

**VICINITY MAP**  
SCALE: 1"=2000'

SUBDIVISION PLAT  
OF  
**THE RETREAT**  
PHASE TWO  
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
SCALE = NTS AUGUST 1, 2005

**NOTES**

- 1) NORTH MERIDIAN BASED ON PLAT RECORDED IN PLAT BOOK 74, PAGE 44.
- 2) THIS SUBDIVISION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
- 3) TOTAL AREA ENCOMPASSED BY THIS SUBDIVISION = 129.519 AC.
- 4) THIS PROPERTY IS CURRENTLY ZONED A-1.
- 5) UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
- 6) LOTS TO BE SERVED BY PRIVATE SEPTIC SYSTEMS AND PUBLIC WATER.
- 7) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 8) ALL UTILITIES TO BE PLACED UNDERGROUND.
- 9) WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- 10) EXCEPTION TO THE LENGTH OF THE EXISTING CUL-DE-SAC WAS GRANTED BY LETTER OF WAIVER DATED OCTOBER 29, 1997 (CASE NO. 65-97).
- 11) NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN THE NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERRED ON THE DEED OF EASEMENT.
- 12) EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" 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 THE EASEMENT, FROM ANY CAUSE.
- 13) THIS SUBDIVISION IS BASED ON APPROVED PHASE II CONSTRUCTION PLANS S-100-98 WHISPERING WOODS PHASE II.
- 14) ALL MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 15) STREET SIGNS SHALL BE IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 16) PARCEL IDENTIFICATION NUMBER (PIN): 0340100013. TAX PARCEL NUMBER: MAP 3-4 PARCEL 13
- 17) THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. DEFINED SPECIAL FLOOD HAZARD ZONE. (ZONE "X"), COMM.# 510201 0005 B 2/6/91.
- 18) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

**OWNERS CERTIFICATE**

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF THE RETREAT, PHASE TWO IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES FOR LHIW-3, LLC A VIRGINIA LIMITED LIABILITY COMPANY.

FOR LHIW-3, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

Michael S. Cook DATE 8/2/05  
MICHAEL S. COOK

THE SYLVIA COOK QTIP TRUST (LENDER)

Michael S. Cook DATE 8/2/05  
MICHAEL S. COOK (TRUSTEE)

**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 JAMES CITY COUNTY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Lynn D. Evans DATE 8/1/05  
LYNN D. EVANS

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DELMARVA PROPERTIES INC. A VIRGINIA CORPORATION TO LHIW-3, LLC A VIRGINIA LIMITED LIABILITY COMPANY BY INSTRUMENT NO. 970015579 DATED SEPTEMBER 15, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, JAMES CITY COUNTY, VIRGINIA.

**CERTIFICATE OF NOTARIZATION**

STATE OF ~~VIRGINIA~~ **MARYLAND**  
PRINCE GEORGE'S COUNTY, TO WIT:

I, **MICHELLE A. HENDERSON** A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 2<sup>ND</sup> DAY OF AUGUST 2005.

NOTARY PUBLIC: Michelle A. Henderson

MY COMMISSION EXPIRES: JULY 1, 2007.

**CERTIFICATE OF APPROVAL**

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

Lynn D. Evans DATE 8/1/05  
SUBDIVISION AGENT OF JAMES CITY COUNTY, VA

D. E. H. SURV. DATE 8-18-05  
VIRGINIA DEPARTMENT OF HEALTH

Bruce A. Williams DATE 8/12/05  
VIRGINIA DEPARTMENT OF TRANSPORTATION

**CERTIFICATE OF NOTARIZATION**

STATE OF ~~VIRGINIA~~ **MARYLAND**  
PRINCE GEORGE'S COUNTY, TO WIT:

1 Large/Small Plat(s) Recorded  
herewith as # 050022635

I, **MICHELLE A. HENDERSON** A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 2<sup>ND</sup> DAY OF AUGUST 2005.

NOTARY PUBLIC: Michelle A. Henderson

MY COMMISSION EXPIRES: JULY 1, 2007.

STATE OF VIRGINIA,  
JAMES CITY COUNTY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VA. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

**BETSY B. WOOLRIDGE, CLERK**

TESTE Betsy B. Woolridge DATE 22 September 2005  
# 050022635  
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
22 September 2005  
at 11:13 AM/PM, PB \_\_\_\_\_ PG \_\_\_\_\_  
DOCUMENT # 050022635  
BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

**LEGEND:**

- IPF ⊙ - DENOTES IRON PIPE FOUND
- IRS ● - DENOTES IRON ROD SET
- IRF ○ - DENOTES IRON ROD FOUND
- CMF □ - CONCRETE MONUMENT FOUND

**AREA TABLE**

ZONE	A1, GENERAL AGRICULTURAL DISTRICT
SEWER	SEPTIC
WATER	PUBLIC
NUMBER OF LOTS	22
MINIMUM AREA OF LOTS	3.00 AC.
AREA IN RIGHT-OF-WAY	174,169 S.F. OR 3.998 AC.
DISTURBED AREA	5.9 AC.
AREA SUBDIVIDED	3,333,389 S.F.± OR 76.524 AC. ±
AREA OF WETLANDS	376,334 S.F.± OR 8.639 AC.±
AREA OF WETLANDS DISTURBED	1,269 S.F.± OR 0.029 AC.±

**ZONING REQUIREMENTS**

SETBACK (JCC ZONING ORDINANCE SEC. 24-215) - 75 FEET MINIMUM

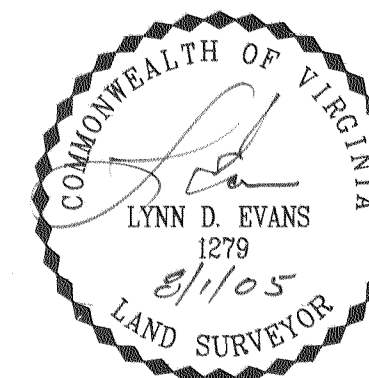
MINIMUM LOT WIDTH AND FRONTAGE (JCC ZONING ORDINANCE SEC. 24-216)  
MINIMUM LOT WIDTH AT THE SETBACK LINE = 200 FEET  
MINIMUM LOT FRONTAGE ABUTTING A PUBLIC RIGHT-OF-WAY = 25 FEET

YARD REGULATIONS (JCC ZONING ORDINANCE SEC. 24-217)  
SIDE: EACH MAIN STRUCTURE - 15 FEET MINIMUM  
ACCESSORY STRUCTURES (1-STORY) - FIVE FEET MINIMUM  
ACCESSORY STRUCTURES (EXCEEDING 1-STORY) - 15 FEET MINIMUM

REAR: EACH MAIN STRUCTURE - 35 FEET MINIMUM  
ACCESSORY STRUCTURES (1-STORY) - FIVE FEET MINIMUM  
ACCESSORY STRUCTURES (EXCEEDING 1-STORY) - 15 FEET MINIMUM

SPECIAL PROVISIONS FOR CORNER LOTS (JCC ZONING ORDINANCE SEC. 24-219)

- (A) FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.
- (B) NO STRUCTURES SHALL BE LOCATED CLOSER THAN 50 FEET TO THE SIDE STREET.
- (C) EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150 FEET OR MORE.



Rickmond Engineering, Inc.

ENGINEERING	SURVEYING	LAND PLANNING
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www.rickmond.com		

CHECKED BY: LDE	DRAWN BY: DWD	SCALE: NTS	DATE: 08/01/05
			JOB NO. 04153