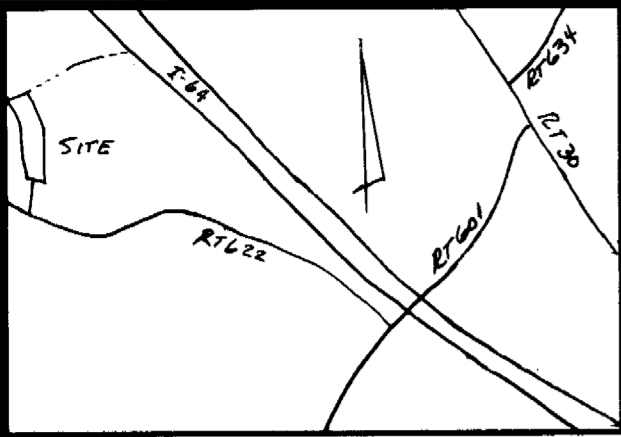


#040012463



VICINITY MAP  
SCALE: 1" = 2000'

- NOTES:**
1. PROPERTY OWNER: RICARDO J. STEINER.  
170 RACEFIELD DRIVE  
TOANO, VIRGINIA
  2. PROPERTY IS ZONED A-1
  3. SEWERAGE DISPOSAL: INDIVIDUAL SEPTIC & DRAINFIELD.
  4. WATER SUPPLY: INDIVIDUAL WELL.
  5. PROPERTY REFERENCES: DB.229, PC.488, PB.37, PC.95
  6. THIS PROPERTY LIES IN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #610201-00058, 2/6/91.
  7. BUILDING SETBACKS:  
FRONT 50' OR AS NOTED  
REAR 35' MAIN STRUCTURE  
REAR 5' ACCESSORY STRUCTURE  
SIDE 15' MAIN STRUCTURE  
SIDE 5' ACCESSORY STRUCTURE

**OWNER'S CERTIFICATE:**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RACEFIELD SECTION C LOT C-3 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

4-12-2004  
DATE

Ricardo J. Steiner  
SIGNATURE  
RICARDO J. STEINER  
NAME PRINTED

**CERTIFICATE OF NOTARIZATION:**  
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY (Melina Brown), A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 12 DAY OF April, 2004.

Melina Brown  
SIGNATURE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
10 May 2004  
at 3:04 AM/PM, PB. PG.  
DOCUMENT # 040012463  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

MY COMMISSION EXPIRES May 31, 2007

**CERTIFICATE OF APPROVAL:**

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

04/12/04  
DATE  
Ag Hardy  
VIRGINIA DEPARTMENT OF TRANSPORTATION

April 12, 2004  
DATE  
Theresa D. Dalton  
VIRGINIA DEPARTMENT OF HEALTH

5/5/04  
DATE  
[Signature]  
SUBDIVISION AGENT OF JAMES CITY COUNTY

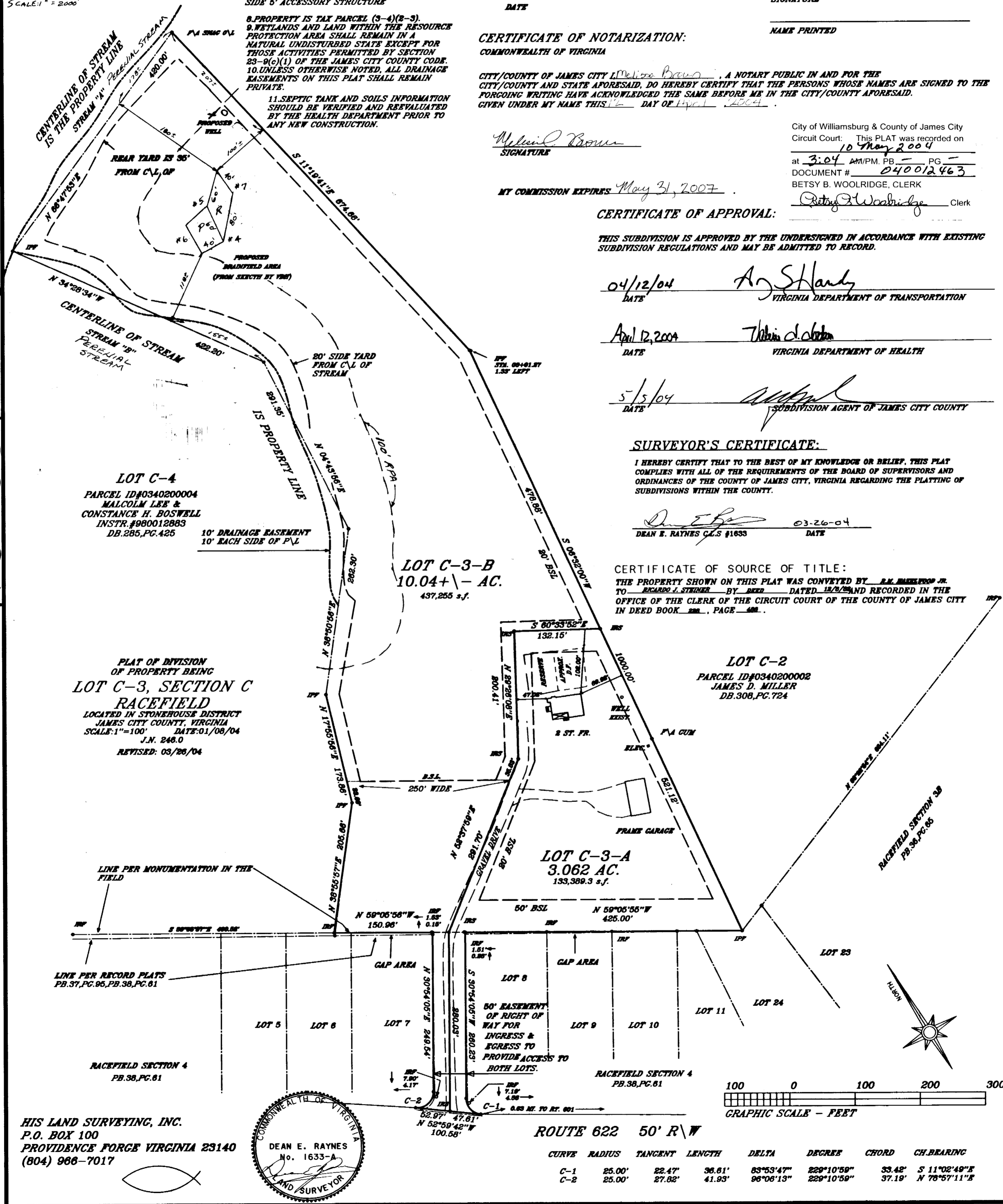
**SURVEYOR'S CERTIFICATE:**

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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

[Signature] 03-26-04  
DEAN E. RAYNES C.L.S. #1633 DATE

**CERTIFICATE OF SOURCE OF TITLE:**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R.M. HARRIS JR. TO RICARDO J. STEINER BY DEED DATED 12/2/99 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 288, PAGE 488.



LOT C-4  
PARCEL ID#0340200004  
MALCOLM LEE &  
CONSTANCE H. BOSWELL  
INSTR. #980012883  
DB.285, PC.425  
10' DRAINAGE EASEMENT  
10' EACH SIDE OF P.V.L.

LOT C-3-B  
10.04+- AC.  
437,255 s.f.

LOT C-2  
PARCEL ID#0340200002  
JAMES D. MILLER  
DB.308, PC.724

LOT C-3-A  
3.062 AC.  
133,389.3 s.f.

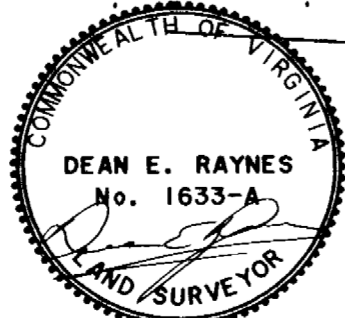
PLAT OF DIVISION  
OF PROPERTY BEING  
LOT C-3, SECTION C  
RACEFIELD  
LOCATED IN STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=100' DATE: 01/08/04  
J.N. 246.0  
REVISED: 03/26/04

LINE PER MONUMENTATION IN THE FIELD

LINE PER RECORD PLATS  
PB.37, PC.95, PB.38, PC.61

RACEFIELD SECTION 4  
PB.38, PC.61

HIS LAND SURVEYING, INC.  
P.O. BOX 100  
PROVIDENCE FORGE VIRGINIA 23140  
(804) 986-7017



ROUTE 622 50' R/W

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREES	CHORD	CH. BEARING
C-1	25.00'	22.47'	36.61'	83°53'47"	229°10'58"	33.42'	S 11°02'49"E
C-2	25.00'	27.82'	41.93'	96°06'13"	229°10'58"	37.19'	N 78°57'11"E

