



**COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF HEALTH
THREE RIVERS HEALTH DISTRICT**

Lancaster County Health Department
P.O. Box 158
Lancaster, Virginia 22503
(804) 462-9919

**AOSE CERTIFICATION LETTER
SINGLE LOT**

February 12, 2009

Frederick F. Johnson/Northern Neck Seamless Gutter, Inc.
3381 Irvington Road
Lancaster, Virginia 22503

Re: Tax Map #: 27-223A
HDID #: 151-09-013

Dear Frederick F. Johnson,

This letter is issued in lieu of a sewage disposal construction permit in accordance with Sec. 32.1-163, et seq., and Sec. 32.1-164H of the *Code of Virginia*. The application for a certification letter was submitted 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 site for an individual onsite sewage system was certified as being in compliance with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances) by: **Gary D. Grabb, AOSE # 002, phone # 804.758.3511**. This letter is issued in reliance upon that certification.

The Board of Health hereby recognizes that the soil and site conditions acknowledged by this correspondence, and documented by additional records on file (including those by a private Authorized Onsite Soil Evaluator, Gary D. Grabb, AOSE # 002 phone # 804.758.3511) at the local health department, are suitable for the installation of an onsite sewage disposal system. This letter is valid until a permit for construction is issued and the system is installed, inspected and approved. **This letter is void if there is any substantial physical change in the soil or site conditions where the sewage disposal system is to be located.**

A permit to construct the sewage disposal system must be issued before construction of the system. If the property owner (current or future) applies for a construction permit within 18 months of the date of this letter, the application fee paid for this letter shall be applied to any state fees for a permit to construct a system. After 18 months, the applicant is responsible for paying all the state fees for a permit application.

This letter, and accompanying plat of survey showing the specific location of the sewage disposal system area and well area (if applicable), may be recorded in the land records by the clerk of the circuit court in the jurisdiction where all or part of the site or proposed site of the system is to be located. The site shown on the plat is specific and must not be disturbed or encroached upon by any construction. To do so voids this letter. Upon the sale or transfer of the land that is the subject of this letter, the letter shall be transferred with the title to the property.

Future owners are advised to review the plat for the location of the onsite sewage disposal area to make sure their building plans do not interfere with the area. If they have any questions regarding the location of the area, they should contact the AOSE or PE identified above *prior to* contacting the local health department for assistance.

The area certified by this letter, is suitable to accommodate a **four (4) bedroom** house using a system design of **600 gallons** per day. The property will be served by a public water supply as shown on the attached plat. This letter is an assurance that a sewage disposal system construction permit will be issued (provided there have been no substantial physical changes in the soil or site conditions where the system would be located); however, it is not a guarantee that a permit for a specific type of system will be issued. The design of the sewage system will be based on the site and soil conditions certified by this letter, structure size and location, water well location if any (*final determination to be made at time of permit issuance*), the regulations in effect at the time, and any off-site impacts that may have occurred since the date of the issuance of this letter. In some cases, engineered plans may be required prior to issuance of the construction permit. In accordance with Sec. 32.1-164.1:1 of the *Code of Virginia*, owners are advised to apply for a sewage disposal construction permit only when ready to begin construction.

This certification letter does certify that the above mentioned lots meet the requirement of local ordinances regarding sewage disposal systems.

Sincerely,



Robert Salg
Environmental Health Specialist, Sr.

Cc: Gary D. Grabb, AOSE

STATE OF VIRGINIA

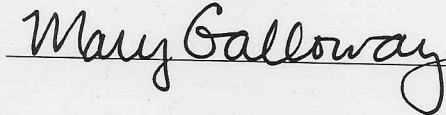
COUNTY OF LANCASTER, to-wit:

Subscribed and acknowledged before me this 17th day of February, 2009 for Robert Salg.

My Commission Expires August 31, 2012

My Commission expires: _____

Notary Public for the State of
Virginia at Large



Approved:

Boundary Line Adjustment Land of
 Ronald L. Mihille, Cheryl Mihille
 Town of Ironsides, White Stone District
 Lancaster County, Virginia

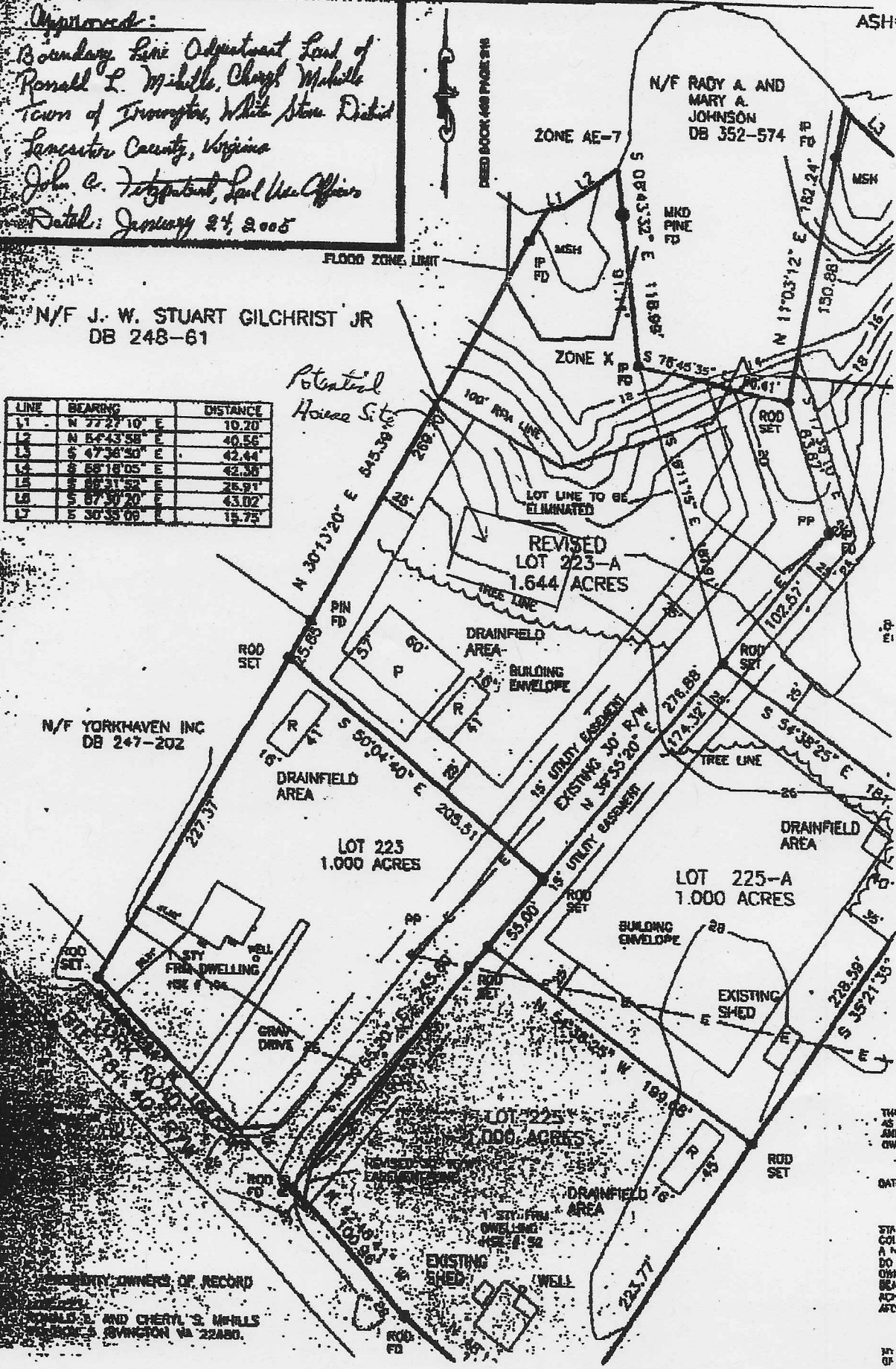
John C. Fitzpatrick, Land Use Officer

Detail: January 24, 2005

N/F J. W. STUART GILCHRIST JR
 DB 248-61

LINE	BEARING	DISTANCE
L1	N 77°27'10" E	10.70
L2	N 86°43'58" E	40.56
L3	S 47°38'30" E	42.44
L4	S 58°18'05" E	42.38
L5	S 88°31'52" E	26.91
L6	S 87°30'20" E	43.02
L7	E 30°35'09" E	15.75

Potential
 House Site



N/F YORKHAVEN INC
 DB 247-202

PROPERTY OWNERS OF RECORD

RONALD L. AND CHERYL S. MIHILLE
 1000 S. BRUNNEN VA 22800

ASH

DEED BOOK 448 PAGE 518

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AOSE Certification Letter

Single Lot

February 12, 2009

Frederick F. Johnson/Northern Neck Seamless Gutter, INC.
3381 Irvington Rd.
Lancaster, VA 22503

RE: Tax Map #: 27-223C
HDID#: 151-09-013

Certification letter revised 11/7/2025 to reflect correct tax map number. Dates shown reflect previously issued Certification letter.

Dear Frederick F. Johnson,

This **Certification Letter** is issued in lieu of a sewage disposal system construction permit in accordance with §32.1-163, et seq., of the Code of Virginia. The application for a certification letter was submitted 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. This site for an individual onsite sewage system was certified as being in compliance with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances) by: **Gary D. Grabb, AOSE #002, phone # 804.758.3511**. This letter is issued in reliance upon that certification.

The Board of Health hereby recognizes that the soil and site conditions acknowledged by this correspondence, and documented by additional records on file (including those by a private Authorized Onsite Soil Evaluator, Gary D. Grabb, AOSE #002 phone # 804.758.3511) at the local health department, are suitable for the installation of an onsite sewage disposal system. This letter is valid until a permit for construction is issued and the system is installed, inspected and approved. **This letter is void if there is any substantial physical change in the soil or site conditions where the sewage disposal system is to be located.**

A permit to construct the sewage disposal system must be issued before construction of the system. If the property owner (current or future) applies for a construction permit within 18 months of the date of this letter, the application fee paid for this letter shall be applied to any state fees for a permit to construct a sewage disposal system. After 18 months, the applicant is responsible for paying all state fees for a permit application.

This letter, and accompanying plat of survey showing the specific location of the sewage disposal system area and well area (if applicable), may be recorded in the land records by the clerk of the circuit court in the jurisdiction where all or part of the site or proposed site of the system is to be located. The site shown on the plat is specific and must not be disturbed or encroached upon by any construction. To do so voids this letter. Upon the sale or transfer of the land that is the subject of this letter, the letter shall be transferred with the title to the property.

Future owners are advised to review the plat for the location of the onsite sewage disposal area to make sure their building plans do not interfere with the area. If they have any questions regarding the location of the area, they should contact the local health department for assistance.

The area evaluated, and certified by this letter, is suitable to accommodate a **four (4) bedroom** house using a system design of **600 gallons** per day. The property will be served by a Private water supply as shown on the attached plat. Owners are further advised that when connection to a public water system is proposed and the public water system has reached its permitted capacity, a permit for construction may not be issued until such time that a connection is approved and available for use.

This letter is an assurance that a sewage disposal system construction permit will be issued (provided there have been no substantial physical changes in the soil or site conditions where the system would be located); however, it is not a guarantee that a permit for a specific type of system will be issued. The design of the sewage system will be determined at the time of application for a building permit and sewage system construction permit. The design will be based on the site and soil conditions certified by this letter, structure size and location, water well location (final determination to be made at time of permit issuance), the regulations in effect at the time, and any off-site impacts that may have occurred since the date of the issuance of this letter. In some cases, engineered plans may be required prior to issuance of the construction permit. In accordance with § 32.1-164.1:1 of the *Code of Virginia* owners are advised to apply for a sewage disposal construction permit only when ready to begin construction.

This certification letter approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me.

Issued by:

George Sanford, Environmental Health Specialist, Sr.

Cc. Gary D. Grabb, AOSE

STATE OF VIRGINIA, COUNTY/CITY OF Lancaster, to wit:

Subscribed and acknowledged before me by George Sanford on this ____ day of _____, 2025

NOTARY PUBLIC for the
Commonwealth of Virginia

Registration #: _____
STATE OF VIRGINIA AT LARGE

My Commission expires _____
Registration #: _____