

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MCFARLIN PARK, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO NOL, L.L.C. BY DEED DATED SEPTEMBER 12, 2011 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 110019146.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE COTTAGES AT STONE HAVEN, PHASE II, LOTS 1-11 AND 28-37 AND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Scott A. Wise, Manager
 NOL, L.L.C. 2/29/15 DATE
 Scott A. Wise
 PRINTED NAME

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City
 I, Elisabeth Bays Barr NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 24th DAY OF February 2015
Elisabeth Bays Barr
 NOTARY PUBLIC SIGNATURE
 MY COMMISSION EXPIRES: 7/31/2015
 NOTARY REGISTRATION NUMBER: 7123871

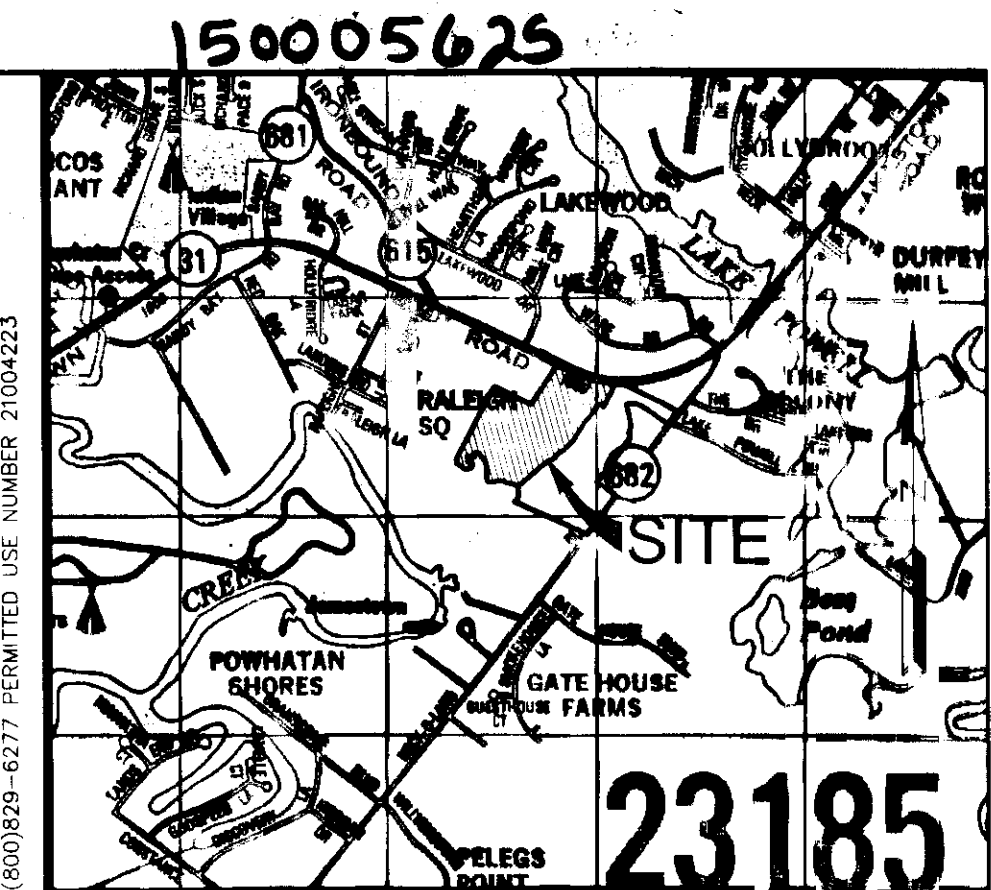
**AREA TABULATION
 THE COTTAGES AT STONEHAVEN, PHASE II
 LOTS 1-11, AND 28-37 (21 LOTS)**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	287,533 S.F.±	6.600 AC.±
AREA OF PUBLIC RIGHT-OF-WAY	48,682 S.F.±	1.118 AC.±
AREA OF COMMON AREA #2C	649,667 S.F.±	14.914 AC.±
AREA OF COMMON AREA #3	1,294 S.F.±	0.030 AC.±
TOTAL AREA PHASE II	987,176 S.F.±	22.662 AC.±
TOTAL LOTS	21	
AVERAGE LOT SIZE	13,692 S.F.±	0.314 AC.±
SMALLEST LOT (LOTS 29)	10,416 S.F.±	0.239 AC.±
LARGEST LOT (LOT 1)	17,656 S.F.±	0.405 AC.±
GROSS LOTS PER ACRE IN PHASE II	0.93	
UNDISTURBED NATURAL OPEN SPACE EASEMENT #1	244,399 S.F.±	5.611 AC.±
UNDISTURBED NATURAL OPEN SPACE EASEMENT #2	39,652 S.F.±	0.910 AC.±
UNDISTURBED NATURAL OPEN SPACE EASEMENT #3	13,185 S.F.±	0.303 AC.±
UNDISTURBED NATURAL OPEN SPACE EASEMENT #4	310,713 S.F.±	7.133 AC.±

NOTE:
 SEE SHEETS 4 FOR DESCRIPTION OF UNDISTURBED NATURAL OPEN SPACE EASEMENTS.

NOTES:

- PROPERTY IS ZONED R-2, (GENERAL RESIDENTIAL).
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED.
- ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE AND HEREBY DEDICATED TO THE COTTAGES AT STONE HAVEN HOMEOWNER'S ASSOCIATION.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- LOTS 1-11 AND 28-37, PHASE II LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER F.I.R.M. #51095C, PANEL 185 C, FOR COMMUNITY #510201, DATED SEPTEMBER 28, 2007. 2007 AND 2014 FLOOD HAZARD AREAS ARE AS SHOWN ON PLAT (SHEET 2 OF 4).
- ALL ROADS SHALL BE PUBLIC RIGHT-OF-WAYS AND SHALL BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AFTER ACCEPTANCE INTO THE STATE-MAINTAINED ROAD SYSTEM.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THEREFORE, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORDED PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- THIS PLAT IS BASED ON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- WETLAND AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- THE DRC GRANTED APPROVAL TO EXCEPTIONS TO SECTIONS 19-43 AND 19-45 ON MARCH 26, 2008.
- THE ADDRESS FOR THE PARCEL IS 201 NECK-O-LAND ROAD.
- THIS PROPERTY IS A PORTION OF TAX PARCEL ID 4741400002.
- BUILDING SETBACKS PER ORDINANCE FOR R2-ZONING:
 FRONT - 25'
 REAR - 35'
 SIDE - 10'
- ALL COMMON AREAS SHALL BE DEDICATED TO THE COTTAGES AT STONE HAVEN HOMEOWNER'S ASSOCIATION.
- ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.



VICINITY MAP SCALE 1"=2000'

REFERENCES:
 INSTRUMENT #090018209
 (JCC CASE #S-0032-2013)
 INSTRUMENT #140010816

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.
Thomas C. Sublett 11/11/14
 THOMAS C. SUBLETT, L.S. #001886 DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Christy A. Barr 3/30/15
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

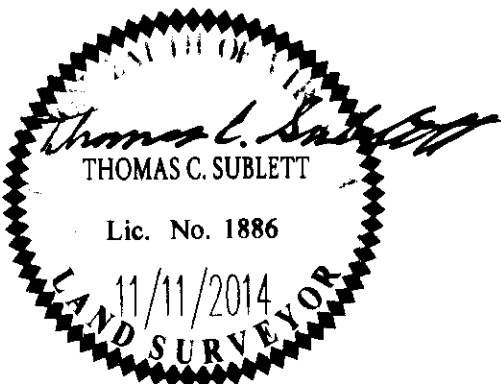
VDOT APPROVAL

Charles Collett 1/28/15
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 31st DAY OF March, 2015, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:57 AM INSTRUMENT # 150005625
 TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK

4 Large/Small Plat(s) Recorded
 herewith as # 150005625

Rev	Date	Description	Revised By
1	11/11/14	REVISED PER COUNTY COMMENTS DATED SEPTEMBER 11, 2014	RMS



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PLAT OF SUBDIVISION
 PHASE II, LOTS 1-11, AND 28-37
THE COTTAGES AT STONE HAVEN
 OWNER/DEVELOPER: NOL, L.L.C.
 JCC CASE NO. S-0045-2014
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS
 Project Number: 6700.02
 Scale: NA Date: 08/26/14
 Sheet Number:
1 of 4