

#050001407

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FENWICK HILLS SECTION 2, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

1/28/04 DATE, Charles G. Woodson NAME

CERTIFICATE OF APPROVAL

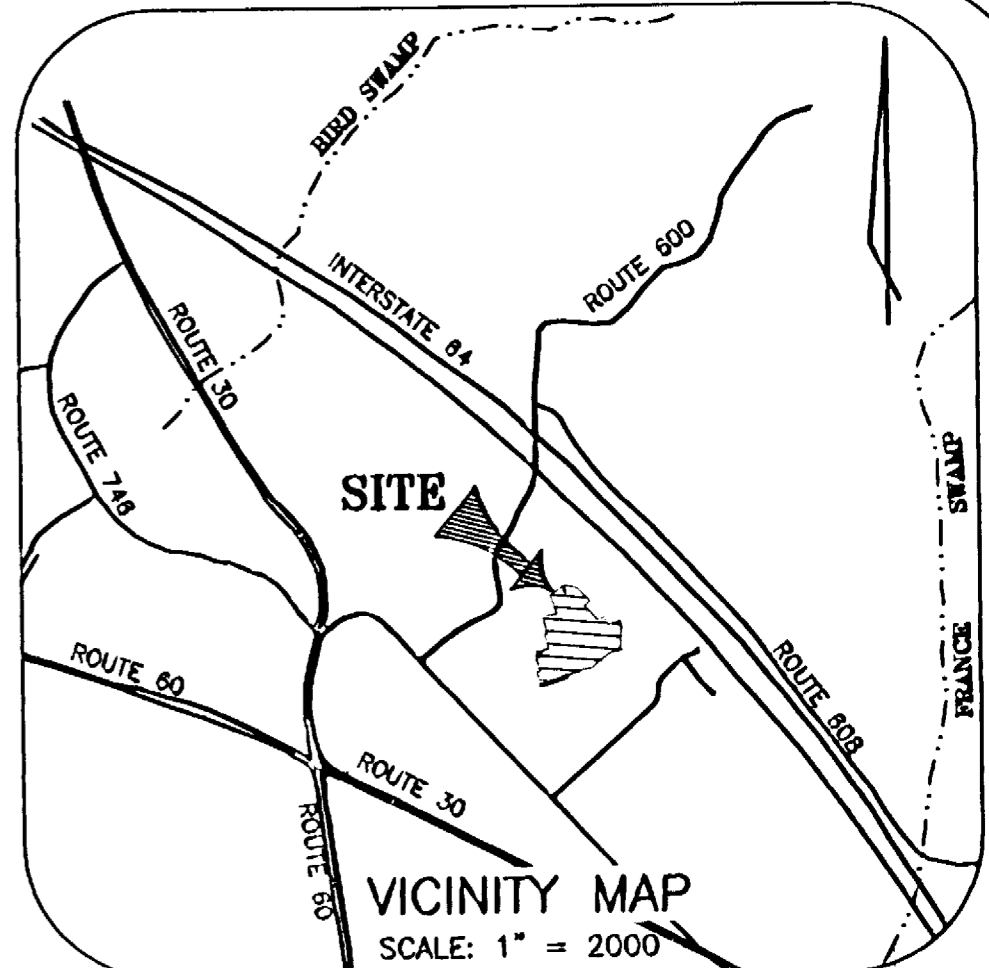
THE SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

01/29/04 DATE, Virginia Department of Transportation, 1/19/05 DATE, SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF: Newport News, Brinda K Hall, 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 23rd DAY OF January, 2004.

Brinda K Hall, NOTARY PUBLIC, MY COMMISSION EXPIRES: 4-30-2006



PLAT

SHOWING LOTS 76-85, 147-158, 160-170, & 175-181

SECTION TWO

"FENWICK HILLS"

LOCATED IN THE STONEHOUSE DISTRICT OF

JAMES CITY COUNTY,

VIRGINIA

JANUARY 9, 2004

City of Williamsburg & County of James City, Circuit Court: This PLAT was recorded on 26 January 2004 at 11:59 AM/PM. PG. DOCUMENT # 050001407 BETSY B. WOOLRIDGE, CLERK

GENERAL NOTES

- 1. THE LAND DELINEATED HEREON IS LOCATED ON COUNTY TAX MAP NO. 12-2, AS PARCEL NO. 1-4
2. THIS AREA LIES OUTSIDE THE 100 YEAR FLOOD PLAIN PER FEMA MAP #510201-0001A DATED SEPTEMBER 24, 1982
3. PROPERTY REFERENCES: INSTR. #000012580 AND INSTR. #000012581
4. OWNER: FENWICK HILLS, L.L.C. c/o ABBITT MANAGEMENT, INC. 734 THIMBLE SHOALS BLVD. NEWPORT NEWS, VIRGINIA 23606
5. NUMBER OF LOTS - 40 TOTAL LOT AREA - 10.0817 ACRES AREA IN R/W - 2.8756 ACRES TOTAL AREA SECTION 2 - 12.9573 ACRES
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
7. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE COUNTY SUBDIVISION ORDINANCE.
8. THE COORDINATE VALUES SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE REFERENCED TO THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK. THEY WERE ESTABLISHED USING GPS EQUIPMENT AND THE FOLLOWING COUNTY CONTROL MONUMENTS: STATION NO. 302 (N-3872750.778, E-11980141.903) STATION NO. 303 (N-3870041.228, E-11975845.441) STATION NO. 340 (N-3680587.542, E-11970044.785)
9. ALL LOTS SHOWN HEREON SHALL BE SERVED WITH PUBLIC WATER AND SEWER.
10. PROPERTY IS ZONED R-2 PER REZONING CASE NO. S-23-97.
11. ALL ROADS ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
12. VDOT SHALL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FOR ANY DAMAGES.
13. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
14. ALL CENTERLINES OF JCSA EASEMENTS ARE LOCATED ON THE UTILITY CORRESPONDING TO THE CONSTRUCTION PLANS.
15. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELLS REGULATIONS AND JAMES CITY COUNTY CODE.
16. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY COUNTY SERVICE AUTHORITY AND 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.

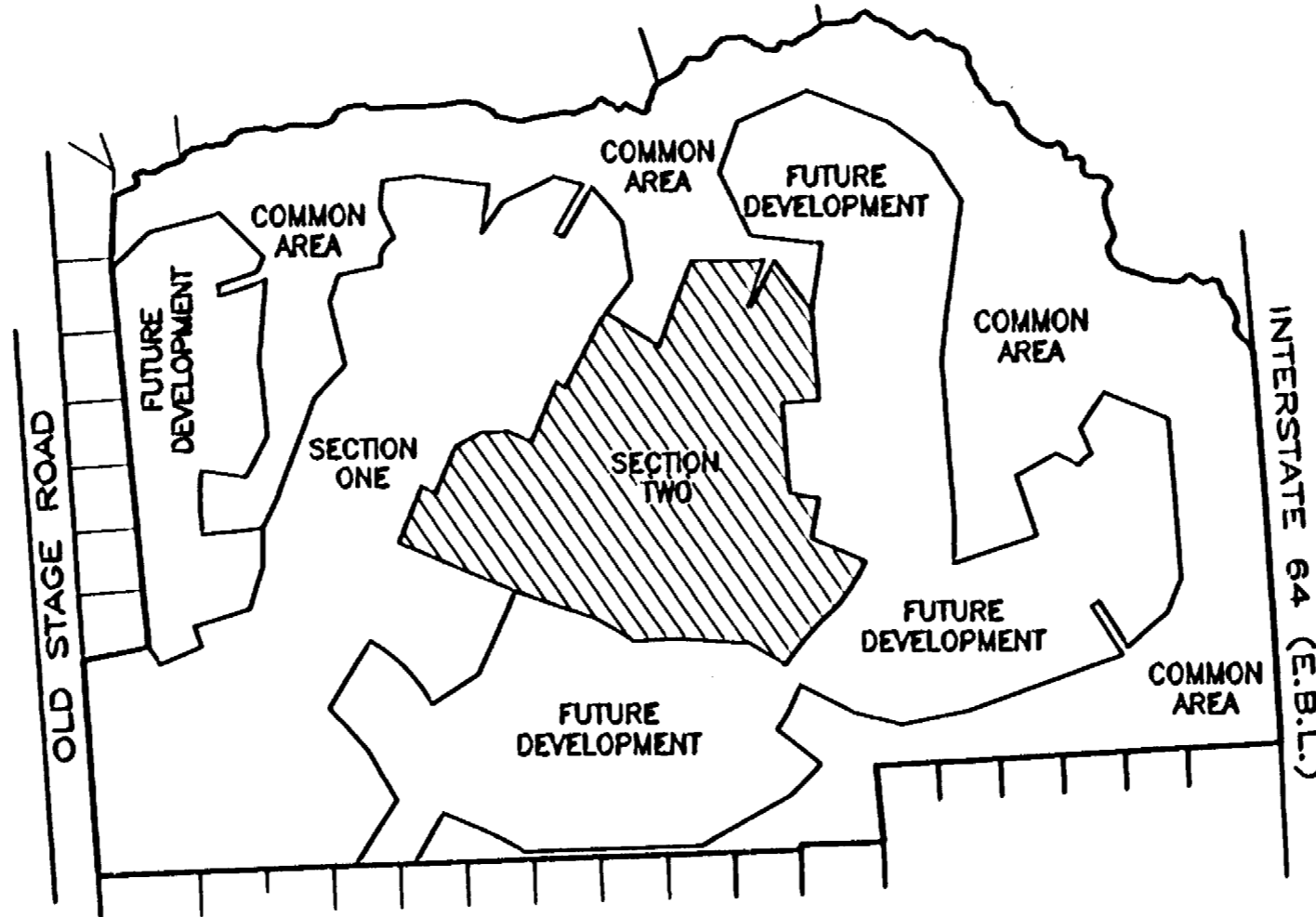
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R.M. HAZELWOOD, JR. TO FENWICK HILLS, L.L.C. BY DEED DATED JUNE 9, 2000 AND RECORDED JUNE 28, 2000 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #000012580.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIED 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.

1-9-2004 DATE, SURVEYOR, GORDON L. JONES No.001774 LAND SURVEYOR



LOCATION MAP

NOT TO SCALE

