(634) 78 112 50 NOTES : OWNER'S CERTIFICATE TOMER THIS PLAT WAS BASED ON INFORMATION OF RECORD, INFORMATION PROVIDED BY THE OWNER AND INFORMATION PURSUANT TO AN ACTUAL SURVEY. THIS PROPERTY IS REFERENCED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM "NAD 83". THE SUBDIVISION OF LAND AS SHOWN ON THIS PLA IS WITH THE FREE CCNSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S). PROPRIETOR(S) AND OR TRUSTEE(S). 3. THIS PROPERTY IS ZONED PUD-R WITH PROFFERS. 3. THIS PROPERTY IS ZONED PUD-R WITH PROFFERS. 4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. 5. THIS BOUNDARY LINE ADJUSTMENT PLAT COMPLIES WITH THE PROFFERS APPLICABLE TO THE PROPERTY. RECORDED IN JAMES CITY COUNTY D.B. 747, PG. 476. 6. COMMON AREAS ARE MORE' PARTICULARLY DEFINED IN THE DECLARATION RECORDED IN DOCUMENT NO. 97-0015414, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY. 7. SETBACK REQUIREMENTS FCR LEATHERLEAF SUBDIVISION ARE SPECIFIED IN THE DESIGN CRITERIA STANDARDS AND GUIDELINES FOR LEATHERLEAF. SUBDIVISION ARE SPECIFIED IN THE DESIGN CRITERIA STANDARDS AND GUIDELINES FOR LEATHERLEAF SUBDIVISION ARE SPECIFIED IN THE DESIGN CRITERIA STANDARDS AND GUIDELINES FOR LEATHERLEAF. SUBDIVISION ARE SPECIFIED IN THE DESIGN CRITERIA STANDARDS AND GUIDELINES FOR FLORENCE, VIRCINIA AS PREPARED BY STONEHOUSE LIMITED LIABILITY COMPANY, PUBLISHED BY THE ENVIRONMENTAL REVEW COMMITTEE. 8. UTILITY AND OTHER FASEMENTS ARE RESERVED PURSUANT TO THE DECLARATION RECORDED IN DOCUMENT NO. 97-0015414, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS THE SAME MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME. 9. ALL "DITUTY FASEMENTS, SHOWN ON THIS PLAT HE FERETY DEDICATED TO THE LIMITES. SITE WALTER P RYBAK PA TE -MILL POND RUN CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA: COMMONWEALTH OF VIRGINIA: CHTY/COUNTY OF <u>JAMESCITA</u> I, <u>Cathelup G.Crucker</u> A NOTARY PUBLIC IN AND FOR THE OY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE WE IN THE CITY/COUNTY AFORESAID. 30 9. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY. FIELDSTONE PARKWAY 284 10. ALL DRAINAGE EASEMEN'IS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO STONEHOUSE, L.L.C. DAY OF _ May-GIVEN UNDER MY NAME THIS ... 1999. 11. THE VIRGINIA DEPARTMENT OF TRANSPORTATION IS HELD HARMLESS FROM ALL RESPONSIBILITY OF STORMWATER MANAGEMENT FACILITIES. 600 12. ALL LOTS ARE SERVED BY PUBLIC WATER AND SANITARY SEWER. 64 EXIT-227 13. ALL OTHER UTILITIES, ELECTRIC POWER, TELEPHONE, NATURAL GAS, ETC. SHALL BE PLACED UNDERGROUND. (SIGNATURE) NOTARY PUBLIC VICINITY MAP = 2000 SCALE: 1 MY COMMISSION EXPIRES: 4/30/02 LOT 9 LEATHERLEAF SUBDIVISION CERTIFICATE OF SOURCE OF TITLE DOCUMENT NO.970016139 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY STONEHOUSE LIMITED LIABILITY COMPANY TO WALTER P. RYBAK BY DEEDS DATED 12/31/97 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCU!" COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBERS 980000005 AND 980000007 PLAI BOOK ST, PAGE 56-57 NAD 83 COORDINATES N=3685900.83 E=1971833.22 NAD 83 COORDINATES <u>N=3686053.36</u> ∕E=1971941.04 BLOCK A N35'15'13"E 186.79 97 31 89.48 CERTIFICATE OF APPROVAL THIS SUBDIVISION PLAT IS APPRIVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. 01.1) 1.01 7 20,634 sq.ft. 0.4737 acres NIA OLD LOT S LOT 5 LEATHERLEAF SUBDIVISION DOCUMENT NO.970016139 31 23.54 203. 19.617 sq ft. 0.4503 acres VIRGINIA DEPARTMENT OF TRANSPORTATION DATE 21.4 LOT 8 N51.52'N PLAT BOOK 67, PAGE 56-57 LEATHERLEAF SUBDIVISION LOT 6 COMBINED 207.93' S57.41'45" DOCUMENT NO.970016139 40,251¹ sq. ft. 0.9240 acres PLAT BOOK 67, PAGE 56-57 20 SCALE SUBDIVISION AGENT O JAMES CITY COUNTY 25 SCAL EXISTING PROPERTY LINE LEATHERLEAF IS HEREBY EXTINGUISHED 30 SCALI EXISTING SURVEYOR'S CERTIFICATE DRAINAGE I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE 40 EASEMENT OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE PEQUIREMENTS OF THE BOARD OF SUPERVISORS AND SCAL ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISION ╺┠╍┠╍┠╍┠╍┠╍╂╍┠╍╏╸╏╍┠╍┠╍┠╍┠╍┠╍┠╸┠ 50 SCALE WITHIN THE COUNTY 18 20 22 24 26 28 30 10 12 14 S29'01'18"W 16 A O. DRIVE 5/27/99 TURNING LEAF DRIVE 100 SCALE DATE NAME BOUNDARY LINE ADJUSTMENT PLAT OF 5/27/99 LOT 6 & LOT 7 CHARLES R. ORSBORN BLOCK A OF LEATHERLEAF BEING A SUBDIVISION OF STONEHOUSE LIMITED LIABILITY Ratinteland COMPANY NOT 8 99 (D) 1225 STONEHOUSE DISTRICT, WHES CITY COUNTY Hiley Stalla DATE: MAY 26, 1999 SCALE 1-50 STATE OF VIRGINIA. COUNTY OF JAMES CITY

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	7.16	475.00	3.58	N28'35'24"E	7.16	0'51'48
C2	21.03	25.00	11.18	N53'07'00"E	20.41	48'11'2
C3	75,93	50.00	47,45	\$33'42'31'W	68.84	87'0'19

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO

21110

PAGE NO 56

RECORD THIS _ 9 DAY OF Que 1995

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AS THE LAW DIRECTS

CLERK

PLAT BOOK,

DWG. NO. 10252W

WILLIAMSBURG

Langley and McDonald, P.C.

Engineers - Surveyors - Planners

Landscape Architects - Environmental Consultants

GRAPHIC SCALE

25 50

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VIRGINIA BEACH

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