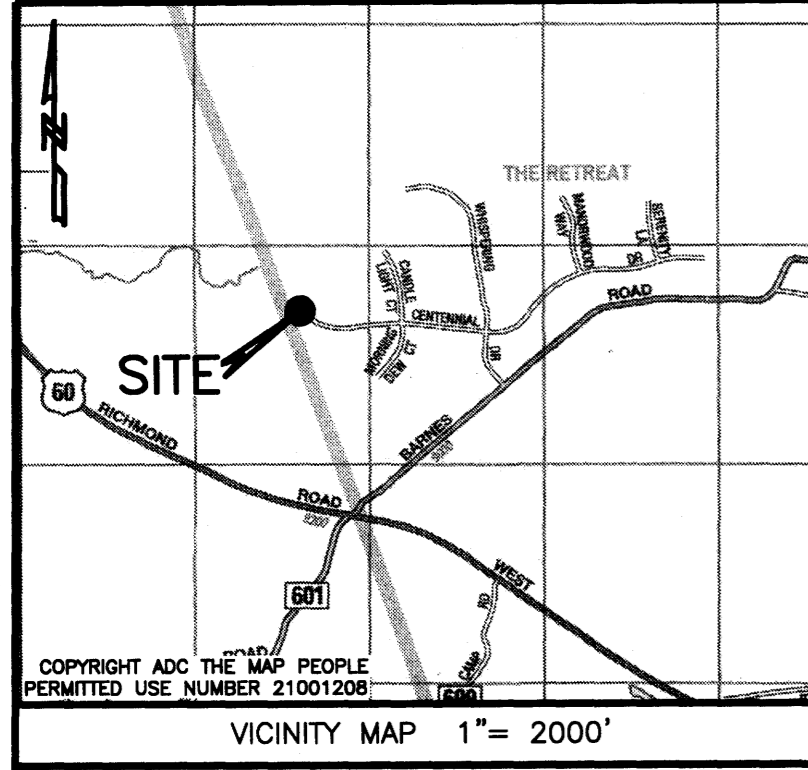


210012175



BOUNDARY LINE EXTINGUISHMENT
BETWEEN
LOT 59 & LOT 60
THE RETREAT, PHASE TWO

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 03/09/2021 JOB # 19-420



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

SHEET 1 OF 2

JCC-S-21-0010

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 WERE NOT INVESTIGATED AS PART OF THIS PLAT
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. LOTS ARE SERVED BY PUBLIC WATER PROVIDED BY JCSA AND PRIVATE SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. LOTS LIE IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0036D, DATED DECEMBER 16, 2015.
7. THESE PROPERTIES LIE PARTIALLY WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
12. 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.
13. THE WATER METER BOX AND WATER SERVICE LINE FOR LOT 59 (IF WYE CONNECTION) SHALL BE REMOVED FROM THE WYE CONNECTION AND REPLACED BY A 1"x 3/4" C X C COUPLING OR (IF DIRECTLY CONNECTED TO THE MAIN) SHALL BE DISCONNECTED FROM THE WATER MAIN WHICH SHALL INVOLVE REMOVAL OF THE SERVICE SADDLE AND INSTALLING A FULL CIRCLE REPAIR BAND ON THE EXISTING WATER MAIN. THE FULL CIRCLE REPAIR BAND SHALL BE A HYMAX VERSA, AS MANUFACTURED BY KRAUSZ INDUSTRIES, LTD., OR APPROVED EQUAL AND SHALL BE RATED FOR A HIGH WORKING PRESSURE OF 232 PSI AND RATED PRESSURE OF 350 PSI; BODY TYPE SHALL BE TYPE 304 OR 316 STAINLESS STEEL, BOLTS AND NUTS SHALL BE TYPE 304 STAINLESS STEEL, AND THE REPAIR BAND ASSEMBLY SHALL MEET OR EXCEED AWWA C-219, AWWA C-227 AND NSF 61. A JCSA INSPECTOR IS TO INSPECT.
14. 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.

OWNERS CERTIFICATE (LOT 59 & LOT 60)

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

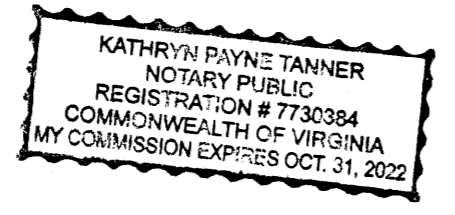
Tom H. van Riijn 3-16-21
TOM H. van RIJN DATE

Carolyn D van Riijn 3-16-21
CAROLYN D. van RIJN DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Prince William, Kathryn Payne Tanner A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY, AFORESAID. GIVEN UNDER MY HAND THIS 16th DAY OF March, 2021. MY COMMISSION EXPIRES October 31, 2022.

Kathryn Payne Tanner
NOTARY PUBLIC
REGISTRATION NO. 7730384



CERTIFICATE OF SOURCE OF TITLE (LOT 59 & LOT 60)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LHIW, LLC TO TOM H. van RIJN & CAROLYN D. van RIJN BY DEED, DATED 02/13/2021 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 210003480.

CERTIFICATE OF APPROVAL

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

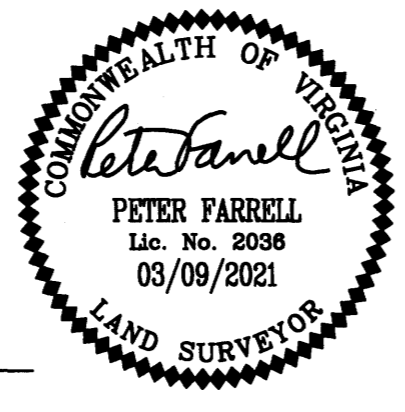
3/30/2021
DATE VIRGINIA DEPARTMENT OF HEALTH

7 June 2021
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

03/09/2021
DATE Peter Farrell
PETER FARRELL, L.S. 2036



VDH SUBMISSION APPROVAL STATEMENT

PROPOSED PRIMARY AND RESERVE DRAINFIELD LOCATION SHOWN HEREON ARE BASED ON SUBDIVISION PLAT APPROVED BY VIRGINIA DEPARTMENT OF HEALTH ON 08/18/2005, RECORDED AS INSTRUMENT #050022635.

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC5-610-20-ET. SEQ., THE REGULATIONS)

PURSUANT TO §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.

PROPERTY INFORMATION

LOT 59
PARCEL ID #0330300059
1666 CENTENNIAL DRIVE
TOANO, VIRGINIA 23168

LOT 60
PARCEL ID #0330300060
1659 CENTENNIAL DRIVE
TOANO, VIRGINIA 23168

ZONING DISTRICT: A1 (GENERAL AGRICULTURE)

BUILDING SETBACKS:
FRONT: 75'
REAR: 35'
SIDE: 15'

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 59	5.000± AC.	
LOT 60	3.233± AC.	8.233± AC.

TOTAL AREA = 8.233± AC.

20 (Large/Small Plat(s) Recorded
herewith as # 210012175

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 15th DAY OF June, 2021. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:27 pm INSTRUMENT # 210012175
TESTE MONA A. FOLEY, CLERK

210012175

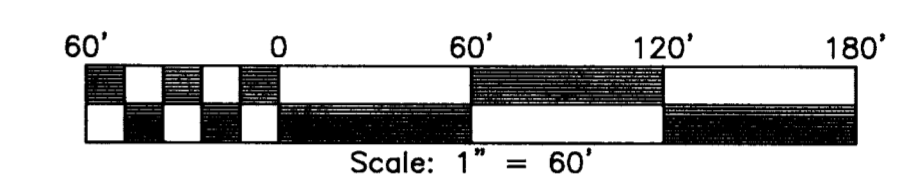
BOUNDARY LINE EXTINGUISHMENT
BETWEEN
LOT 59 & LOT 60
THE RETREAT, PHASE TWO
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 03/09/2021 SCALE: 1"=60' JOB # 19-420



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SHEET 2 OF 2

JCC-S-21-0010

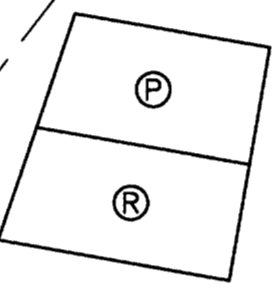


RECORD MERIDIAN
INST. #050022635

N/F
SHANE A & PEGGY SHIAMONE
INST. #180008492
PARCEL ID: 1010100008A

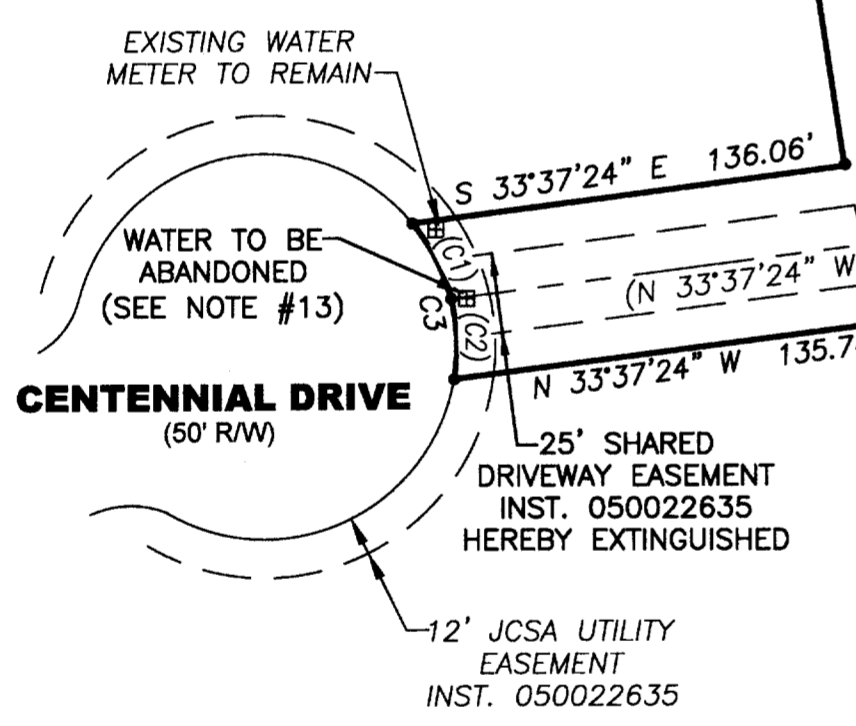
LIMITS OF WETLANDS
PER INST.#050022635

LOT 60
OLD AREA
3.233± AC.
NEW AREA
8.233± AC.



LOT 59
5.000± AC.

N/F
ARLINE H. BOWMER ESTATE
INST. #10007345W
PARCEL ID: 0330100006



LEGEND
Ⓟ PRIMARY DRAINFIELD SITE
Ⓡ RESERVE DRAINFIELD SITE
(PER INST. #050022635)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	26.78'	60.00'	25°33'46"	S 36°38'10" W	26.55'
C2	25.29'	60.00'	24°09'09"	N 61°29'37" E	25.11'
C3	52.06'	60.00'	49°42'55"	N 48°42'44" E	50.44'

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 59	5.000± AC.	—
LOT 60	3.233± AC.	8.233± AC.
TOTAL AREA =		8.233± AC.

20 Large Small Plat(s) Recorded
herewith as # 210012175

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 15, 2021
at 2:27 AM PM PB PG
Document # 210012175
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk