

202504834

BOUNDARY LINE ADJUSTMENT PLAT
FOR
LOTS 1 AND 2
OF
CHARLES L. & ALWAYNE HAZELWOOD
FAMILY SUBDIVISION

POWHATAN MAGISTERIAL DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 09/24/2024

JOB # 24-026



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

SHEET 1 OF 2

AREA TABULATION

LOT	OLD AREA	NEW AREA
PIN:0920100020	68,958 SF. / 1.583 AC.	68,958 SF. / 1.583 AC.
*PIN:0920100020A	54,023± SF. / ±1.240 AC.	54,023± SF. / ±1.240 AC.

* BASED ON FIELD SURVEY OF CENTERLINE OF CREEK. RECORD PLAT REFLECTS AREA OF 1.25 ± ACRES.
THIS BOUNDARY LINE ADJUSTMENT MAINTAINS AN EVEN SWAP OF ACERAGE

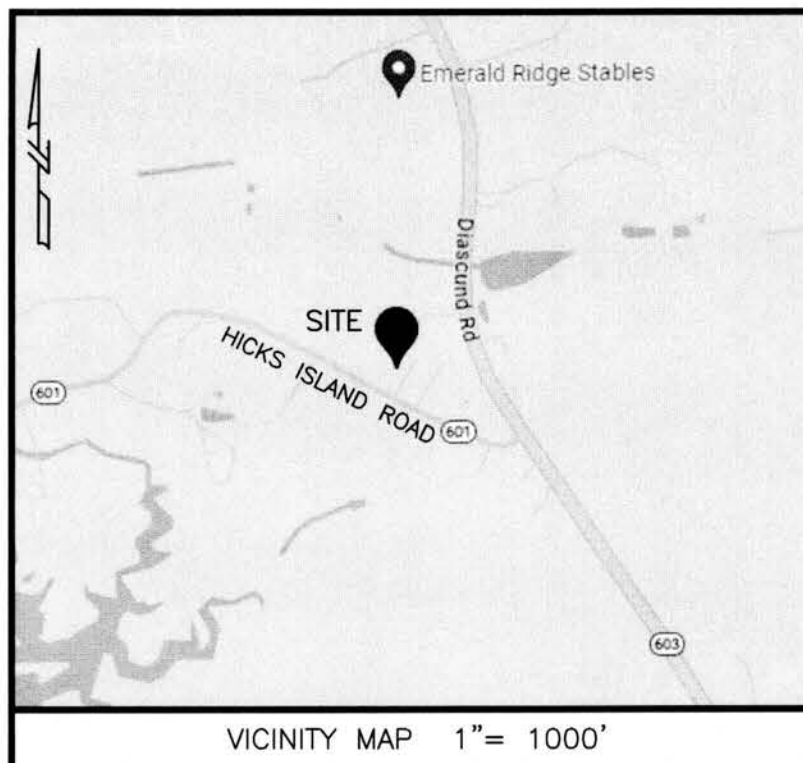
VDH SUBDIVISION APPROVAL STATEMENT

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.

2 Large Small Plat(s) Recorded
herewith as # 202504834

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 8 DAY OF April, 2025 @ 1:17 PM
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:17 PM
INSTRUMENT # 202504834
TESTE ELIZABETH E. O'CONNOR, CLERK



VICINITY MAP 1"= 1000'

PROPERTY INFO.

PIN#0920100020
ADDRESS: 8905 HICKS ISLAND RD.
OWNER: CHARLES E. & CAROLYN S. HAZELWOOD
ZONING: A1 (GENERAL AGRICULTURE)

PIN#0920100020A
ADDRESS: 8849 DIASCUND ROAD
OWNER: CAROLYN S. HAZELWOOD
ZONING: A1 (GENERAL AGRICULTURE)

REFERENCES:

INST#170011440
INST#180012182
INST#030037010
P.B.71 PG.91

GENERAL NOTES

1. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO FALL IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51095C0017D DATED DECEMBER 16, 2015.
2. NO FIELD WORK WAS PERFORMED FOR THIS CONCEPTUAL PLAN.
3. PROPERTY LINES SHOWN ARE BASED ON ORIGINAL PLAT, RECORDED IN PLAT BOOK 71, PAGE 91. THIS BEING TO SAME PROPERTY CONVEYED TO CHARLES L. AND ALWAYNE HAZELWOOD FROM MILDRED OTEY WILEY BY DEED DATED OCTOBER 16TH, 1959 AND RECORDED ON DECEMBER 23, 1959 IN THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DEED BOOK 72, PAGE 272.
4. DRAIN FIELD SHOWN PER P.B. 71, PG 91.
5. ADAM'S SEPTIC EVALUATION & DESIGN, LLC HSA MADE SITE DETERMINATION FOR NEW RESERVE DRAINFIELD ON LOT 1 TO ALLEVIATE THE NEED FOR PREVIOUS LOCATION.
6. LOTS SERVED BY PRIVATE WATER AND ON-SITE SEWER.
7. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
8. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE AND PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. 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.

CERTIFICATE OF SOURCE OF TITLE (PIN#0920100020)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF CAROLYN S. HAZELWOOD AND CHARLES E. HAZELWOOD (DECEASED) BY THAT CERTAIN DEED DATED MAY 30, 2017 AND DULY RECORDED ON JUNE 1, 2017 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY AS INST#170011440.

CERTIFICATE OF SOURCE OF TITLE (PIN#0920100020A)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF CAROLYN HAZELWOOD BY THAT CERTAIN DEED DATED JULY 12, 2018 AND DULY RECORDED ON JULY 25, 2018 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY AS INST#180012182.

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: Carolyn S. Hazelwood 9/30/24
CAROLYN S. HAZELWOOD 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(S) WHOSE NAME(S) IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 30th DAY OF September, 2024 MY COMMISSION EXPIRES August 31, 2026.

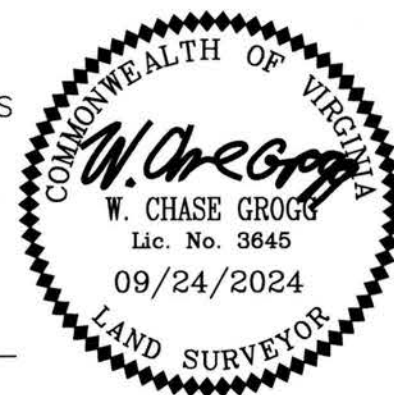
Linda F. Vergakis
7623437
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER

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

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. Chase Grogg 09/24/2024
W. CHASE GROGG, L.S. 3645 DATE



CERTIFICATE OF APPROVAL

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

10-3-2024
DATE
10/24/2024
DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

202504834

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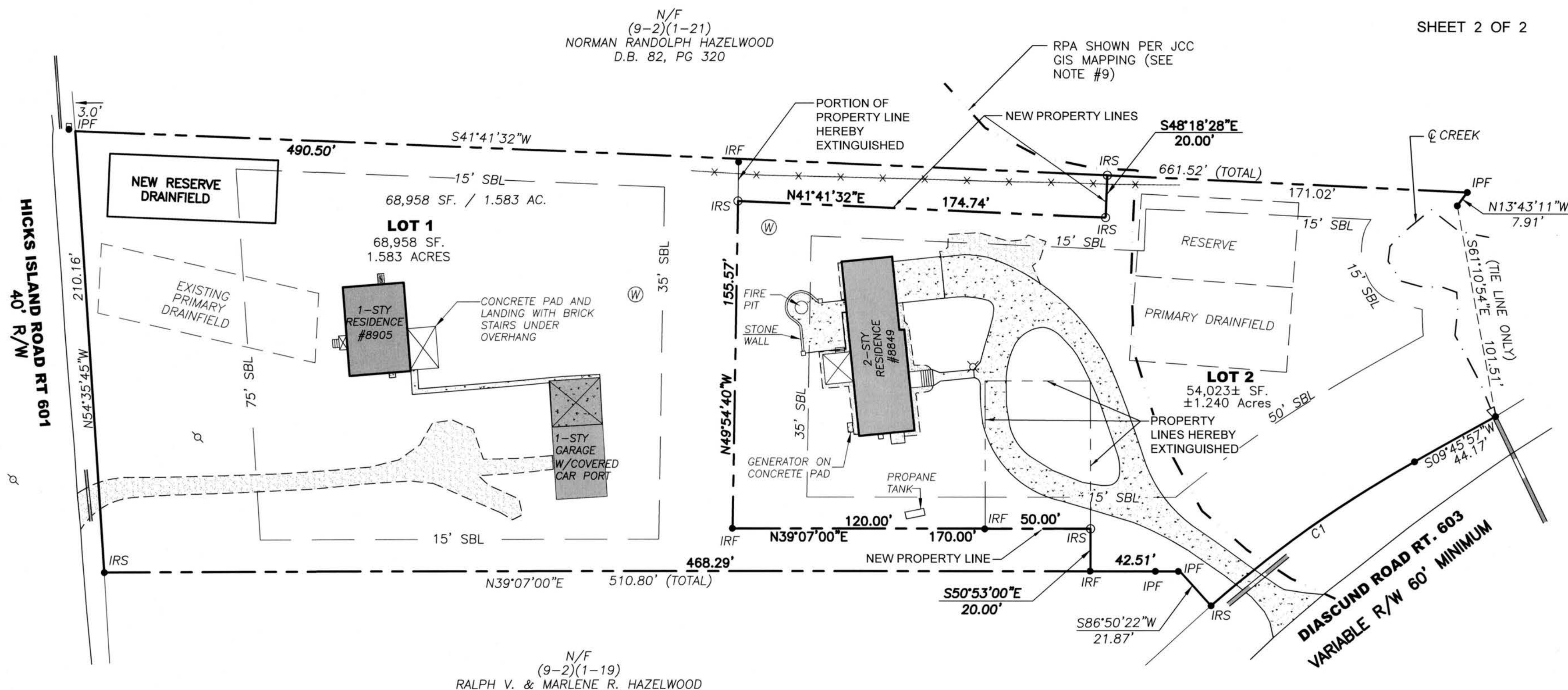
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SHEET 2 OF 2



N/F
(9-2)(1-21)
NORMAN RANDOLPH HAZELWOOD
D.B. 82, PG 320

N/F
(9-2)(1-19)
RALPH V. & MARLENE R. HAZELWOOD

LEGEND

- ⊗ LAMP POLE
- ⊙ WELL
- ⊘ UTILITY POLE
- IRON ROD FOUND
- IRON ROD SET

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.55'	572.96'	11°51'18"	N 03°50'17" E	118.34'

2 Large Small Plat(s) Recorded
herewith as # 202504834

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 8, 2025
at 1:17 AM/PM, PB PG
Document # 202504834
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

