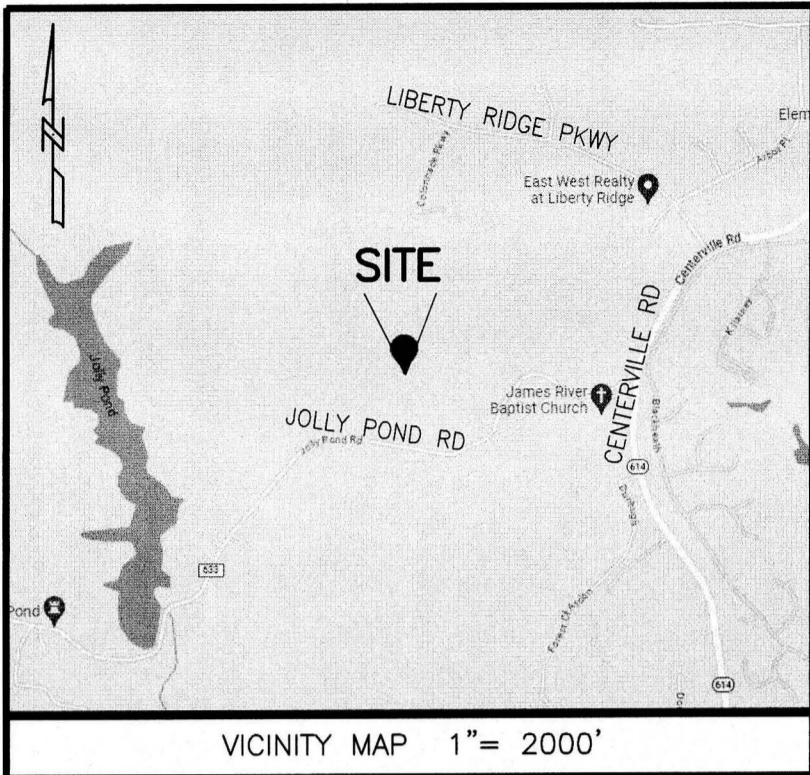


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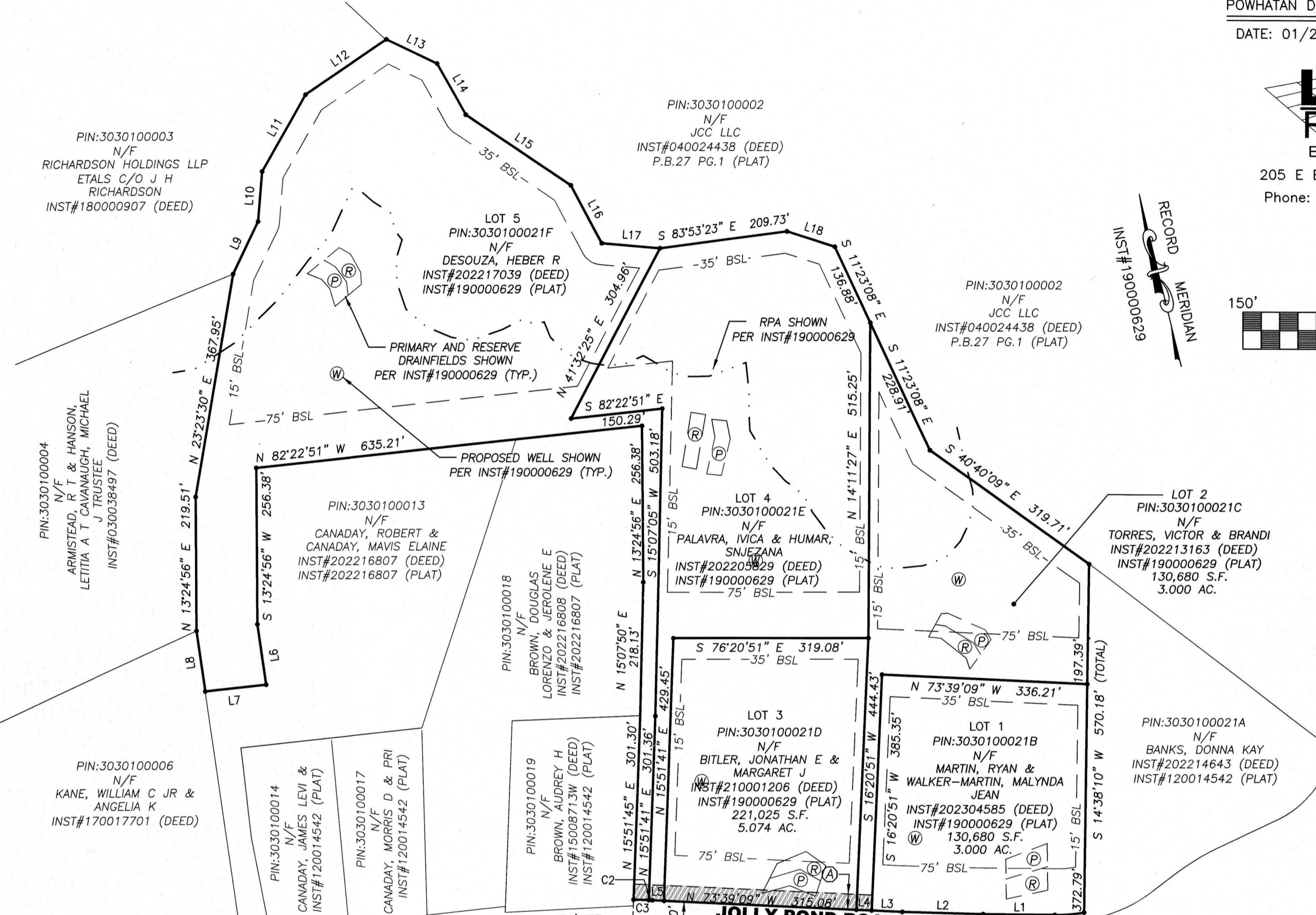
Ⓐ 25' INGRESS EGRESS EASEMENT TO BE VACATED

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.93'	247.13'	11°06'40"	S 81°11'03" E	47.85'
C2	5.93'	1442.19'	0°14'08"	S 73°18'14" E	5.93'
C3	25.00'	1442.19'	0°59'36"	N 74°23'38" W	25.00'
C4	29.24'	1392.12'	1°12'13"	N 74°30'13" W	29.24'

EASEMENT EXTINGUISHMENT PLAT OF  
**MINOR SUBDIVISION OF**  
**3150 JOLLY POND ROAD**  
 (AS SHOWN ON INST. #190000629)  
 BEING 3120, 3140, 3148, 3154, 3164, 3148 JOLLY POND RD  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA  
 DATE: 01/29/2024 SCALE: 1"=150' JOB # 23-328

**LandTech Resources, Inc.**  
 Engineering & Surveying Consultants  
 205 E Bulifants Blvd, Williamsburg, Virginia 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com

SHEET 2 OF 2  
**S-23-0044**



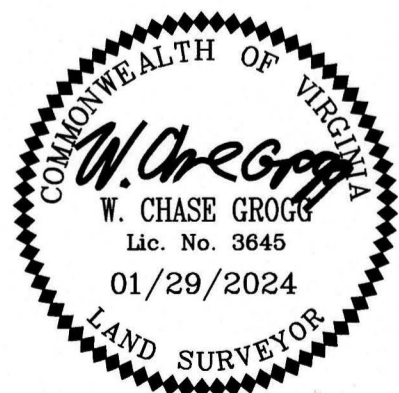
LINE	BEARING	DISTANCE
L1	N 75°37'48" W	117.46'
L2	S 74°41'28" E	132.33'
L3	S 73°39'09" E	50.22'
L4	S 73°39'09" E	25.00'
L5	S 73°39'09" E	19.05'
L6	N 05°30'15" E	100.07'
L7	S 82°22'51" E	100.07'
L8	N 05°30'15" E	100.07'
L9	S 39°17'10" W	94.91'
L10	S 18°22'06" W	81.70'
L11	S 43°23'55" W	143.49'
L12	N 69°38'13" E	159.49'
L13	N 50°55'15" W	92.15'
L14	N 15°47'20" W	95.28'
L15	N 42°24'05" W	207.13'
L16	S 14°25'57" E	106.88'
L17	N 71°22'53" W	95.95'
L18	N 58°31'11" W	82.20'

**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 RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PRIVATE ON SITE WATER AND SEWER SYSTEMS.
5. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0116D, DATED 12/16/2015.
6. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA. RPA SHOWN PREVIOUSLY RECORDED PLAT. (INST. #190000629)
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
10. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. ALL ROADS SHALL BE PRIVATE RIGHTS-OF-WAY AND SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
12. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
13. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. THE SUBDIVISION EXCEPTION REQUEST FROM THE SHARED DRIVEWAY ACCESS REQUIREMENT WAS RECOMMENDED FOR APPROVAL BY THE DEVELOPMENT REVIEW COMMITTEE 04/19/23 AND APPROVED BY THE PLANNING COMMISSION 05/03/23. (REFERENCE C-23-0013)

**AOSE 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 AUTHORIZING THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. 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. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: GREG T. MONNETT, PhD, LICENSE NO. 1940001193, PHONE NO. 804-796-3911. 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 THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS. THIS SUBDIVISION APPROVAL IS ISSUED 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.



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 July 10, 2024  
 at 10:21 AM PM, PG \_\_\_\_\_  
 Document # 202409634  
 ELIZABETH E. O'CONNOR, CLERK  
 Elizabeth E. O'Connor, Clerk

Large/Small Plat(s) Recorded  
 herewith as # 202409634