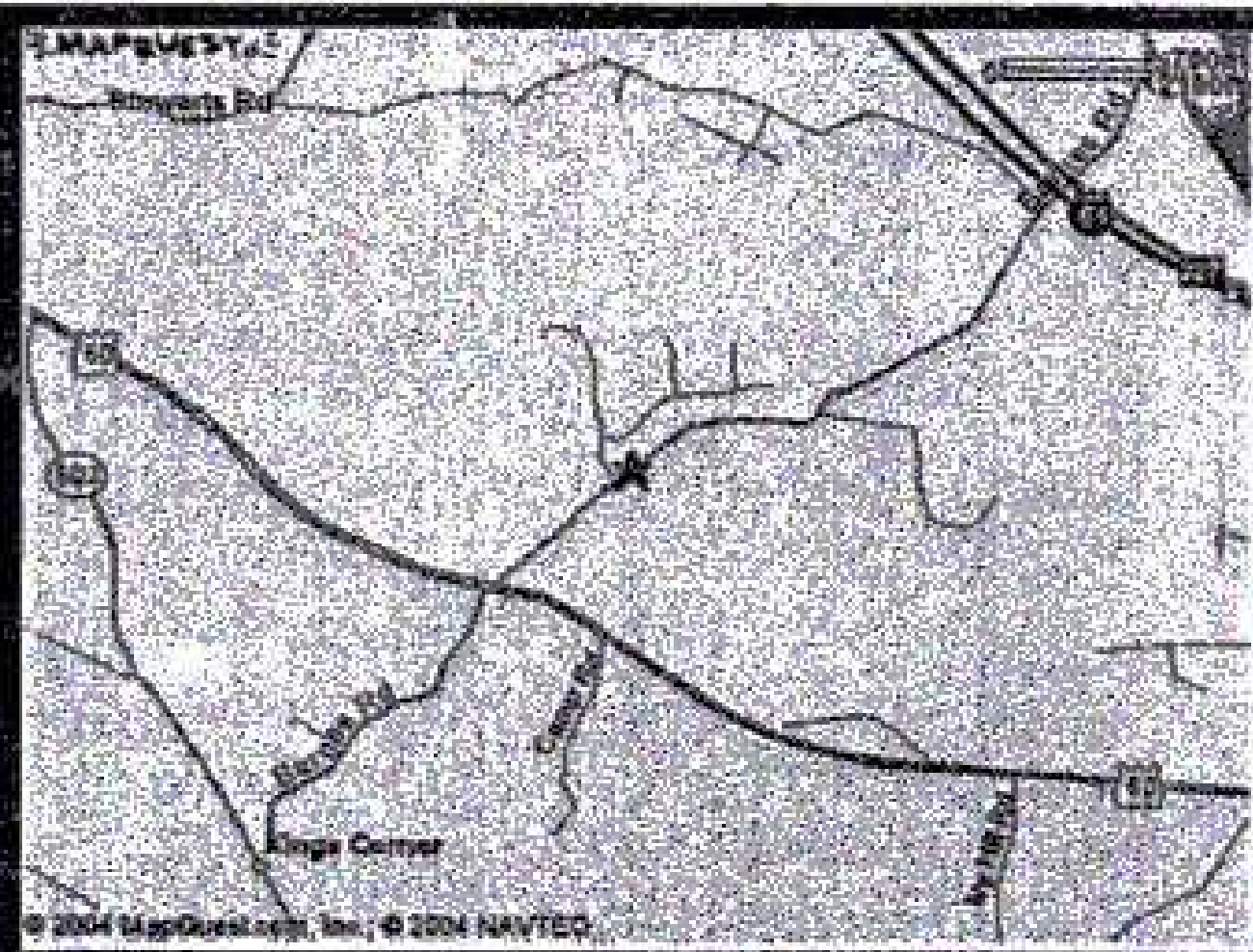




VICINITY MAP
(SCALE: 1"=2000')

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS DIVISION OF LOT 1A AND 1B, SUNNY MANE CREST, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

6/6/05 *[Signature]*
DATE RICHARD VOSSEL
6/6/05 *[Signature]*
DATE LAURA VOSSEL
6/6/05 *[Signature]*
DATE MICHAEL GROSS
6/6/05 *[Signature]*
DATE MELINA GROSS

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY, I, Joyce L. Ricks 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 HAND THIS 6th DAY OF JUNE, 2005
MY COMMISSION EXPIRES December 31, 2008.

[Signature]
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RAYMOND D. EVELAND, JR.
AND MARION I. EVELAND, HUSBAND AND WIFE, TO RICHARD VOSSEL AND LAURA VOSSEL,
HUSBAND AND WIFE, AND MICHAEL GROSS AND MELINA GROSS, HUSBAND AND WIFE,
BY DEED DATED 12/21/04, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT
COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, IN INSTRUMENT # 040031988.

ENGINEERS OR 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 SUBDIVISIONS WITHIN THE COUNTY.

12/22/04 *[Signature]*
DATE NANCY L. HERMAN-THOMPSON L.S.#2254

CERTIFICATE OF APPROVAL

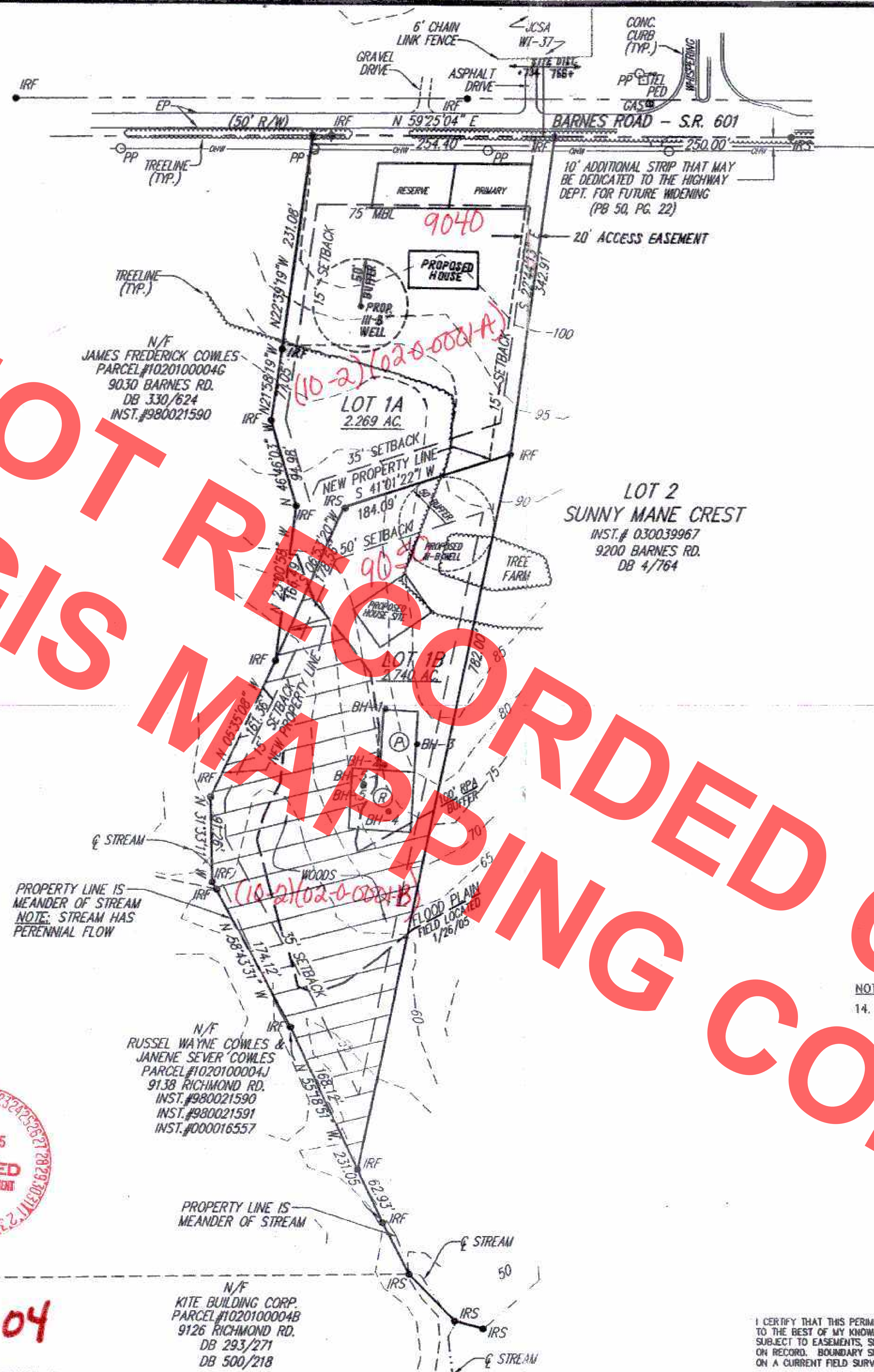
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH
EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

6/14/05 *[Signature]*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
6/20/05 *[Signature]* EHS
DATE VIRGINIA DEPARTMENT OF HEALTH
6/22/05 *[Signature]*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
JAMES CITY THE _____ DAY OF _____ 20____
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS IN PLAT BOOK _____ PAGE _____
TESTE _____
BY _____, CLERK

S-105-04



NOTES:

- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PARCEL ID: 1020200001
- ZONING DISTRICT: A-1.
- RECORDED REFERENCES:
 - DEED BOOK 21, PAGE 314
 - DEED BOOK 236, PAGE 154
 - DEED BOOK 236, PAGE 157
 - DEED BOOK 309, PAGE 624
 - DEED BOOK 330, PAGE 624
 - DEED BOOK 500, PAGE 218
 - INST. #030039967, AND #040031988
 - LR# 970012095
 - LR# 980021590
 - LR# 980021591
 - LR# 000016557
 - PLAT BOOK 50, PAGE 22
- OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
- BUILDING SETBACK: FRONT=75'; REAR=35'; SIDE=15'.
- ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- LOT AREAS:
 - LOT 1A 2.269± AC./98,837± S.F.
 - LOT 1B 2.740± AC./119,367± S.F.
 - TOTAL ACREAGE= 5.01± AC./218,204± S.F.
- NFIP FLOOD ZONE X. SEE F.I.R.M. #510201-0005-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
- STREET ADDRESS - 9040 BARNES ROAD.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- CONTOUR LINES ARE SCALED FROM TOPOGRAPHY PROVIDED BY THE JAMES CITY COUNTY GIS DEPT., AND ARE APPROXIMATE.

NOTES CONT:

- SUP-26-04 APPROVED ON DECEMBER 14, 2004 TO PERMIT A FAMILY SUBDIVISION OF LESS THAN THREE ACRES IN ACCORDANCE WITH SECTION 24-214(d) AND SECTION 19-17 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

LEGEND:

- BH = BORE HOLE
- IRF = IRON REBAR FOUND
- IRS = IRON REBAR SET
- PB = PLAT BOOK
- DB = DEED BOOK
- T.M. = TAX MAP
- AC. = ACRES
- S.F. = SQUARE FEET
- PP = POWER POLE
- EX. = EXISTING
- R/W = RIGHT-OF-WAY
- MBL = MINIMUM BUILDING SETBACK LINE
- OHW = OVERHEAD WIRE
- TYP. = TYPICAL
- ⊙ = PRIMARY DRAINFIELD
- ⊗ = RESERVE DRAINFIELD
- BH = BOREHOLE

FINAL ADDRESS (ES)

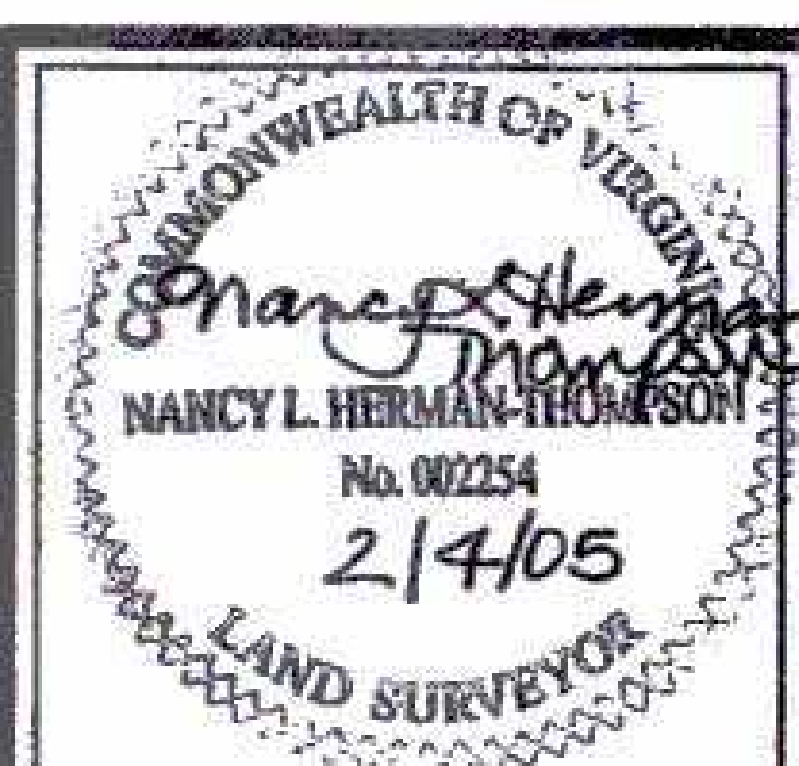
RECEIVED *[Signature]*
CODED *[Signature]*



COMMISSION NUMBER	2050600
SHEET NUMBER	1
SCALE	1"=100'
FIELD	RK/RR
DRAWN	SLS
CHECKED	NLHT
DATE	10/11/04

SUBDIVISION PLAT
LOT 1A AND LOT 1B,
SUNNY MANE CREST
FOR
MELINA AND MICHAEL GROSS
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

NO.	DATE	DESCRIPTION
1	12/3/04	NOTE 8; SIGHT DISTANCE; 100' RPA BUFFER; VIC MAP;
2	12/22/04	NOTE 5; OWNER'S CERTIFICATE, SOURCE OF TITLE
3	2/4/05	FLOOD PLAIN LOCATION; 100' RPA REVISION
4	6/13/05	REVISED LOCATION OF HOUSE, WELL & DRIVEWAY ON LOT 1A



DJG *Committed to Excellence*
ENGINEERS • ARCHITECTS • SURVEYORS
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NORFOLK - VIRGINIA BEACH AREA (757)874-5015