOWN ON THIS PLAT.

DISTANCE

LINE TABLE

BEARING

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

S 41'10'27" E

34.63

SUBDIVISION OF

PARCEL 5

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 F, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2

JCC-S-22-0034

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. RUFF, 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. 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

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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"

Large/Small Plat(s) Recorded herewith as # 202403590

STATE OF VIRGINIA. JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 2 DAY OF March, 2024 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS AT 10:04 am 102403590
INSTRUMENT # 202403590

ESTE ____ELIZABETH E. O'CONNOR, CLERK

MATTHEW H. CONNOLLA Lic. No. 2053

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

VA DEPARTMENT OF TRANSPORTATION

VA DEPARTMENT OF HEALTH

VA DEPARTMENT OF HEALTH

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

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 L.S.

11/01/2023 DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY