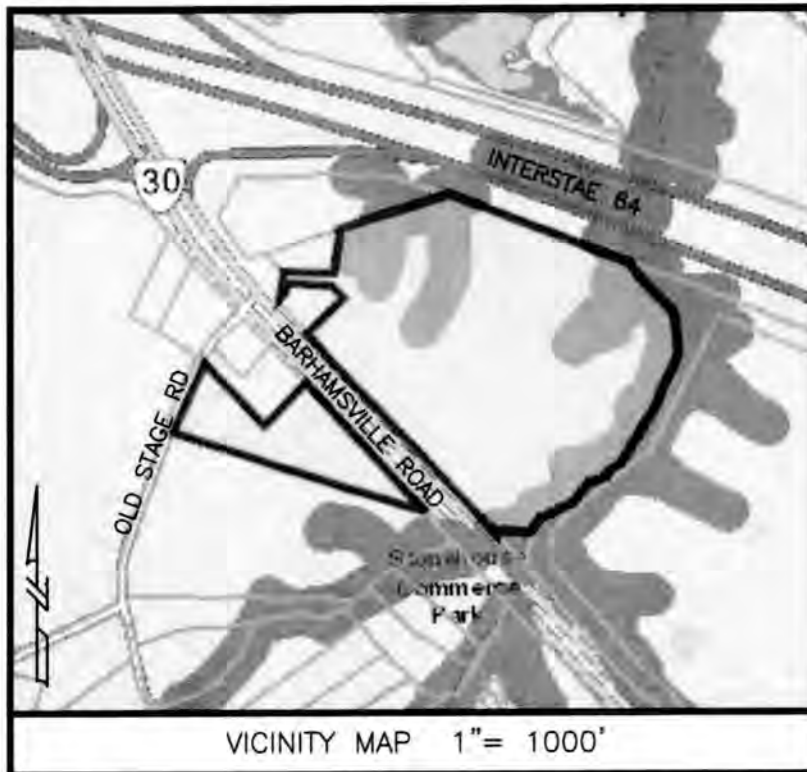


202413243



**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

9/10/2024  
DATE

**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: ADAM HERMAN, AOSE NO. 1940001109, PHONE NO. 757-344-6270  
ADDRESS: 4516 MISTY CT., WILLIAMSBURG, VA 23185.

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 ISSUED.

**AREA TABULATION**

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

**PROPERTY INFORMATION**

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

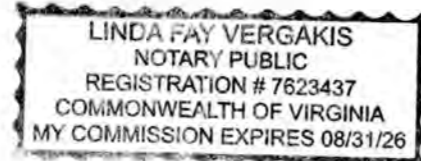
**CERTIFICATE OF NOTARIZATION**

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 12<sup>th</sup> DAY OF September, 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.

9/10/24 DATE  
J. O'Grady VA DEPARTMENT OF TRANSPORTATION

9-9-2024 DATE  
M. Davis VA DEPARTMENT OF HEALTH

10/02/2024 DATE  
Susan M. Iskenes 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. O'Grady  
CHASE W. GROGG, L.S. 3645

08/02/2024  
DATE

2 Large/Small Plat(s) Recorded

herewith as # 202413243



DATE: 08/02/2024  
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

**PLAT OF CORRECTION**  
SUBDIVISION PLAT OF  
**TAX MAP #0530100002**  
DESIGNATED AS 9131 BARHAMSVILLE RD  
**S-24-0031**

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 4<sup>th</sup> DAY OF October, 2024. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:08 am INSTRUMENT # 202413243 ELIZABETH E. O'CONNOR, CLERK  
TESTE C. Hammett D.C.



202413243

**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
LV1 N 66°56'33" W	25.00'
LV2 N 23°05'27" E	224.69'
LV3 N 72°49'55" W	25.13'

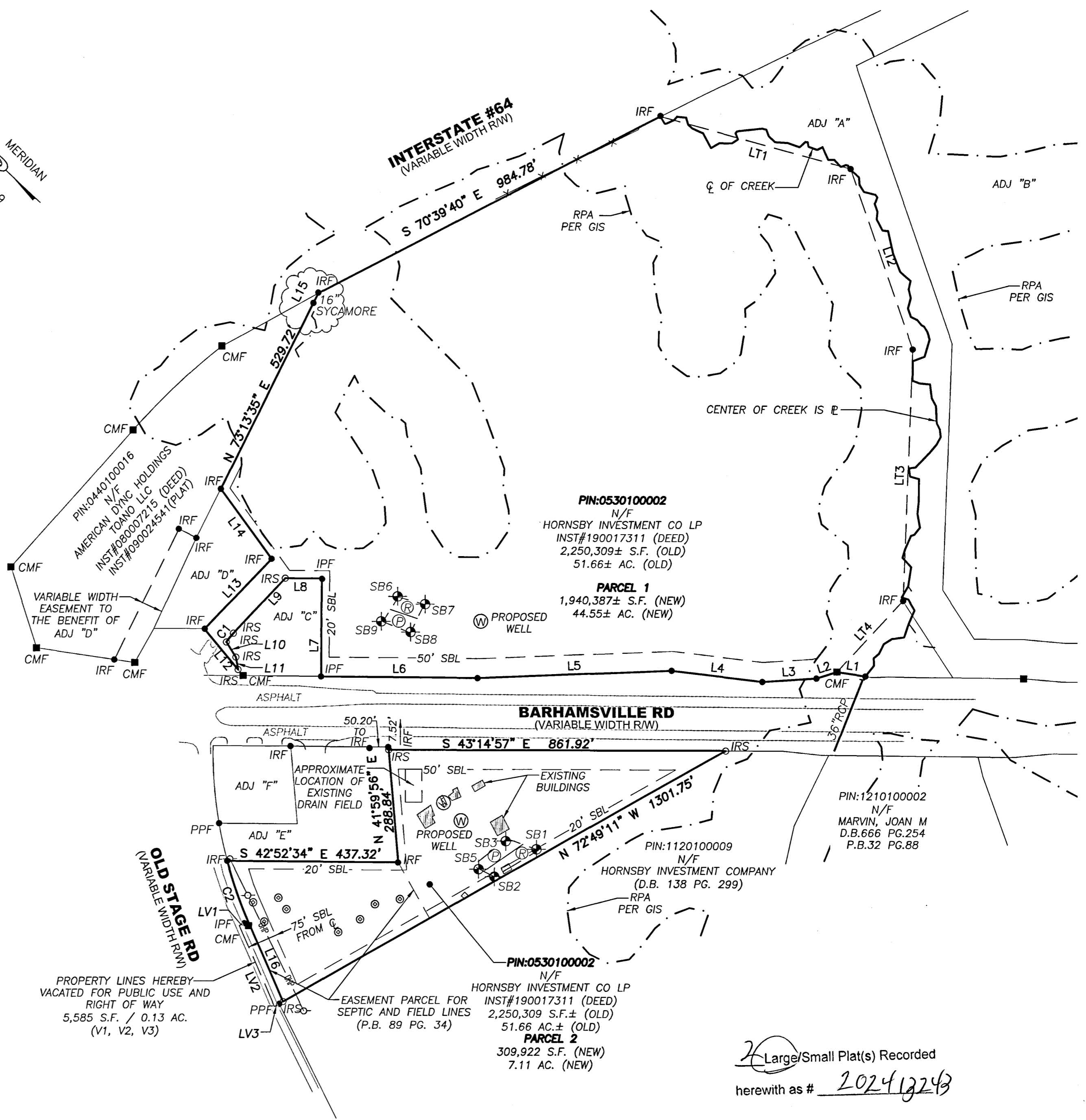
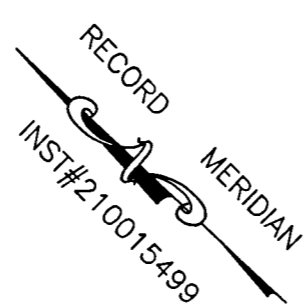
TIE LINES ONLY

LINE BEARING	DISTANCE
LT1 S 28°05'40" E	503.95'
LT2 S 27°34'51" W	486.91'
LT3 S 48°56'44" W	643.33'
LT4 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 N 47°00'26" W	138.60'
L4 N 36°33'54" W	233.48'
L5 N 45°35'52" W	496.97'
L6 N 42°43'51" W	400.00'
L7 N 47°05'58" E	250.59'
L8 N 42°54'02" W	93.56'
L9 N 89°59'58" W	193.26'
L10 S 14°39'30" W	45.74'
L11 S 37°05'58" W	32.52'
L12 N 07°19'09" E	134.63'
L13 S 89°34'03" E	248.16'
L14 N 10°50'25" E	221.51'
L15 N 74°29'37" E	28.58'
L16 N 23°05'27" E	222.11'

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

- LEGEND**
- ⊙ EXISTING WELL
  - TELEPHONE PEDESTAL
  - UTILITY POLE
  - OHP— OVERHEAD UTILITY
  - ⊕ SOIL BORING
  - IRF = IRON ROD FOUND
  - PPF = PINCHED PIPE FOUND
  - IRS = IRON ROD SET
  - ⊕ PRIMARY AND RESERVE DRAINFIELD
  - ⊙ SEWER CLEAN OUT
  - ⊕ PROPOSED WELL



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

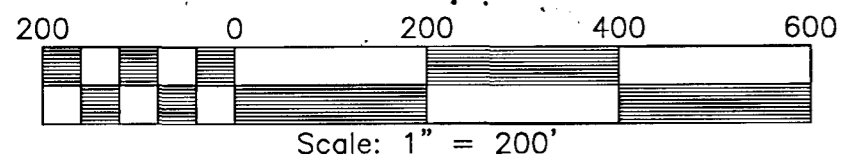
ADJ "B"  
 PIN:1210100045  
 N/F  
 NAVIEN INC  
 INST#200000101 (DEED)

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

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

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

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

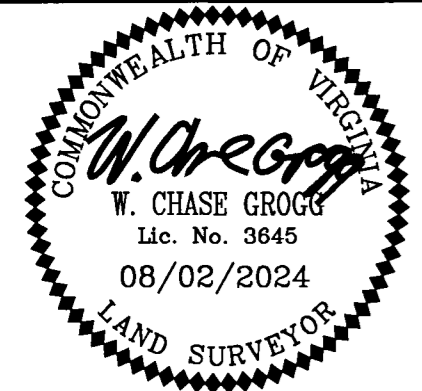


PROPERTY LINES HEREBY  
 VACATED FOR PUBLIC USE AND  
 RIGHT OF WAY  
 5,585 S.F. / 0.13 AC.  
 (V1, V2, V3)

EASEMENT PARCEL FOR  
 SEPTIC AND FIELD LINES  
 (P.B. 89 PG. 34)

PIN:0530100002  
 N/F  
 HORNSBY INVESTMENT CO LP  
 INST#190017311 (DEED)  
 2,250,309 S.F.± (OLD)  
 51.66 AC.± (OLD)  
**PARCEL 2**  
 309,922 S.F. (NEW)  
 7.11 AC. (NEW)

2 Large/Small Plat(s) Recorded  
 herewith as # 202413243



DATE: 08/02/2024  
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**PLAT OF CORRECTION**  
 SUBDIVISION PLAT OF  
**TAX MAP #0530100002**  
 DESIGNATED AS 9131 BARHAMSVILLE RD  
 S-24-0031

JAMES CITY COUNTY PG 2 OF 2 VIRGINIA

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 October 4, 2024  
 at 10:08 AM/PM, PB PG  
 Document # 202413243  
 ELIZABETH E. O'CONNOR, CLERK  
 Elizabeth E. O'Connor, Clerk