

NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT, AND DOES NOT, THEREFORE, SHOW ALL ENCUMBRANCES ON THE PROPERTY.
2. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX MAP 10((1))-012 AS SHOWN ON THE NORTHUMBERLAND COUNTY TAX ASSESSMENT MAP AND IS CURRENTLY ZONED R-2.
3. UNDERGROUND UTILITIES AND SUBSURFACE FACILITIES HAVE NOT BEEN LOCATED.
4. THE PROPERTY DELINEATED ON THIS PLAT LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN.; A PORTION OF THE PROPERTY LIES IN ZONE AE 5, A PORTION OF THE PROPERTY LIES IN ZONE AE 7, BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP #51133C0101G, EFFECTIVE DATE DECEMBER 30, 2021. AN ELEVATION CERTIFICATE WILL BE REQUIRED IN ORDER TO DETERMINE AN ACCURATE FLOOD ZONE DETERMINATION.
5. PROPERTY ADDRESSES: 613 DOCTORS POINT ROAD (T.M. 10((1))-012).
6. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM PLAT TITLED "PLAT SHOWING LOCATION OF IMPROVEMENTS ON THE LAND TO BE CONVEYED TO MICHAEL R. NEWCOMB & BRITTANY T. NEWCOMB LOCATED IN THE LOTTBURG DISTRICT OF NORTHUMBERLAND COUNTY, VIRGINIA", PREPARED BY BAY DESIGN GROUP, JUNE 16, 2020 AS RECORDED IN PLAT CABINET 5 AT PAGE 1058, INSTRUMENT # 202001329. ALL AMONG THE LAND RECORDS OF NORTHUMBERLAND COUNTY, VIRGINIA.
7. THIS PLAT DOES NOT CONSTITUTE A CURRENT FIELD RUN BOUNDARY SURVEY BY THIS FIRM, LOTS EXTEND TO MEAN LOW WATER.

LEGEND:

AC	ACRE	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	RADIUS	ARC LENGTH
BRL	BUILDING RESTRICTION LINE	L1	N 3°00'00"W	137.04'	L8	S 71°00'00"E	589.81'	C1	1000.00'	170.21'
CMF	CONCRETE MONUMENT FOUND	L2	N 46°00'00"E	263.10'	L9	S 89°00'00"E	155.22'	C2	190.00'	128.91'
C/L	CENTERLINE	L3	N 3°00'00"W	117.84'	L10	S 89°00'00"E	57.65'	C3	1025.00'	113.18'
DB/ PG.	DEED BOOK & PAGE	L4	N 3°00'00"W	15.19'	L11	S 65°00'00"E	441.89'	C4	1025.00'	61.29'
ITF	IRON TEE FOUND	L5	N 46°00'00"E	242.31'	L12	N 70°00'00"E	248.87'	C5	215.00'	67.93'
IRF	IRON ROD FOUND	L6	S 73°00'00"E	756.08'	L13	N 90°00'00"W	88.39'	C6	215.00'	77.94'
IRS	IRON ROD SET	L7	S 73°00'00"E	162.28'	L14	N 90°00'00"W	27.08'			
N/F	NOW OR FORMERLY									
OHE	OVERHEAD ELECTRIC									
P	PRIMARY DRAINFIELD									
R	RESERVE DRAINFIELD									
RCP	REINFORCED CONCRETE PIPE									
R/W	RIGHT OF WAY									

LINE CHART:

CURVE TABLE:

TAX MAP 10 (1) PARCEL 13
N/F
THOMAS BAYSE TRUST
W.B. EE ● PG. 817
D.B. 487 ● PG. 742
D.B. Q ● PG. 457 (PLAT)

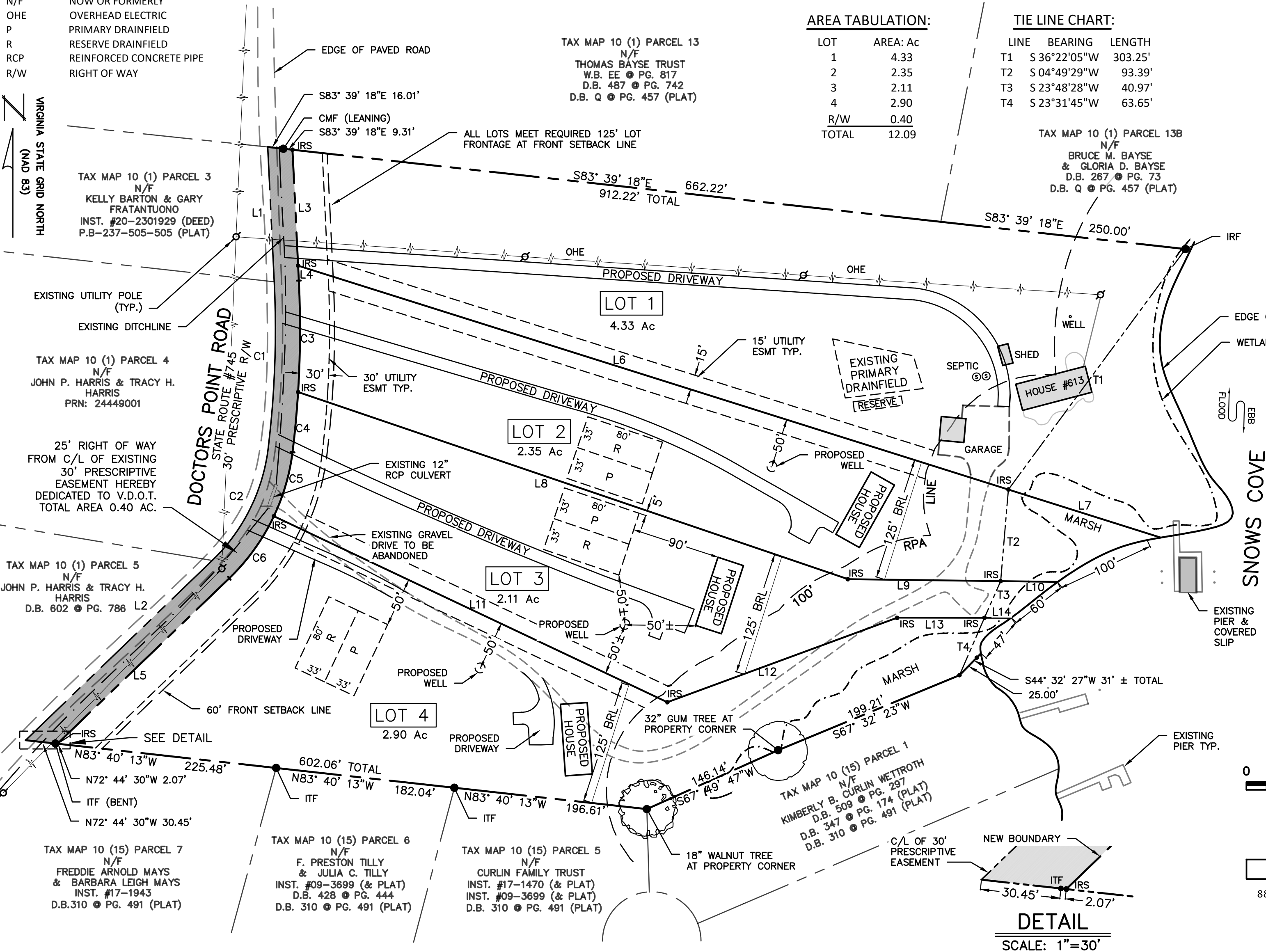
AREA TABULATION:

LOT	AREA: Ac
1	4.33
2	2.35
3	2.11
4	2.90
R/W	0.40
TOTAL	12.09

TIE LINE CHART:

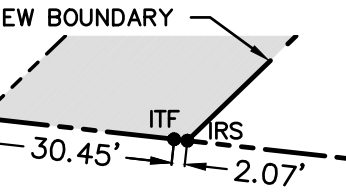
LINE	BEARING	LENGTH
T1	S 36°22'05"W	303.25'
T2	S 04°49'29"W	93.39'
T3	S 23°48'28"W	40.97'
T4	S 23°31'45"W	63.65'

TAX MAP 10 (1) PARCEL 13B
N/F
BRUCE M. BAYSE
& GLORIA D. BAYSE
D.B. 267 ● PG. 73
D.B. Q ● PG. 457 (PLAT)



DETAIL

SCALE: 1"=30'



PLAT APPROVAL

THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF NORTHUMBERLAND COUNTY, VIRGINIA, AS EXISTED ON THE DATE OF APPROVAL AND IS HEREBY APPROVED FOR RECORDATION. THIS PLAT APPROVAL REMAINS VALID AND THE SUBJECT PARCEL(S) IS(ARE) CONSIDERED LEGAL LOT(S) OF RECORD ONLY IF THIS PLAT IS RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF NORTHUMBERLAND COUNTY, VIRGINIA, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND OTHER ORDINANCES AND STATUTES OF THE COMMONWEALTH OF VIRGINIA PERTAINING TO LAND SUBDIVISION.

NOTICE: THIS PLAT SHALL BECOME NULL AND VOID AND BE OF NO FURTHER FORCE AND EFFECT IF THE PLAT IS NOT RECORDED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF NORTHUMBERLAND COUNTY WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL, UNLESS CONSTRUCTION OF FACILITIES TO BE DEDICATED FOR PUBLIC USE HAS COMMENCED PURSUANT TO AN APPROVED PLAN OR PERMIT WITH SURETY APPROVED BY THE AGENT THEN THE TIME FOR RECORDATION OF THE PLAT SHALL BE EXTENDED TO SIX MONTHS AFTER FINAL APPROVAL OR TO A TIME LIMIT SPECIFIED IN THE SURETY AGREEMENT, WHICHEVER IS GREATER. APPROVAL AND/OR RECORDING OF THIS PLAT DOES NOT CONSTITUTE ASSURANCE THAT PUBLIC SEWER OR PUBLIC WATER SERVICE WILL BE AVAILABLE TO SERVE THE LAND DESCRIBED ON THIS PLAT AT ANY PARTICULAR TIME.

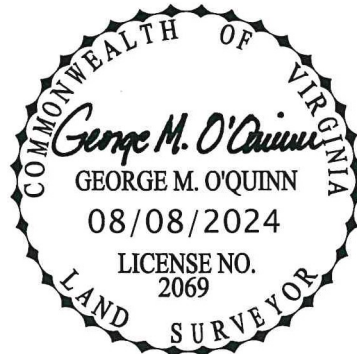
THIS PLAT APPROVAL SHALL BE DECLARED NULL AND VOID UNLESS RECORDED BY :

DATED THIS ____ DAY OF _____, 20__

NORTHUMBERLAND COUNTY SUBDIVISION AGENT

SURVEYOR'S CERTIFICATE:

I, GEORGE M. O'QUINN, A DULY AUTHORIZED LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED HEREON, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF THE PROPERTY NOW IN THE NAME OF MICHAEL R. AND BRITTANY T. NEWCOMB AS ACQUIRED IN INSTRUMENT # 202001328, BEING RECORDED AMONG THE LAND RECORDS OF NORTHUMBERLAND COUNTY, VIRGINIA; AND IS WITHIN THOSE BOUNDARIES. I FURTHER CERTIFY THAT IRON RODS SHOWN THUS HAVE BEEN SET AS INDICATED. GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF AUGUST, 2024.



DOMINION SURVEYORS®

ONSITE SEWAGE APPROVAL

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 (12V AC5-610-20-ET. SEQ.. THE REGULATIONS), AND LOCAL ORDINANCES.

THIS SUBDIVISION WAS SUBMITTED TO THE NORTHUMBERLAND COUNTY 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 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. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH REGULATIONS BY: DAVID R. MILES OSE LIC. #1940001111. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATION 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.

DAVID R. MILES LIC. #1940001111 DATE

VA DEPARTMENT OF HEALTH OFFICIAL DATE

SUBDIVISION PLAT

SHOWING
LOTS 1, 2, 3, AND 4
NEWCOMB PROPERTY
BEING A RESUBDIVISION OF
THE PROPERTY LOCATED AT
TAX MAP #10-((1))-012
(INST. NO. 202001328)

NORTHUMBERLAND COUNTY, VIRGINIA

LOTTSBURG DISTRICT

SCALE: AS NOTED AUGUST 08, 2024

DOMINION Surveyors
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