

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

TITLE TO THE LAND SHOWN HEREON IS VESTED IN CHESAPEAKE CORPORATION BY D.B. 150 Pg. 227.

BY: W. H. Davis
VICE PRESIDENT, WOOD PRODUCTS
STATE OF VIRGINIA, County of KING WILLIAM

I, JANE B. VOSNICK, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29th DAY OF JUNE, 1984

MY COMMISSION EXPIRES 2-5-88

Jane B. Vosnick
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 10th DAY OF July, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Nelene S. Ward, Clerk
By: Dawn R. Martin, Deputy, CLERK
PLAT BOOK 59, PAGE 66

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS

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

6-28-84 J. N. Hall
DATE HIGHWAY ENGINEER

27 June 84 Carol A. Hays
DATE HEALTH OFFICER

July 2, 1984 Walter J. Scaviggs
DATE AGENT OF GOVERNING BODY

ENGINEER'S & SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, 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 HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 23rd DAY OF May, 1984

BY: Paul C. Small
PAUL C. SMALL, P.E., C.L.S.

AREA TABULATION

AREA SUBDIVIDED 183,856 SF± 4.2208 AC±
AREA OF 25' R/W DEDICATION 14,614 SF± 0.3355 AC±
TOTAL AREA 198,470 SF± 4.5562 AC±

NUMBER OF LOTS 2
AVERAGE LOT SIZE 91,928 SF± 2.1104 AC±
LOT YIELD/GROSS ACRE 0.44 LOTS/GROSS ACRE

BUILDING RESTRICTIONS

PROPERTY IS ZONED A-1, GENERAL AGRICULTURAL
MINIMUM LOT SIZE (WITH DRAINFIELD AND WELL SITE) - 20,000 SF±

MINIMUM SETBACK LINE REQUIREMENTS ARE AS FOLLOWS:

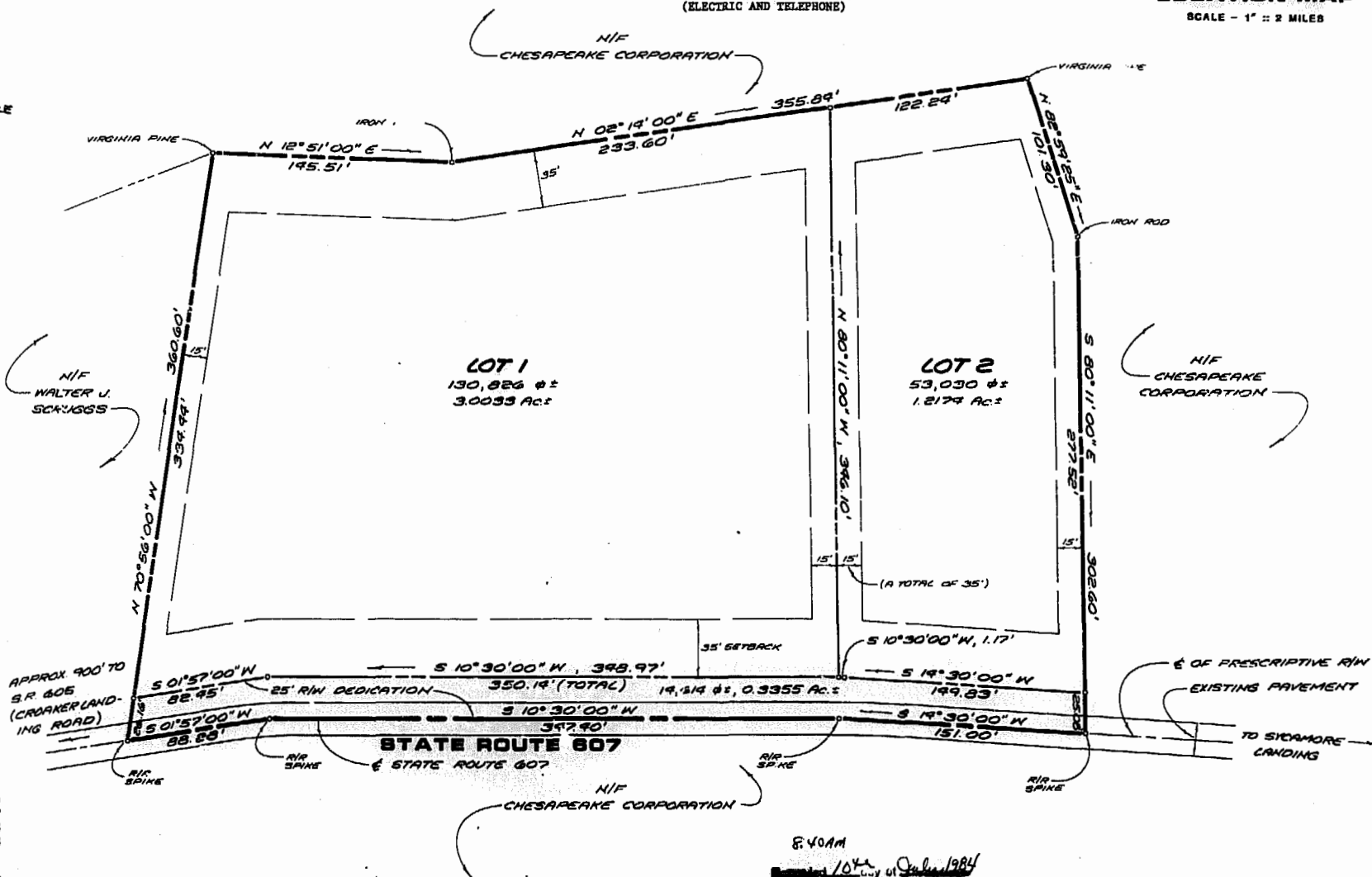
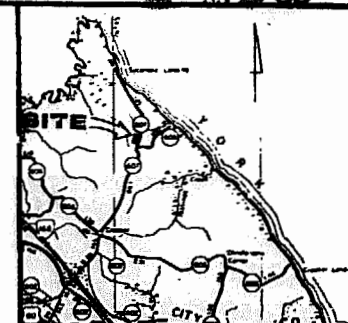
FRONT - 35'
SIDES - 15' MINIMUM (A TOTAL OF 35')
REAR - 35'
UNLESS OTHERWISE NOTED

MINIMUM FRONTAGE REQUIREMENTS ARE AS FOLLOWS:

LOTS LESS THAN 1 ACRE - 100' AT SETBACK
LOTS GREATER THAN 1 ACRE - 150' AT SETBACK

ALL LOTS SHALL HAVE INDIVIDUAL CLASS IIB GROUTED - DEEP WELLS AND SEPTIC TANK/DRAINFIELD SYSTEMS

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND (ELECTRIC AND TELEPHONE)



8:40 AM
Reviewed 10th day of July 1984
in
P.C. No. 27, page 83
Nelene S. Ward
By: Dawn R. Martin, Deputy Clerk

REFERENCE: DB 26/19
DB 150/229



AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-253-0040
Architecture, Engineering, Surveying, Planning

PLAT OF
STONEHOUSE
IVYDALE SECTION ONE
OWNER/DEVELOPER: CHESAPEAKE CORPORATION
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



| No. | DATE | REVISION / COMMENT / NOTE | BY |
|-----|------|---------------------------|----|
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|----------------------------|-----------------|
| Designed JHB | Drawn BKL |
| Scale 1" = 80' | Date 8/17/84 |
| Project No. 5894 | |
| Drawing No. PLAT | |