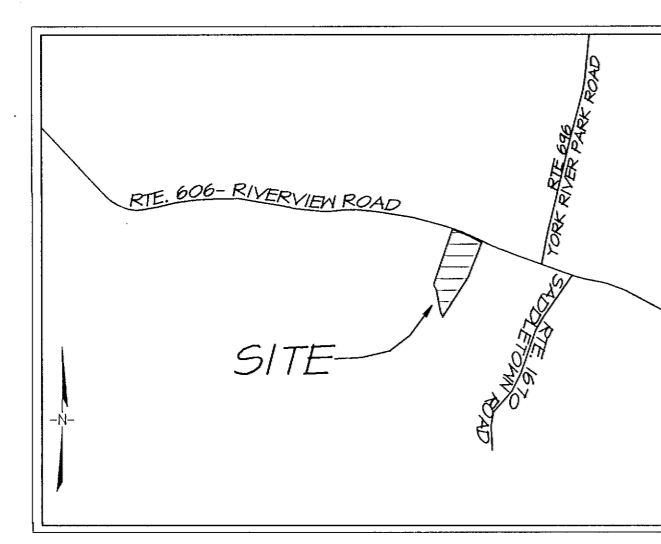


SUBDIVISION OF THE PROPERTY OF ELAINE J. HENK

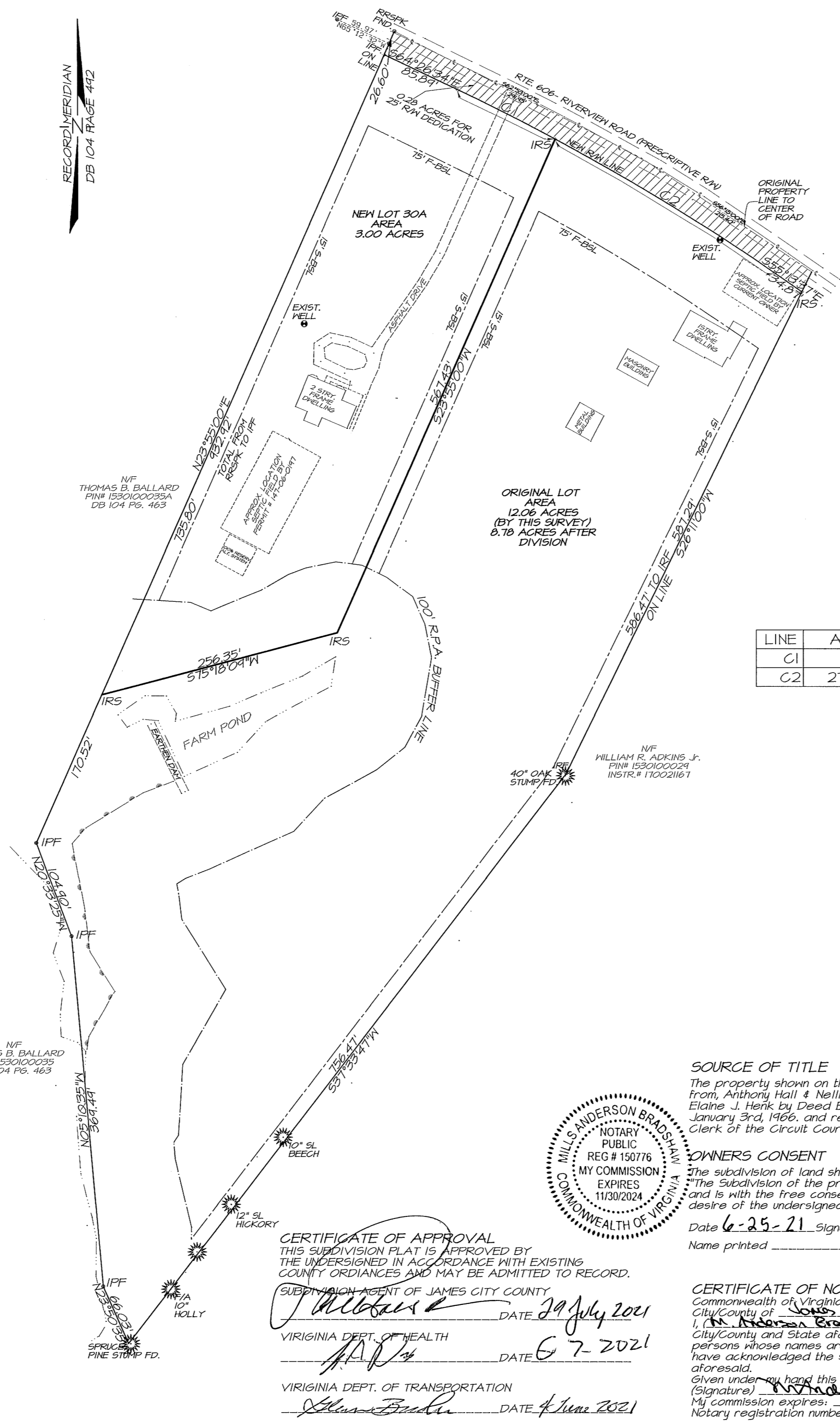
JAMES CITY CASE #5-21-0029
 PROPERTIES SHOWN ARE LOCATED
 IN STONEHOUSE DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 PARCEL ID # 1530100030
 PROPERTY ADDRESS
 5403 RIVERVIEW ROAD
 WILLIAMSBURG, VA, 23108
 PREPARED BY
 ANGLE & DISTANCE LAND SURVEYING, INC.
 269 RACEFIELD DRIVE TOANO, VA. 23168
 EDWARD C. CARR II
 TS-561-5334
 PLAT DATE 4-20-2021

AREA COMPUTATIONS
 ORIGINAL LOT PIN # 1530100030, AREA= 12.06 AC.
 NEW AREA OF ORIGINAL LOT = 8.78 ACRES
 NEW PARCEL 30A= 3.00 AC.
 AREA DEDICATED TO PUBLIC USE BOTH LOTS= 0.28 AC.
 TOTAL AREA SUBDIVIDED = 12.06 ACRES



VICINITY MAP- SCALE 1" = 2000' +/-

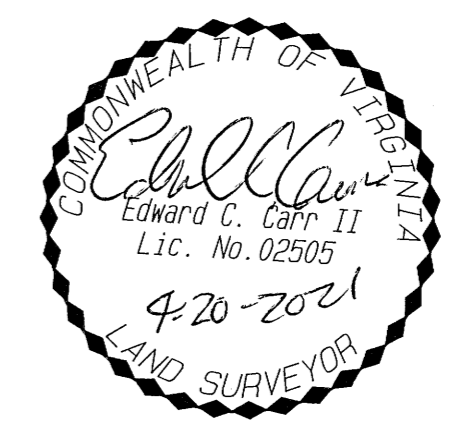
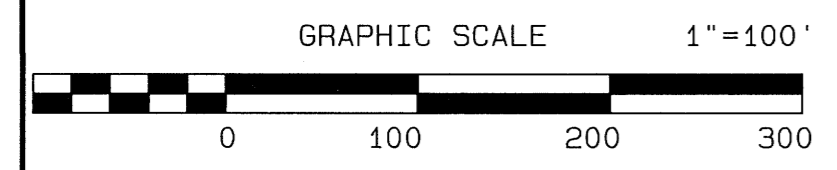
RECORD/MERIDIAN
 DB 104 PAGE 442



LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	114.61'	S63°07'09"E	2480.66'	2°38'50"	114.60'	57.32'
C2	270.65'	S58°40'12"E	2480.66'	6°15'04"	270.52'	135.46'

GENERAL NOTES

- PROPERTY IS ZONED A1 BUILDING SET BACK LINES ARE FRONT = 75' FROM RIGHT OF WAY LINE REAR = 35' SIDE = 15'
- BOUNDARY INFORMATION TAKEN FROM PLAT BY VINCENT MCMANUS DB 104 PAGE 492. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. PLAT IS BASED ON A CURRENT FIELD SURVEY. POINTS FOUND AND LOCATED FOR THEIR RELATIONSHIP TO ONE ANOTHER.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED PRIOR TO ANY NEW CONSTRUCTION.
- ON SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECT. 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
- 25' RIGHT OF WAY AS SHOWN SHALL BE DEDICATED FOR PUBLIC USE.
- PROPERTY DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE, PER F.I.R.M. MAP # 51045C0063D EFFECTIVE DATE Dec. 16th, 2015.
- ERROR OF CLOSURE ON ORIGINAL PLAT BY V.D. MCMANUS OF 2.20'.



Large/Small Plat(s) Recorded
 herewith as # 210016716

SOURCE OF TITLE

The property shown on this plat was conveyed by Deed from Anthony Hall & Nellie Pitts Hall to Ronnie R. & Elaine J. Henk by Deed Book 104 Page 440, dated January 3rd, 1966, and recorded in the Office of the Clerk of the Circuit Court of the County of James City.

OWNERS CONSENT

The subdivision of land shown on this plat and known as "The Subdivision of the property of ELAINE J. HENK" and is with the free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.
 Date 6-25-21 Signature Elaine J. Henk
 Name printed ELAINE J. HENK

CERTIFICATE OF NOTARIZATION

Commonwealth of Virginia
 City/County of James City
 I, Mills Anderson Bradshaw, 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 25 day of June (Year) 2021
 My commission expires: Nov 30 2021
 Notary registration number: 150776

CERTIFICATE OF APPROVAL

THIS SUBDIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING COUNTY ORDINANCES AND MAY BE ADMITTED TO RECORD.
 SUBDIVISION AGENT OF JAMES CITY COUNTY
 DATE 29 July 2021
 VIRGINIA DEPT. OF HEALTH
 DATE 6-7-2021
 VIRGINIA DEPT. OF TRANSPORTATION
 DATE 4 June 2021

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND JAMES CITY COUNTY ORDINANCES REGARDING THE FLATTING OF SUBDIVISIONS WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.
 Edward C. Carr II L.S.# 2505 DATE 4-20-2021

STATE OF VIRGINIA

COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 16 DAY OF August 2021 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 210016716, PAGE 1 AND OR INSTRUMENT # 210016716
 TESTE: MONA A. FOLEY, CLERK
 BY: Eugene O'Conner