

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CHESAPEAKE CORPORATION, A VIRGINIA CORPORATION TO STONEHOUSE INC., A VIRGINIA CORPORATION BY DEED DATED DECEMBER 22, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 420, PAGE 712.

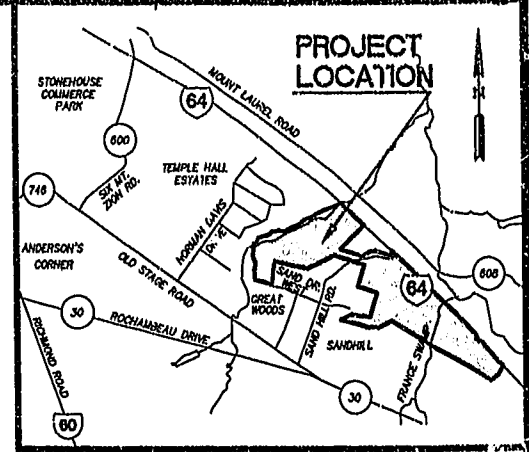
OWNER'S CERTIFICATE

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

David I. Clay 10-8-02
FOR STONEHOUSE, INC. DATE
David I. Clay
PRINTED NAME

GENERAL NOTES

- NOTES:
1. PROPERTY IS CURRENTLY ZONED A-1. (GENERAL AGRICULTURAL)
2. THIS PROPERTY IS ALL OF TAX MAP PARCEL (13-1) (1-19)
3. A.) ALL LOTS ARE TO BE SERVED BY PRIVATE SEWER SYSTEMS. PRIMARY AND RESERVE AREAS ARE AS SHOWN.
B.) ALL LOTS ARE TO BE SERVED BY AN EXISTING WATERLINE ALONG SAND HILL ROAD TERMINATING AT SUBJECT PROPERTY.
4. SETBACK REQUIREMENTS FOR LOTS OVER 3 ACRES:
FRONT: 75' MINIMUM
SIDE: 15' MINIMUM FOR EACH SIDE YARD
REAR: 35' MINIMUM
5. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. THIS PLAT MADE TO AGREE WITH RECORD PLATS AND FOUND GROUND EVIDENCE AS NEAR AS POSSIBLE.
7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
8. PROPERTY SHOWN HEREON LIES IN ZONE "X", (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0010B, DATED 2/6/91.
9. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
10. PROPERTY ADDRESS: #150 SAND HILL ROAD



VICINITY MAP (APPROX. SCALE 1"=2000')

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Pamela D. Callis
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 NAME THIS 8 DAY OF October, 2002. MY COMMISSION EXPIRES 8/31/06
Pamela D. Callis
SIGNATURE

REFERENCES

- 1. D.B. 420, PG. 712
2. INSTRUMENT NO. 990021274
3. INSTRUMENT NO. 000020399
4. INSTRUMENT NO. 980003350
5. INSTRUMENT NO. 980003351
6. INSTRUMENT NO. 980007181
7. INSTRUMENT NO. 990009806
8. P.B. 78, PG. 98
9. P.B. 69, PG. 25
10. D.B. 761, PG. 374
11. D.B. 156, PG. 580
12. D.B. 354, PG. 379
13. D.B. 119, PG. 677
14. STATE HIGHWAY: P.B. 3. PGS. 211, 212, 213 HIGHWAY PROJECT 0084-047-101, RW-202
15. P.B. 38, PG. 70
16. P.B. 39, PG. 37
17. P.B. 69, PG. 25
18. P.B. 17, PG. 22
19. P.B. 33, PG. 75
20. P.B. 32, PG. 45
21. P.B. 20, PG. 47
22. P.B. 50, PG. 14

AREA TABULATION

Table with 3 columns: AREA, SQUARE FEET, ACRES. Rows include AREA OF PARCEL 1 (1,473,757 S.F., 33.83 AC.±), AREA OF PARCEL 2 (282,298 S.F., 6.02 AC.±), AREA OF PARCEL 3 (REMAINDER) (2,097,325 S.F., 48.15 AC.±), AREA OF RIGHT OF WAY DEDICATION (16,877 S.F., 0.38 AC.±), and TOTAL AREA SUBDIVIDED (3,850,057 S.F., 88.38 AC.±).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

G. T. WILSON, JR., C.L.S. DATE 8/16/02

CERTIFICATE OF APPROVAL

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

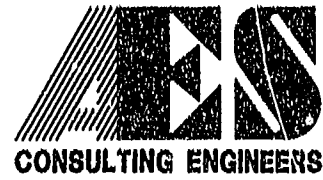
Virginia Department of Transportation DATE 10/16/2002

Virginia Department of Health DATE 08/31/2002

Subdivision Agent of James City County DATE 8/16/02

STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 15 DAY OF Nov, 2002, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:00AM
TESTE: Betsy B. Woolridge CLERK
PLAT BOOK 88, PAGE 43+44

JFS 09.10.02-10:32 9201BDRY.DWG



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
SHOWING PARCELS 1 AND 2
BEING A PORTION OF THE "TANKARD TRACT"
OWNED BY STONEHOUSE, INC.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

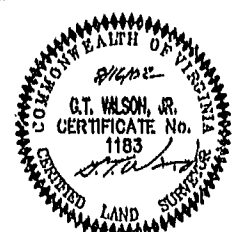


Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes entry for 9/20/02 REVISED PER COUNTY COMMENTS JFS.

Table with columns: Designated GTW, Drawn JFS, Scale 1"=200', Date 8/16/02, Project No. 9201, Drawing No. 1 OF 2.