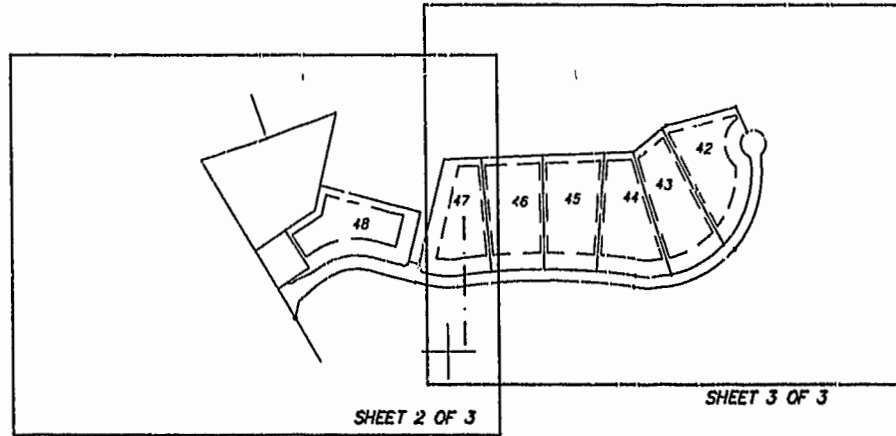


VICINITY MAP
SCALE: 1"=2000'



SUBDIVISION PLAT
OF
THE RETREAT
PHASE ONE, SECTION ONE
FOR
LHIW-3, LLC
STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
MAY 17 1999, SHEET 1 OF 3

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF THE RETREAT, PHASE ONE, SECTION ONE FOR LHIW-3, LLC STONEHOUSE DISTRICT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES FOR LHIW-3, LLC, A VIRGINIA LIMITED LIABILITY COMPANY.

Andrzej Sabai
LHIW-3, LLC, A VIRGINIA LIMITED LIABILITY COMPANY.
David E. Clay
DELMARVA PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF York, Betty Marie Norton
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 NAME THIS 15th DAY OF July, 1999

Betty Marie Norton
MY COMMISSION EXPIRES March 31, 2002

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Henrico, Charles J. Kerns, Jr.
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 NAME THIS 20 DAY OF July, 1999

Charles J. Kerns, Jr.
MY COMMISSION EXPIRES 7/31/02

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 970015579 DATED SEPTEMBER 15, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, JAMES CITY COUNTY VIRGINIA.

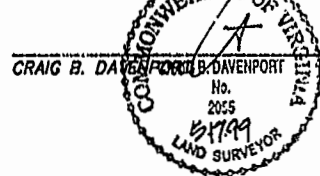
- LEGEND:**
IPF ○ - DENOTES IRON PIPE FOUND
IRS ● - DENOTES IRON ROD SET
IRF ⊙ - DENOTES IRON ROD FOUND
CMF □ - CONCRETE MONUMENT FOUND

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 31 DAY OF August, 1999 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 74, PAGE 44-46

CLERK

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 PLATTING OF SUBDIVISIONS IN THE COUNTY.



DATE: 5/17/99

PLAT RECORDED IN
P.D. NO. 74 PAGE 44-46

NOTE:

1. NORTH MERIDIAN BASED ON PLAT RECORDED IN PLAT BOOK 67, PAGE 51-52.
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. BOUNDARY LINE INFORMATION TAKEN FROM PLAT ENTITLED BOUNDARY SURVEY OF LAND TO BE ACQUIRED BY LHIW-3, LLC STONEHOUSE DISTRICT JAMES CITY COUNTY VA DATED 1/27/97 REV. 9/17/97, PREPARED BY SUTTON AND JAMES PC. RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT, JAMES CITY COUNTY, VIRGINIA.
4. TOTAL AREA ENCOMPASSED BY THE SUBDIVISION
=975,579 SF. OR 22.396 AC.
=9,231,453 SF.± OR 211.925 AC.± RESIDUAL
5. FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 510201 0030 & 510201 0035B, EFFECTIVE DATE 2-6-91.
6. THIS PROPERTY IS CURRENTLY ZONED A-1
7. ALL UTILITIES TO BE PLACED UNDERGROUND
8. LOTS TO BE SERVED BY PRIVATE SEPTIC SYSTEM. LOTS TO BE SERVED BY TEMPORARY INDIVIDUAL WELLS UNTIL SUCH TIME PUBLIC WATER IS AVAILABLE. LOTS WILL THEN BE SERVED BY PUBLIC WATER PER AGREEMENT WITH JCSA.

CERTIFICATE OF APPROVAL

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

[Signature] DATE 5/23/99
SUBDIVISION AGENT OF JAMES CITY COUNTY
David DeLud DATE 8/20/99
VIRGINIA DEPARTMENT OF HEALTH
[Signature] DATE 8/20/99
VIRGINIA DEPARTMENT OF TRANSPORTATION

RJH REV PER COUNTY COMMENTS LTR DTD 8/4/99 CBD 8.5.99

Rickmond Engineering, Inc.
1643 Merrimac Trail
Williamsburg, VA 23185
Voice: (757)229-1776
Fax: (757)229-4683
www.rickmond.com
Engineering
Surveying
Land Planning

Checked By: C.B.D.	Drawn By: M.C.G.	Scale: 1"=100'	Date: 5/17/99
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1:46 PM
Incorporated 31 day of Aug 1999
DOCUMENT # 99 0718 570
Helene S. Ward, Clerk of Circuit Court, Clerk
By: [Signature]