

210015635

BOUNDARY LINE ADJUSTMENT & SUBDIVISION

**BETWEEN
LOT 8, SECTION I,
MIRROR LAKE ESTATES
AND
PARCEL ID: 1340100013**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/12/2021 JOB # 20-307

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

SHEET 1 OF 2
JCC-S-20-0046

VDH SUBDIVISION APPROVAL STATEMENT

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)

THIS SUBDIVISION WAS SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW PURSUANT TO §32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE VIRGINIA DEPARTMENT OF HEALTH TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM A LICENSED ONSITE SOIL EVALUATOR (OSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN OSE FOR RESIDENTIAL DEVELOPMENT. THE VIRGINIA DEPARTMENT OF HEALTH IS NOT REQUIRED TO PERFORM A FIELD CHECK ON SUCH EVALUATIONS.

LOT 8A
THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY:
ANN L. RUEF, LICENSE NO. 1940001376, PHONE NO. 757-810-5293
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

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.

LOT 8:
SOILS FOR THE EXISTING DRAINFIELD ON LOT 8 WERE EVALUATED BY VIRGINIA DEPARTMENT OF HEALTH SANITARIAN PER SOIL EVALUATION FORM. (IDENTIFICATION NUMBER 147-84-00) SUPPLIED BY THE VIRGINIA DEPARTMENT OF HEALTH.

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
LOT 8	56,287 S.F. / 1.292 AC.	35,435 S.F. / 0.813 AC.
LOT 8A		36,107 S.F. / 0.829 AC.
PARCEL ID: 1340100013	439,728 S.F. / 10.095 AC.	424,473 S.F. / 9.745 AC.

TOTAL AREA = 496,015 S. F. 11.387 AC.

210015635
here with as # 210015635

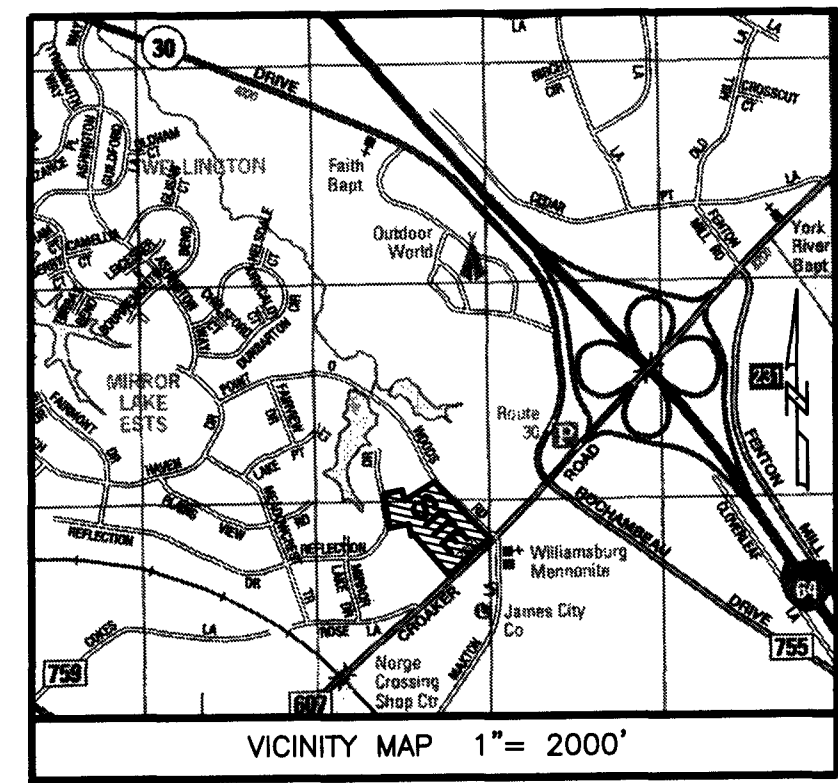
STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 29th DAY OF July, 2021. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:12pm INSTRUMENT # 210015635
TESTE **MONA A. FOLEY, CLERK**

PROPERTY INFORMATION

LOT 8
OWNER: ANN S. JOHNSON
INST. #080024387
P.B. 38, PG. 78-79
ADDRESS:
132 REFLECTION DRIVE
WILLIAMSBURG, VIRGINIA 23188
PARCEL ID: 1340400008
ZONING DISTRICT: R1 (LIMITED RESIDENTIAL)

PARCEL ID: 1340100013
OWNER: 217 ASSOCIATES, LTD
INST. #990015559
INST. #080001796 (PLAT)
ADDRESS:
7901 CROAKER ROAD
WILLIAMSBURG, VIRGINIA 23188
PARCEL ID: 1340400013
ZONING DISTRICT: B1 (GENERAL BUSINESS) & R1 (LIMITED RESIDENTIAL)



OWNERS CERTIFICATE: (PARCEL ID: 1340100013)

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.

217 ASSOCIATES, LTD.
BY: HR Ashe March 3 2021
SIGNATURE DATE
HR ASHE PRES.
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York, Desire Barrow York, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 3rd DAY OF March, 2021.
MY COMMISSION EXPIRES October 31, 2023
Desire Barrow York
NOTARY PUBLIC
REGISTRATION NO. 7446570

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF 217 ASSOCIATES, LTD. AND WAS ACQUIRED FROM: DIVERSE CORPORATION, NICE DEVELOPMENT CORPORATION, MARINA POINT CORPORATION, TRADING AS BEECHWOOD COMPANY LLC BY THAT CERTAIN DEED DATED JULY 19, 1999 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 990015559.

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 8 & 8A ARE SERVED BY PRIVATE WATER AND SEWER SYSTEMS. PARCEL ID: 1340100013 IS SERVED BY PUBLIC SEWER & WATER
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PER JAMES CITY COUNTY VA FIRM INDEX DATED DECEMBER 16, 2015; LOTS DO NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE. (PANEL #51095C0014D NOT PRINTED)
7. THESE PROPERTIES DO NOT LIE 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 APPROXIMATE LOCATION OF THE EXISTING DRAINFIELD ON LOT 8 IS SHOWN PER PERMIT DRAWING PROVIDED BY VIRGINIA DEPT. OF HEALTH (ID #147-84-00)

OWNERS CERTIFICATE: (PARCEL ID: 1340400008)

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.

BY: Ann S. Johnson 2-17-21
SIGNATURE DATE
ANN S. JOHNSON
NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Linda Vergakis, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 17th DAY OF February, 2021.
MY COMMISSION EXPIRES AUGUST 31, 2022
Linda Vergakis
NOTARY PUBLIC
REGISTRATION NO. 7623437
**Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22**

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF ANN S. JOHNSON AND WAS ACQUIRED FROM: RODNEY A. JOHNSON AND ANN S. JOHNSON BY THAT CERTAIN DEED DATED SEPTEMBER 23, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 080024387.

CERTIFICATE OF APPROVAL

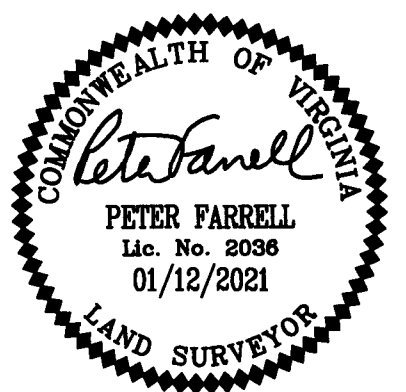
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

22 March '21 Donna Briede
DATE VIRGINIA DEPARTMENT OF HEALTH
16 Mar 2021 Sharon Brubaker
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
31 Mar 2021 William A. ...
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.

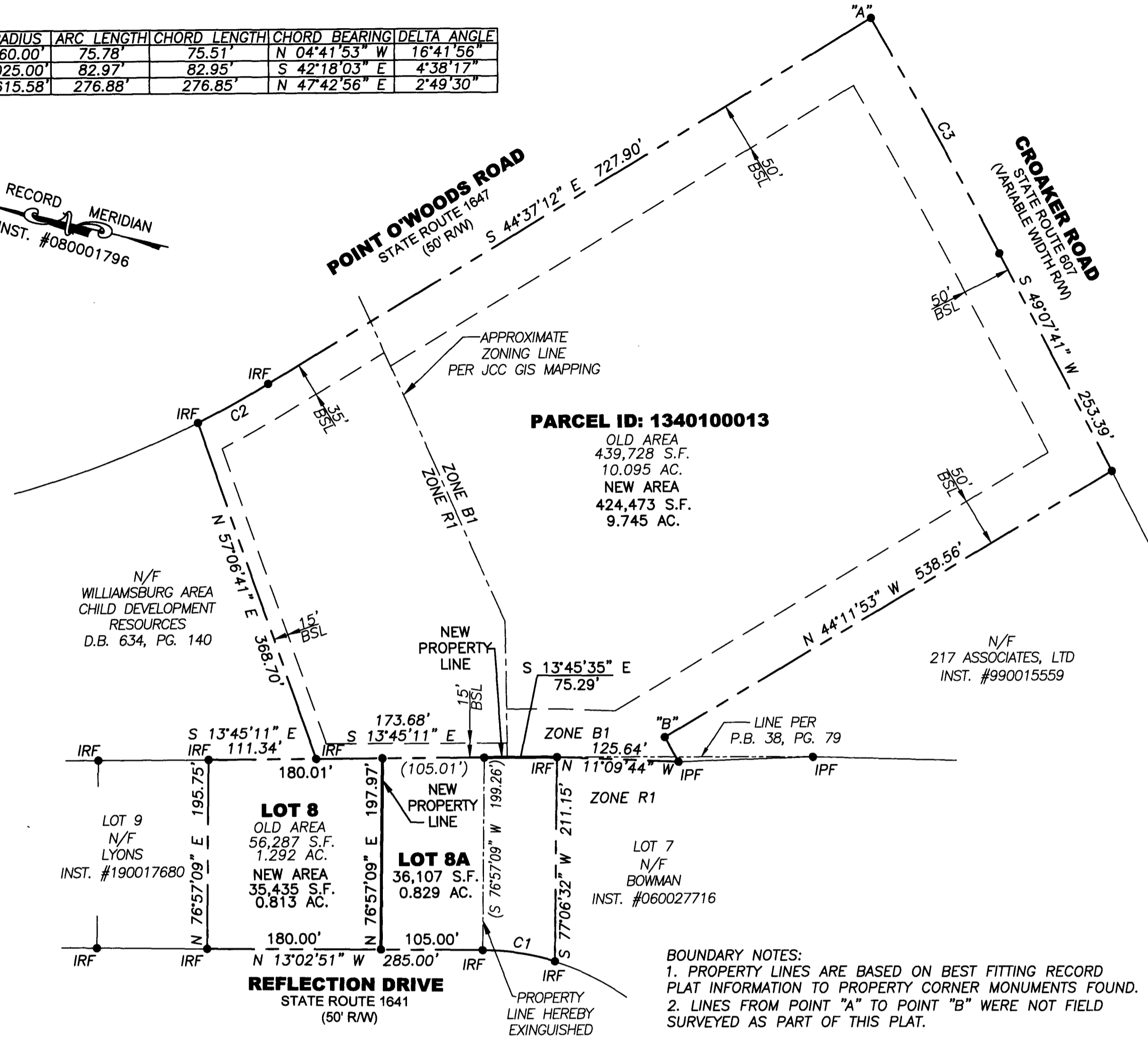
01/12/2021 Peter Farrell
DATE PETER FARRELL, L.S. 2036



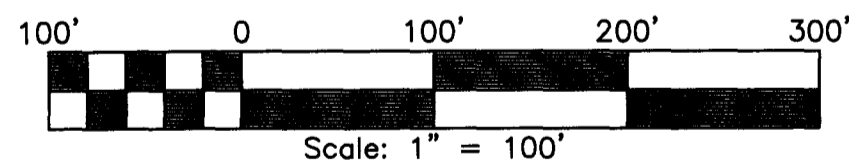
210015635

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	260.00'	75.78'	75.51'	N 04°41'53" W	16°41'56"
C2	1025.00'	82.97'	82.95'	S 42°18'03" E	4°38'17"
C3	5615.58'	276.88'	276.85'	N 47°42'56" E	2°49'30"

RECORD MERIDIAN
INST. #080001796



OVERALL BOUNDARY



PROPERTY INFORMATION

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INST. #080024387
P.B. 38, PG. 78-79

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& R1 (LIMITED RESIDENTIAL)

2 Large Small Plat(s) Recorded
herewith as # 210015635

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
July 29, 2021

at 2:18 AM PM PG
Document # 210015635
MONA A. FOLEY, CLERK

Mona A. Foley, Clerk

LEGEND

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- (P) PROPOSED PRIMARY DRAINFIELD
- (R) PROPOSED RESERVE DRAINFIELD
- (W) PROPOSED WELL

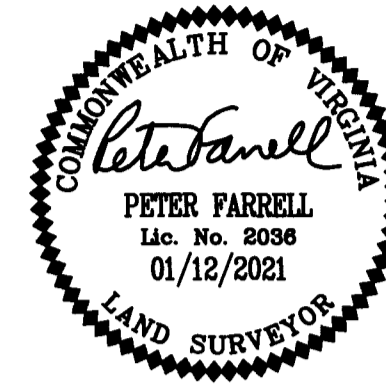
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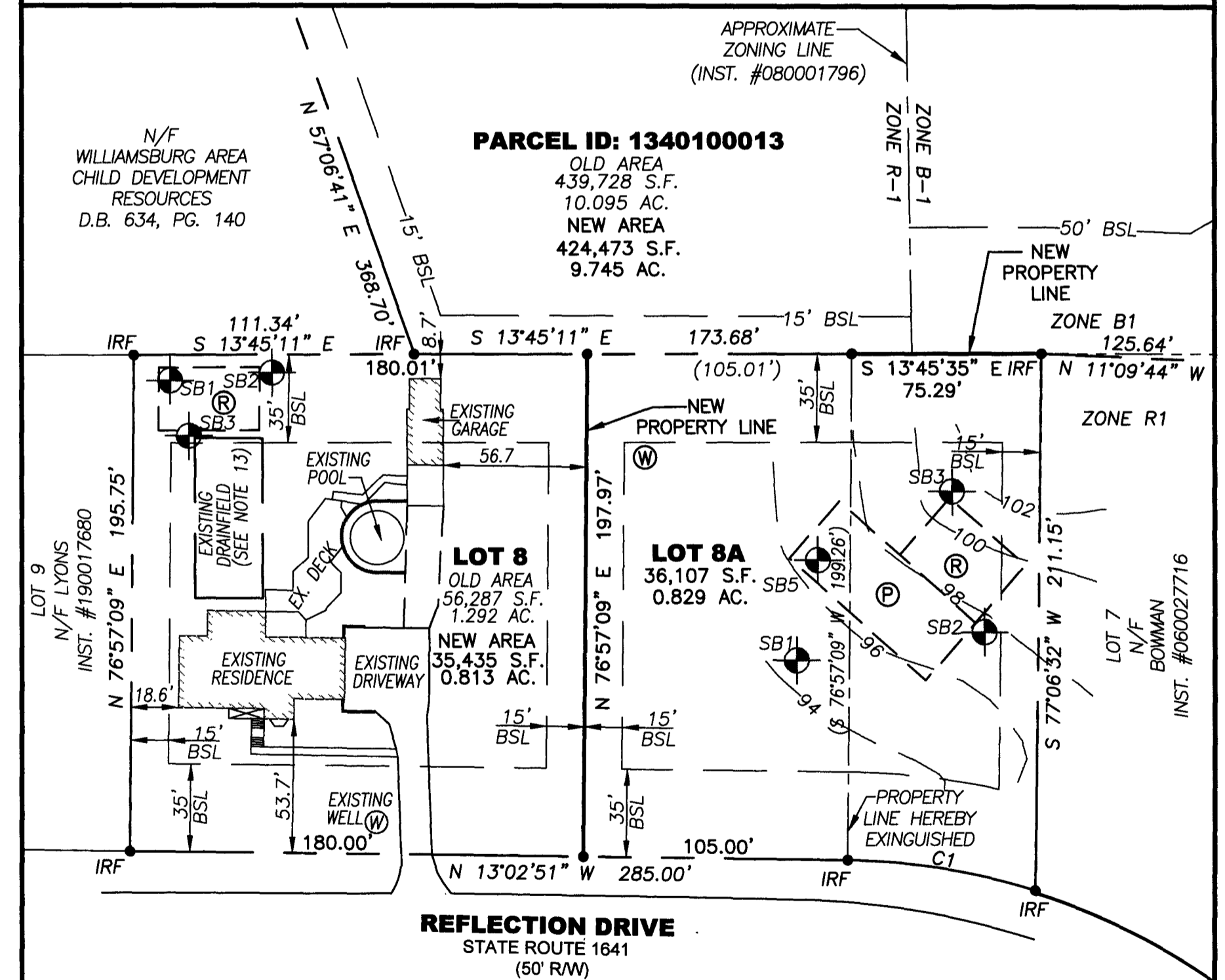
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SHEET 2 OF 2

JCC-S-20-0046



LOT DETAIL

