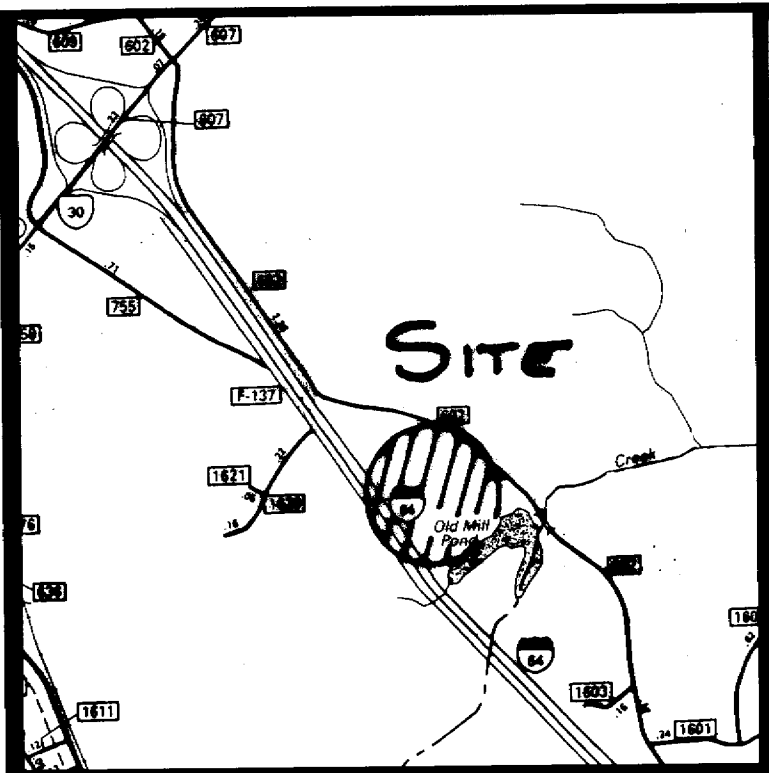


04005534



VICINITY MAP
SCALE: 1" = 1320'

GENERAL NOTES:

- PROPERTY IS ZONED A1, GENERAL AGRICULTURAL
TAX MAP#(24-2)(1-24), (24-2)(1-26A) & (24-2)(1-26)
- ADDRESS: #4951, 4953 & 5072 FENTON MILL ROAD
- THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 510201 0020 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE FEBRUARY 6, 1991.
- BUILDING SETBACKS
FRONT = 75' OR AS SHOWN (100' RPA)
SIDE = 15 OR AS SHOWN (100' RPA)
REAR = 35'

RPA AND 100' RPA BUFFER WAS ESTABLISHED FROM FIELD SURVEY AND JAMES CITY COUNTY MAPPING. THIS LIMIT WAS DISCUSSED AND VERIFIED WITH JAMES CITY COUNTY ENVIRONMENTAL DIVISION STAFF BY THE OWNER/DEVELOPER.

- NOTES:
- LOTS OF FIVE ACRES OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 250 FEET.
 - LOTS OF THREE ACRES OR MORE BUT LESS THAN FIVE ACRES SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 200 FEET.
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 - NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
 - EACH LOT IS TO BE SERVED BY PRIVATE WELL AND SEPTIC.
 - WETLANDS AND LAND WITHIN A RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.
 - THE RPA AREA MUST BE IDENTIFIED WITH SIGNS INDICATING WHERE THE RPA ACTUALLY IS LOCATED.
 - SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY CONSTRUCTION.

P.R. PROPOSED PRIMARY/RESERVE DRAINFIELD LOCATIONS

AREA TABLE:

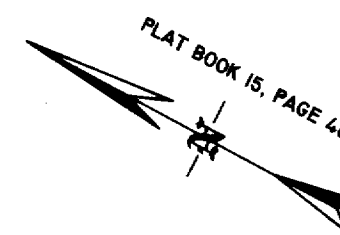
TM# (24-2)(1-26A)
FORMER AREA = 117,822.248 S.F. OR 2.705 ACRES
AREA FOR 50' R/W = 44,552.536 S.F. OR 1.023 ACRES
AREA TO NEW LOTS 1, 2 & 3 = 16,015.35 OR 0.367 AC.
NEW TOTAL AREA = 146,359.43 OR 3.36 AC.

TM# (24-2)(1-24)
FORMER AREA = 391,739.646 S.F. OR 8.993 ACRES
PARCEL A = 150,818.671 S.F. OR 3.465 ACRES
PARCEL B = 135,529.303 S.F. OR 3.111 ACRES
AREA FOR 75' R/W TO NEW LOTS 1, 2 & 3 = 60,839 S.F. OR 1.397 ACRES
AREA FOR 50' R/W TO TM# (24-2)(1-26A) = 44,552 S.F. OR 1.023 ACRES

TM# (24-2)(1-26)
FORMER AREA (COMPUTED FROM RECORD) = 33.85 ACRES +/-
LOT 1 R/W FROM (24-2)(1-24) = 20,126.444 S.F. OR 0.462 ACRES
LOT 1 R/W FROM (24-2)(1-26A) = 762.170 S.F. OR 0.017 ACRES
LOT 1 FROM (24-2)(1-26) = 109,791.384 S.F. OR 2.52 ACRES

LOT 2 R/W FROM (24-2)(1-24) = 20,279.585 S.F. OR 0.466 ACRES
LOT 2 R/W FROM (24-2)(1-26A) = 2,169.136 S.F. OR 0.050 ACRES
LOT 2 FROM (24-2)(1-26) = 119,202.678 S.F. OR 2.737 ACRES

LOT 3 R/W FROM (24-2)(1-24) = 20,433.208 S.F. OR 0.469 ACRES
LOT 3 R/W FROM (24-2)(1-26A) = 13,084.044 S.F. OR 0.30 ACRES
LOT 3 FROM (24-2)(1-26) = 382,432.834 S.F. OR 8.779 ACRES



SUBDIVISION & BOUNDARY
LINE ADJUSTMENT

OF PROPERTY STANDING IN THE NAME OF
DONALD L. HAZELWOOD, INC
BEING

TAX MAP# (24-2)(1-24),
(24-2)(1-26A) & (24-2)(1-26)

LOCATED: STONEHOUSE DISTRICT,
JAMES CITY COUNTY, VIRGINIA
DATE: SEPTEMBER 9, 2002 SCALE: 1" = 150'
REVISED DATE: JULY 15, 2003

MITCHELL-WILSON ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
720 MAIN STREET, SUITE 112
P.O. BOX 1269
WEST POINT, VIRGINIA 23181
(804) 843-9744

SHEET 1 OF 2



OWNERS CERTIFICATE

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

7-25-03 *Donald L. Hazelwood, Inc.*
DATE DONALD L. HAZELWOOD, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY-COUNTY OF KING WILLIAM
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 CITY-COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 25th DAY OF July, 2003. MY COMMISSION EXPIRES 12/31/05
Carol M. Mitchell
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GAYLE ELIZABETH HICKS TO DONALD L. HAZELWOOD, INC., BY DEED DATED JANUARY 9, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT# 020002139.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GRAHAM SCOTT FERGUSON, NANCY TAYLOR TOPPING WALL, FAYE F. COPE, DEBORAH H. O'CONNOR, HOLLY F. GOODE AND ELSIE M. HOLLEY TO DONALD L. HAZELWOOD, INC., BY DEED DATED OCTOBER 23, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT# 020027996.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SARAH H. ARMISTEAD, EXECUTRIX OF THE ESTATE OF ROBERT T. ARMISTEAD TO DONALD L. HAZELWOOD, INC., BY DEED DATED JUNE 9, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT# 030017185.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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 PLATING OF SUBDIVISION WITHIN THE COUNTY.

7-15-03 *James E. Mitchell*
DATE JAMES E. MITCHELL, LAND SURVEYOR

CERTIFICATE OF APPROVAL

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

7/25/03 *Virginia Department of Transportation*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
7/28/03 *William Wilson*
DATE VIRGINIA DEPARTMENT OF HEALTH
7/17/04 *William Wilson*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

LINE TABLE

L1	N64°41'26"E	9.05'
L2	N50°09'43"E	17.06'
L3	N51°29'45"W	22.39'
L4	N37°10'22"W	11.08'
L5	N37°10'22"W	57.52'
L6	S33°50'10"E	17.84'
L7	N82°31'37"E	33.94'
L8	S39°11'27"E	8.36'
L9	S64°41'26"W	4.52'
L10	N30°09'43"E	45.43'
L11	N51°29'45"W	40.85'
L12	N37°10'22"W	22.16'
L13	N37°10'22"W	28.76'

CURVE DATA:

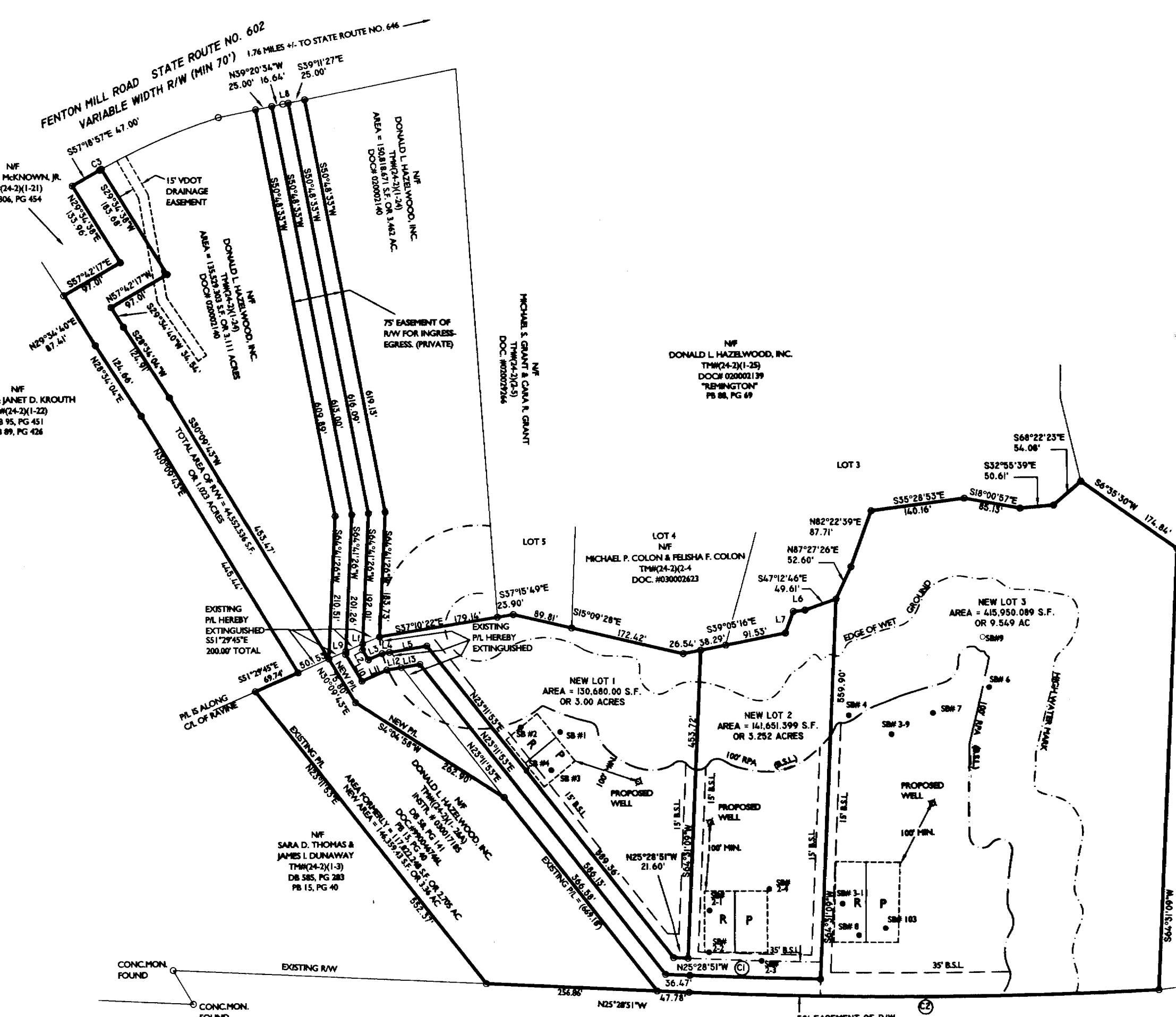
C1
DELTA = 1°30'40"
RADIUS = 7484.44'
LENGTH = 196.86'
TAN = 98.44'
CHORD = 196.85'
CB = N26°14'11"W

C2

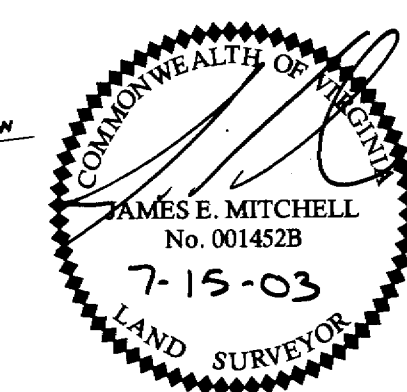
DELTA = 5°23'55"
RADIUS = 7489.44'
LENGTH = 705.67'
TAN = 353.10'
CHORD = 705.41'
CB = N28°10'48"W

C3

DELTA = 0°11'22"
RADIUS = 929.93'
LENGTH = 3.07'
TAN = 1.54'
CHORD = 3.07'
CB = S57°13'17"E



OLD MILL POND
NF
DONALD L. HAZELWOOD, INC.
TM# (24-2)(1-28)
DB 116, PG 492
FB 10, PG 32
DOC# 020027996
AREA FORMERLY = 33.85 AC +/-
NEW AREA = 19.82 AC +/-
(IN JAMES CITY COUNTY)



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
18 February 2004
at 11:59 AM/PM PG _____
DOCUMENT # 04005534
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk