

#030040517

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WOODLANDS FARM V, A VIRGINIA GENERAL PARTNERSHIP, TO ROBERT M. AND PATSY A. FULMER BY DEED DATED APRIL 3, 1991, RECORDED IN DEED BOOK 510, PAGE 300 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATE

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

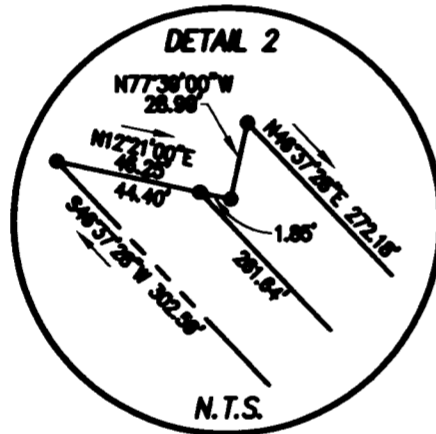
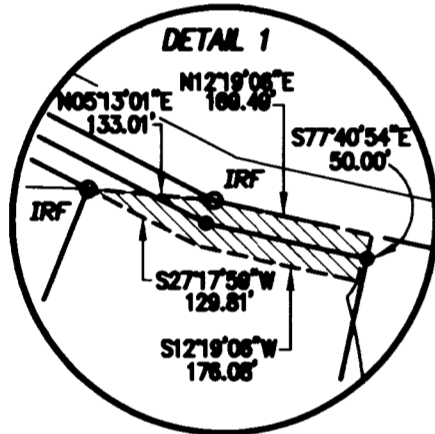
Robert M. Fulmer 11/17/03
 ROBERT M. FULMER DATE

Patsy A. Fulmer 11-17-03
 PATSY A. FULMER DATE

CERTIFICATE OF NOTARIZATION

STATE OF CALIFORNIA
 CITY/COUNTY OF Santa Barbara, Eileen T. Contreras
 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 11/17/03 DAY OF NOV 2003. MY COMMISSION EXPIRES 9/23/07

Eileen T. Contreras
 SIGNATURE



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.

Ronald W. Eads 9-10-03
 RONALD W. EADS, L.S. DATE

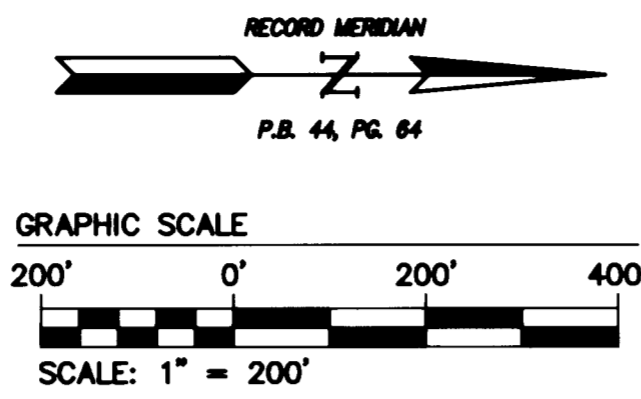
CERTIFICATE OF APPROVAL

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

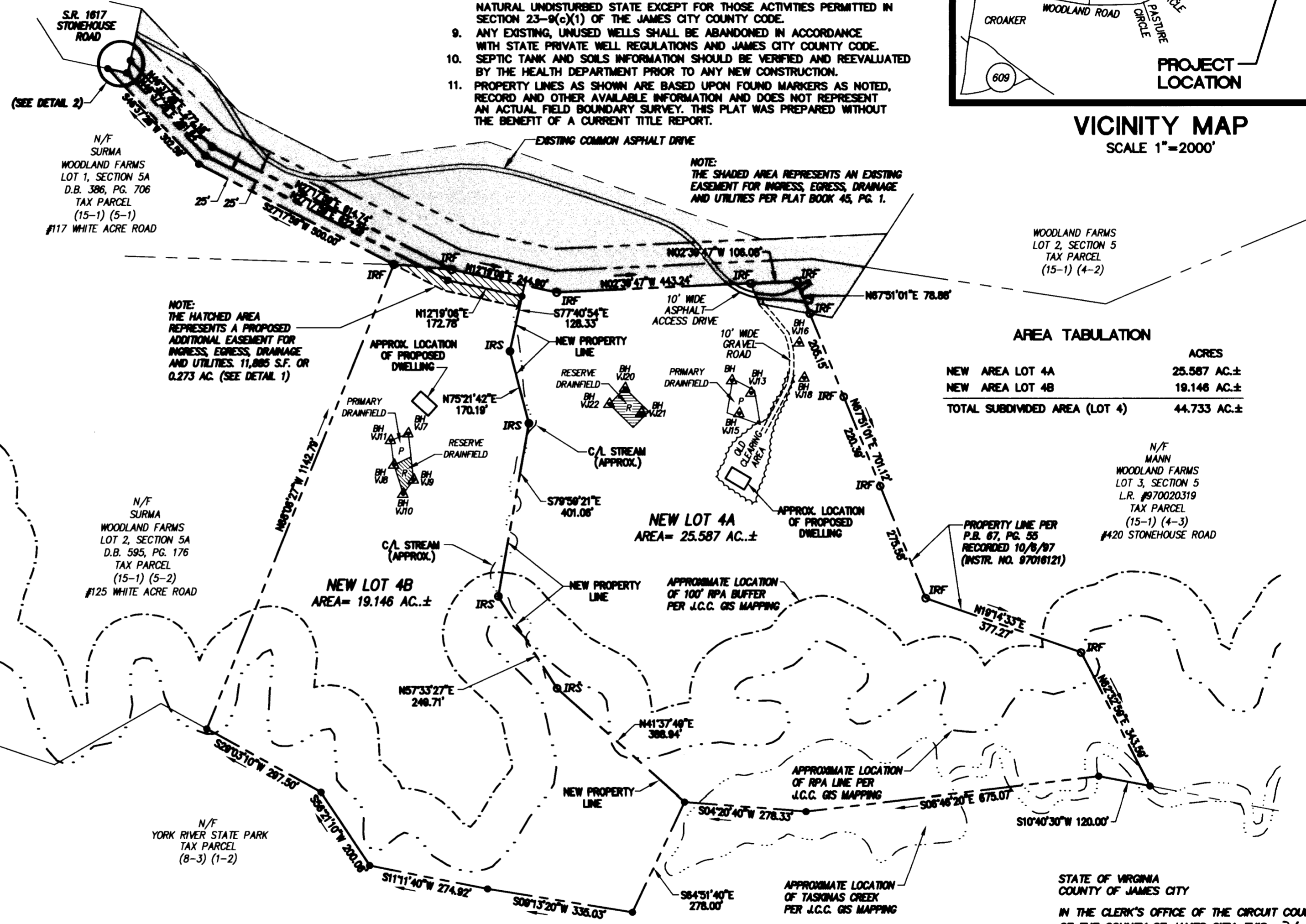
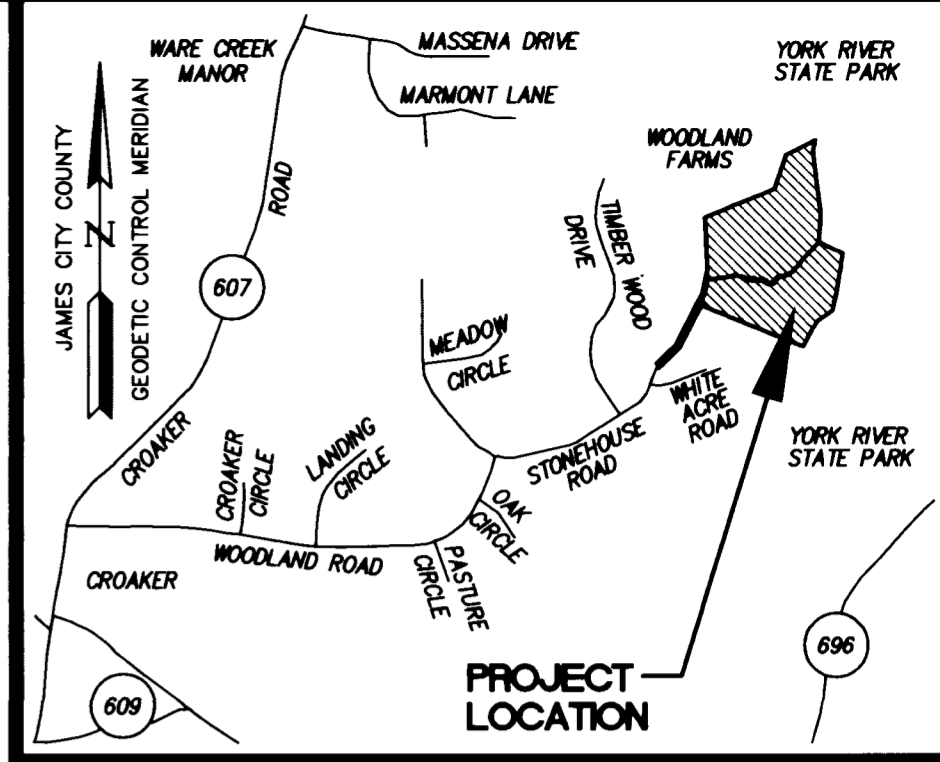
Archie Stands 11/25/03
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Zebbie Jordan 11-25-03
 VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 11/25/03
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



- NOTES:**
- PROPERTY IS CURRENTLY ZONED A-1, GENERAL AGRICULTURAL DISTRICT.
 - THE PROPERTY SHOWN IS ALL OF TAX MAP PARCEL (15-1)(4-4). STREET ADDRESS: 410 STONEHOUSE ROAD
 - ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
 - SETBACK REQUIREMENTS:
 FRONT: 50' MINIMUM
 SIDE: 15' MINIMUM
 REAR: 35' MINIMUM
 LOT WIDTH REQUIREMENTS:
 LOTS OF 5 ACRES OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 250'.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
 - NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
 - WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
 - ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 - SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 - PROPERTY LINES AS SHOWN ARE BASED UPON FOUND MARKERS AS NOTED, RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

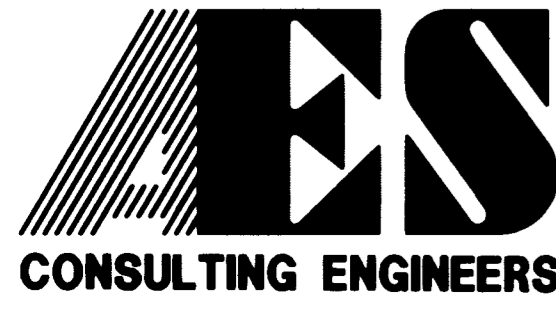


AREA TABULATION

	ACRES
NEW AREA LOT 4A	25.587 AC.±
NEW AREA LOT 4B	19.146 AC.±
TOTAL SUBDIVIDED AREA (LOT 4)	44.733 AC.±

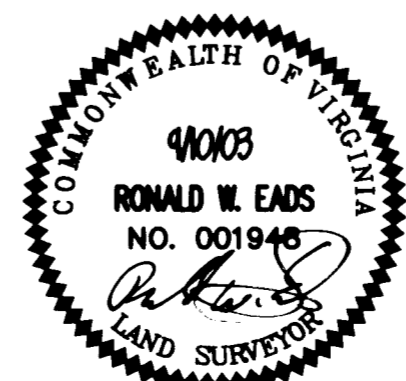
NOTE:
 THIS PROPERTY LIES MAINLY IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), HOWEVER THE REAR OF THE PROPERTY LIES IN ZONE AE (AREAS WITH BASE FLOOD ELEVATIONS DETERMINED TO BE 7.0') AND ALSO IN ZONE X, (AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) PER F.L.R.M. 510201-0010B, DATED 2/8/91.

STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 31 DAY OF December, 2003 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
 TESTE: *Betsy B. Woolridge*
 CLERK
 PLAT BOOK _____, PAGE _____



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

PLAT OF SUBDIVISION
 LOT 4, SECTION 5, WOODLAND FARMS
 BEING THE PROPERTY OF ROBERT M. AND PATSY A. FULMER
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
AES	JFS
Scale	Date
1"=200'	9/10/03
Project No.	
21356	
Drawing No.	
1 OF 1	

10.02.03-10:31 21356BLA.DWG