



OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

STONEHOUSE DEVELOPMENT COMPANY, L.L.C.

BY: [Signature] DATE: 4/14/03
PRINTED NAME: JERRY L. MOORE TITLE: PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
COUNTY OF JAMES CITY

I, Brenda J. Beakfield, A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 14 DAY OF April, 2003.

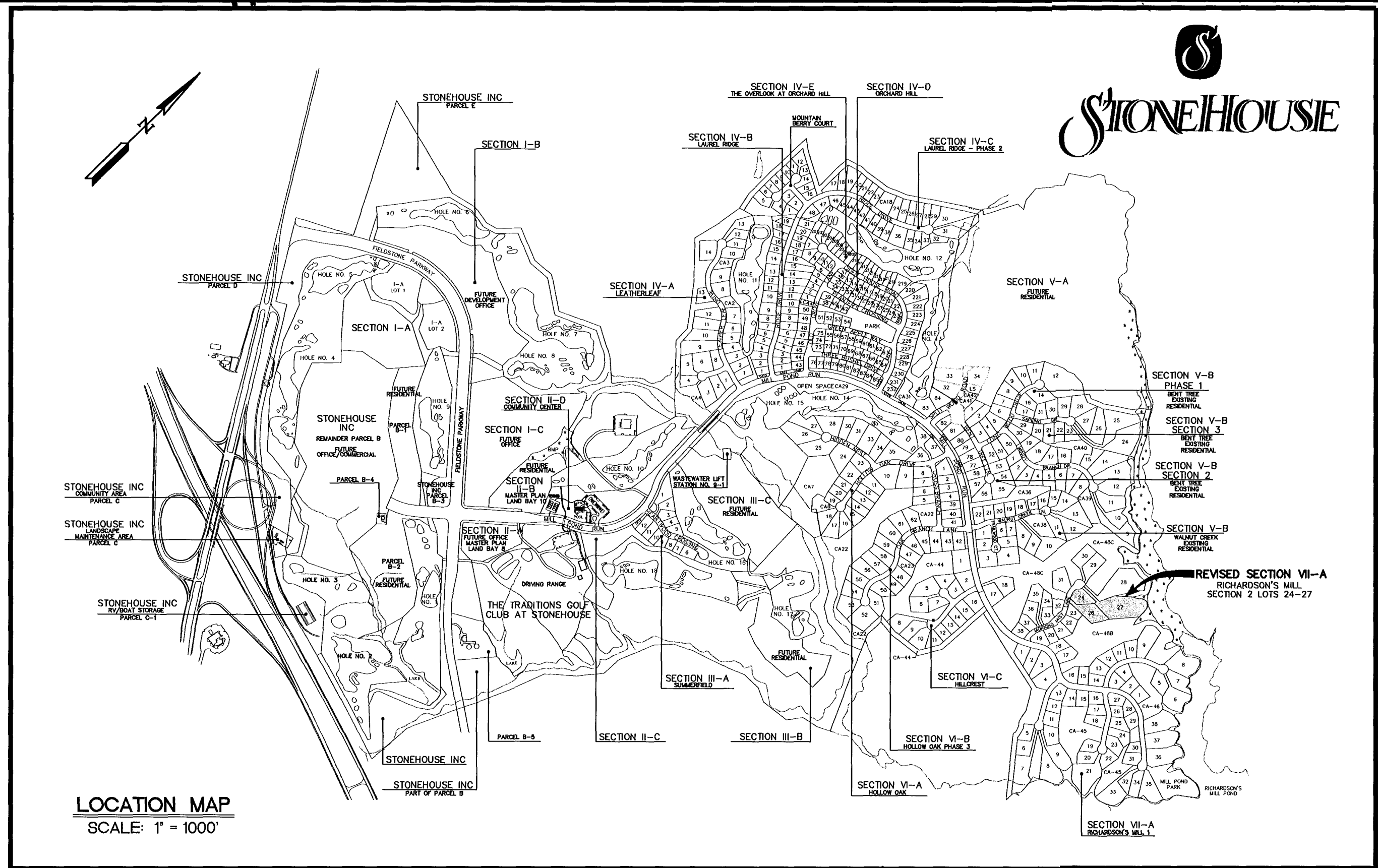
[Signature] SIGNATURE.

MY COMMISSION EXPIRES May 31, 2003

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO STONEHOUSE DEVELOPMENT COMPANY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY THE FOLLOWING DEED:

FROM STONEHOUSE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 27, 1999 AND RECORDED DECEMBER 29, 1999 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT NUMBER 99-0026872. (SEE PLAT BOOK 89, PAGE 29-33)



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.

DATE: 1/22/03 G. T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

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

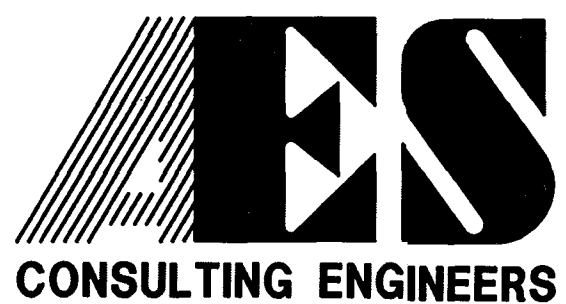
[Signature] DATE: 5/19/03
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

NOTES:

- 1. THIS PLAT WAS BASED UPON INFORMATION OF RECORD, INFORMATION PROVIDED BY THE OWNER.
2. THIS PROPERTY IS REFERENCED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) "NAD 83".
3. THIS PROPERTY IS ZONED PUD-R WITH PROFFERS.
4. THIS SUBDIVISION PLAT COMPLIES WITH THE PROFFERS APPLICABLE TO THE PROPERTY. RECORDED IN JAMES CITY COUNTY DEED BOOK 747, PAGE 476.
5. COMMON AREAS ARE DEFINED IN THE DECLARATION RECORDED IN DOCUMENT NO. 97-0015414, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY.
6. SETBACK REQUIREMENTS FOR THE "RICHARDSON'S MILL SECTION 2" SUBDIVISION ARE AS SHOWN ON THIS PLAT AND/OR SPECIFIED IN THE DESIGN CRITERIA STANDARDS AND GUIDELINES FOR STONEHOUSE, VIRGINIA AS PREPARED BY STONEHOUSE DEVELOPMENT COMPANY, L.L.C., PUBLISHED BY THE ENVIRONMENTAL REVIEW COMMITTEE.
7. UTILITY AND OTHER EASEMENTS ARE RESERVED PURSUANT TO THE DECLARATION RECORDED IN DOCUMENT NO. 97-0015414, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS THE SAME MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME.
8. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY.
9. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE ASSOCIATION AT STONEHOUSE, INC.
10. THE VIRGINIA DEPARTMENT OF TRANSPORTATION IS HELD HARMLESS FROM ALL RESPONSIBILITY OF STORM WATER MANAGEMENT FACILITIES.
11. ALL ROADS ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
12. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
13. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.

- 14. NATURAL OPEN SPACE EASEMENTS SHALL MEAN AND REFER TO THOSE EASEMENTS DEDICATED TO THE COUNTY IN ORDER TO IMPLEMENT THE CHESAPEAKE BAY PRESERVATION ACT AND REQUIRING THAT THE AREAS ENCUMBERED THEREBY BE GENERALLY LEFT AS "UNDISTURBED NATURAL OPEN SPACE". THESE EASEMENTS CAN BE ON PUBLIC LAND ("PUBLIC NATURAL OPEN SPACE") OR PRIVATE LAND ("PRIVATE NATURAL OPEN SPACE") ON A LOT. ANY USE RIGHTS WILL BE PROMULGATED BY THE DEVELOPER, OR THE ASSOCIATION, AND WILL BE CONSISTENT WITH THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ACT, AND THE DEED OF EASEMENT FOR NATURAL OPEN SPACE.
15. NATURAL OPEN SPACE EASEMENTS (UNDISTURBED NATURAL OPEN SPACE) SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 OF THE JAMES CITY COUNTY CODE.
17. EASEMENTS DENOTED AS "EXCLUSIVE JCSA UTILITY EASEMENT" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
18. ALL LOTS OF THIS SUBDIVISION LIE WITHIN FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), (AS SHOWN ON FEMA PANEL NUMBER 510201 B) WITH THE EXCEPTION OF LOTS 6, 7, 8, 27 AND 28. PORTIONS OF LOTS 6, 7, 8, 27 AND 28, IN PARTICULAR, THOSE AREAS IMMEDIATELY ADJACENT TO RICHARDSON'S MILL POND AND WARE CREEK LIE WITHIN FEMA FLOOD ZONE A (A SPECIAL HAZARD AREA INUNDATED BY 100-YEAR FLOOD). THIS ZONE IS OUTSIDE THE BUILDING AREA OF THE PARTICULAR LOTS AS IDENTIFIED ON THIS PLAT.
19. ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
20. LOTS REQUIRING A GRINDER PUMP FOR SANITARY SEWER SERVICE ARE DENOTED WITH THE FOLLOWING SYMBOL: (GP)
ALL LOTS REQUIRING A GRINDER PUMP SHALL HAVE A GRINDER PUMP WHICH IS CAPABLE TO PRODUCE A FLOW RATE OF 9 GALLONS PER MINUTE AT 138 FEET OF TOTAL DYNAMIC HEAD. SERVICE LINES FROM WATER METERS AND GRINDER PUMP CONNECTIONS SHALL BE PRIVATE AND ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS AND NOT JAMES CITY SERVICE AUTHORITY. FURTHERMORE, THE PRIVATE SANITARY SEWER FORCE MAIN SHALL BE EXCLUDED FROM COVERAGE UNDER ANY FUTURE GRINDER PUMP MAINTENANCE AGREEMENT THROUGH JAMES CITY SERVICE AUTHORITY.
21. CONTRACTOR TO PROVIDE INDIVIDUAL PLUMBING FROM EACH SERVICE CONNECTION TO THE CORRESPONDING LOT ACCESS POINT INDICATED BY THE PLANS. SERVICE LINES FROM WATER METER AND GRINDER PUMP CONNECTIONS SHALL BE PRIVATE AND ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS AND NOT JAMES CITY SERVICE AUTHORITY. THE PRIVATE SANITARY SEWER FORCE MAINS SHALL BE EXCLUDED FROM COVERAGE UNDER ANY FUTURE GRINDER PUMP MAINTENANCE AGREEMENT THROUGH JCSA.

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

PLAT SHOWING BOUNDARY LINE ADJUSTMENT & LOT LINE EXTINGUISHMENT BEING NEW LOTS 24, 26 & 27 SECTION VII-A "RICHARDSON'S MILL" SECTION 2 AT STONEHOUSE FOR STONEHOUSE DEVELOPMENT COMPANY, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes entry: 1 3/28/03 REVISED PER JCC COMMENT LETTER DATED 2/26/03 VMB

Table with columns: Designed VMB, Drawn AWT, Scale NONE, Date 1/22/03, Project No. 9028-13, Drawing No. 1 OF 2