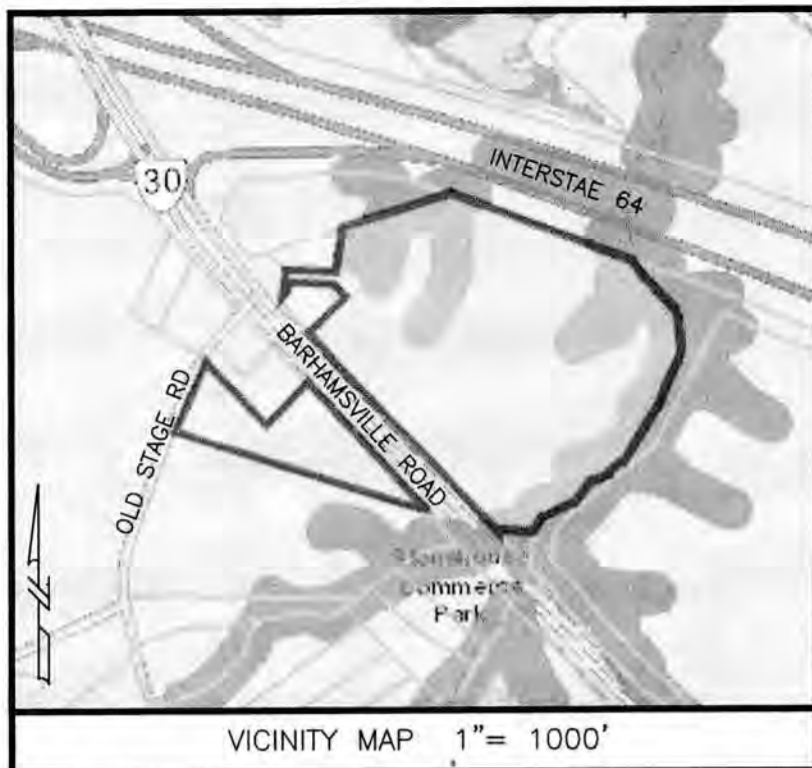


202406992



VICINITY MAP 1" = 1000'

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.
4. LOTS ARE SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO FALL IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51095C0037D DATED DECEMBER 16, 2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA. LIMITS OF RPA SHOWN ARE 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 COUNTY CODE.
10. 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.
11. 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.
12. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. 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.
14. UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED FOR THIS PLAT. ONLY ABOVE GROUND UTILITIES ARE SHOWN.
15. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
16. THIS PLAT IS SUBJECT TO CONDITIONS WITH SUP-0012-2017.

CERTIFICATE OF SOURCE OF TITLE

PARCEL ID: 0530100002

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF HORNSBY INVESTMENT CO., A LIMITED PARTNERSHIP AND WAS ACQUIRED FROM HORNSBY INVESTMENT COMPANY, BY THAT CERTAIN DEED DATED NOVEMBER 21, 2019 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY AS INST#190017311.

CONSENT OF OWNER

THIS SUBDIVISION AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS AND TRUSTEES

BY: Robert S. Hornsby, HORNSBY INVESTMENT CO LP - ROBERT S. HORNSBY, A GENERAL PARTNER

5/28/24 DATE

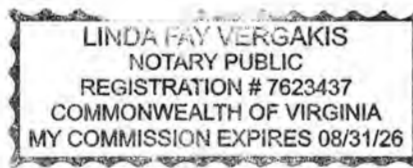
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City I, Linda F. Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 28th DAY OF May, 2024 MY COMMISSION EXPIRES August 31, 2026

Linda F. Vergakis NOTARY PUBLIC

7623437 NOTARY REGISTRATION NUMBER



CERTIFICATE OF APPROVAL

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

05/23/24 DATE VA DEPARTMENT OF TRANSPORTATION (No comments)

05.23.2024 DATE VA DEPARTMENT OF HEALTH

05/29/2024 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

SURVEYORS CERTIFICATE

TO THE BEST OF MY KNOWLEDGE OR BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE CITY OF NEWPORT NEWS, VIRGINIA HAVE BEEN COMPLIED WITH AND THE SURVEY AND PLAT ARE CORRECT INCLUDING AN ACCURACY OF NOT LESS THAN ONE (1) IN TWENTY THOUSAND (20,000) FEET.

W. Chae Grogg CHASE W. GROGG, L.S. 3645

05/07/2024 DATE

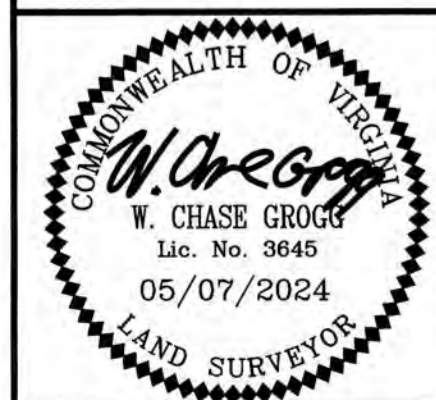
AREA TABULATION

Table with 3 columns: LOT, OLD AREA, NEW AREA. Rows include PIN:0530100002, PARCEL 1, PARCEL 2, and R/W DEDICATION.

PROPERTY INFORMATION

PROPERTY ADDRESS: 9131 BARHAMSVILLE ROAD PIN: 0530100002 ZONING: B1

2 (Large) Small Plat(s) Recorded herewith as # 202406992



DATE: 5/7/2024 DRAWN BY: AEQ PROJECT No. 23-387 FILE NAME: 23-387.DWG REFERENCES: INST#210015499 INST#190006806 P.B.74 PG.80 P.B.56 PG.34 P.B.30 PG.7

SUBDIVISION PLAT OF TAX MAP #0530100002 DESIGNATED AS 9131 BARHAMSVILLE RD S-24-0003 JAMES CITY COUNTY PG 1 OF 2 VIRGINIA



STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 3 DAY OF June, 2024. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:56 PM INSTRUMENT # 202406992 TESTE ELIZABETH E. O'CONNOR, CLERK

202406992

AREA TABULATION

LOT	OLD AREA	NEW AREA
PIN:0530100002	2,255,894± S.F./51.79± AC.	
PARCEL 1		1,940,387±S.F. / 44.55±AC.
PARCEL 2		309,922 S.F. / 7.11 AC.
R/W DEDICATION		5,585 S.F. / 0.13 AC.

VACATED PROPERTY LINES

LINE	BEARING	DISTANCE
V1	N 66°56'33" W	25.00'
V2	N 23°05'27" E	224.69'

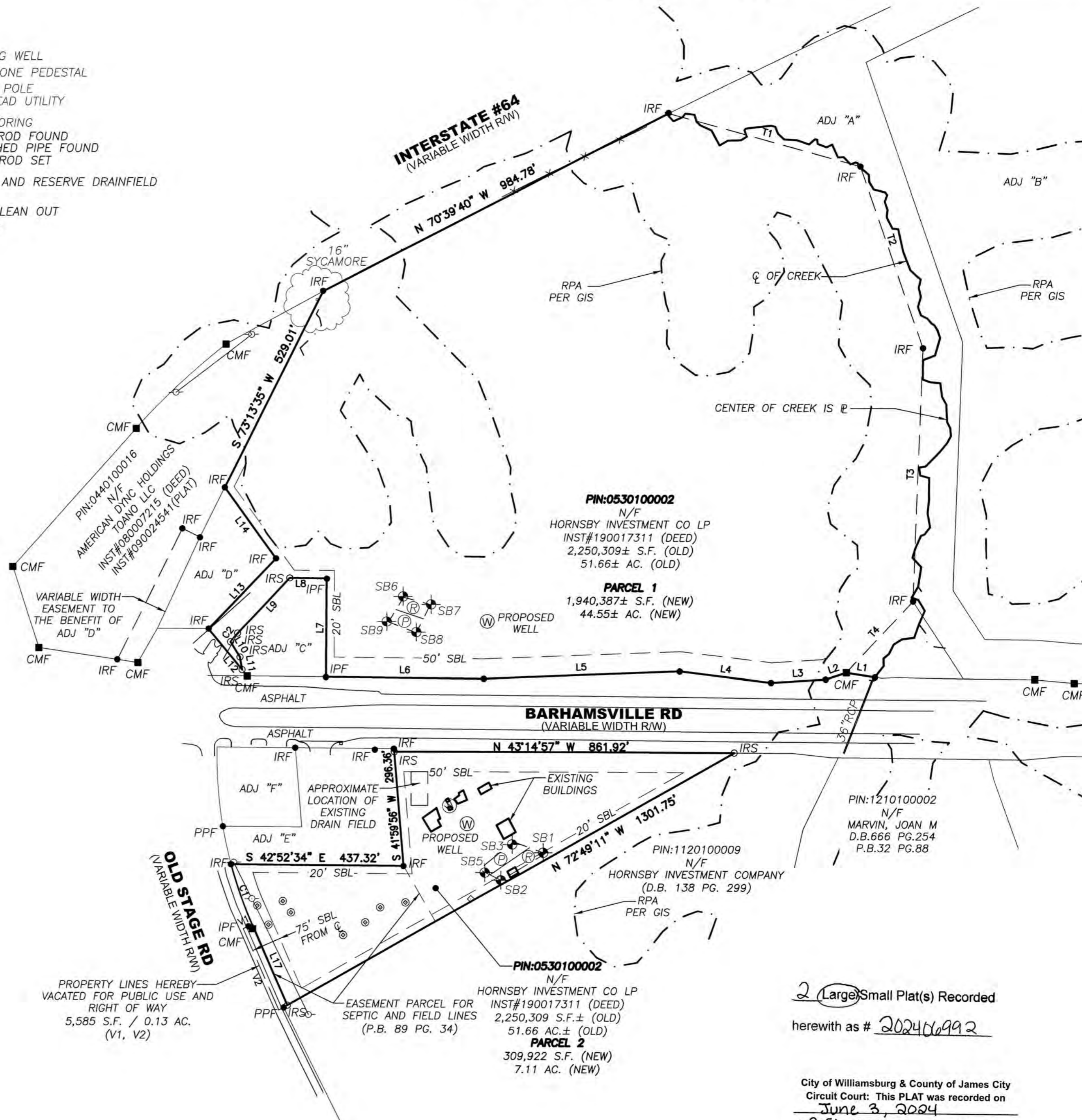
TIE LINES ONLY

LINE	BEARING	DISTANCE
T1	S 28°05'40" E	503.95'
T2	N 27°34'51" E	486.91'
T3	N 48°57'02" E	643.37'
T4	S 89°34'47" W	249.13'

LINE	BEARING	DISTANCE
L1	N 34°50'06" W	73.55'
L2	N 61°08'28" W	54.98'
L3	S 47°00'26" E	138.60'
L4	S 36°33'54" E	233.48'
L5	S 45°35'52" E	496.97'
L6	S 42°43'51" E	400.00'
L7	N 47°05'58" E	250.00'
L8	N 42°54'02" W	93.56'
L9	S 89°59'58" E	193.26'
L10	N 14°39'30" E	45.74'
L11	N 37°05'58" E	32.54'
L12	S 07°19'09" W	136.20'
L13	N 89°34'03" W	247.23'
L14	N 10°50'25" E	222.19'
L15	N 23°05'27" E	222.11'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	163.31'	1069.20'	8°45'05"	N 27°26'09" E	163.15'
C2	28.97'	191.21'	8°40'53"	S 85°42'03" W	28.94'

- LEGEND**
- (W) EXISTING WELL
 - TELEPHONE PEDESTAL
 - ⊕ UTILITY POLE
 - OHP— OVERHEAD UTILITY
 - ⊕^{SB} SOIL BORING
 - IRF = IRON ROD FOUND
 - PPF = PINCHED PIPE FOUND
 - IRS = IRON ROD SET
 - (P) PRIMARY AND RESERVE DRAINFIELD
 - (R) SEWER CLEAN OUT
 - ⊕ PROPOSED WELL



ADJ "A"
PIN:1210100047
N/F
SCP-JTL STONEHOUSE
OWNER 1 LLC
INST#160007744 (DEED)

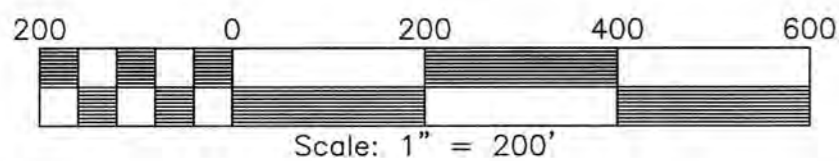
ADJ "D"
PIN:0440100032
N/F
AMERICAN DYNC HOLDINGS
TOANO LLC
INST#080007215 (DEED)

ADJ "B"
PIN:1210100045
N/F
NAVIEN INC
INST#200000101 (DEED)

ADJ "E"
PIN:0440100020
N/F
MCDONALDS CORPORATION
D.B.584 PG.688 (DEED)

ADJ "C"
PIN:0440100018
N/F
HORNSBY OIL CO %
DOUGLAS L HORNSBY

ADJ "F"
PIN:0440100019
N/F
SMO INCORPORATED
INST#040021667 (DEED)
P.B.56 PG.034 (PLAT)



2 (Large) Small Plat(s) Recorded
herewith as # 202406992

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 3, 2024
at 2:56 AM/PM, PB — PG —
Document # 202406992
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



DATE: 5/7/2024
DRAWN BY: AEQ
PROJECT No. 23-387
FILE NAME: 23-387.DWG
REFERENCES:
INST#210015499
INST#190006806
P.B.74 PG.80
P.B.56 PG.34
P.B.30 PG.7

SUBDIVISION PLAT OF
TAX MAP #0530100002
DESIGNATED AS 9131 BARHAMSVILLE RD
S-24-0003

LRI
LANDTECH
RESOURCES, INC.
ENGINEERING & SURVEYING CONSULTANTS
205 Bullfants Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com