

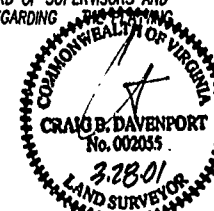
**VICINITY MAP**  
SCALE: 1"=2000'

SUBDIVISION PLAT  
OF  
**THE RETREAT**  
PHASE ONE, SECTION TWO  
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
SCALE = 1"=100' MARCH 28, 2001

**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 JAMES CITY COUNTY, VIRGINIA REGARDING OF SUBDIVISIONS WITHIN THE COUNTY.

Craig B. Davenport LS  
DATE 3-28-01



**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 NO. 970015579 DATED SEPTEMBER 15, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, JAMES CITY COUNTY, VIRGINIA.

**OWNERS CERTIFICATE**

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

FOR LHIW-3, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

Michael S. Cook DATE 5-24-01  
MICHAEL S. COOK

FOR DELMARVA PROPERTIES INC.

David Clay DATE 5-23-01  
DAVID CLAY

**NOTES**

- 1) NORTH MERIDIAN BASED ON PLAT RECORDED IN PLAT BOOK 74, PAGE 44.
- 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) TOTAL AREA ENCOMPASSED BY THIS SUBDIVISION = 694,917 SF +/- OR 15.953 AC +/-.
- 4) THIS PROPERTY IS CURRENTLY ZONED A-1.
- 5) UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
- 6) LOTS TO BE SERVED BY PRIVATE SEPTIC SYSTEMS AND PUBLIC WATER.
- 7) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 8) ALL UTILITIES TO BE PLACED UNDERGROUND.
- 9) WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (c)(1) OF THE JAMES CITY COUNTY CODE.
- 10) EXCEPTION TO THE LENGTH OF THE EXISTING CUL-DE-SAC WAS GRANTED BY LETTER OF WAIVER DATED OCTOBER 29, 1997 (CASE NO.-65-97).

**CERTIFICATE OF NOTARIZATION**

MARKLAND  
STATE OF VIRGINIA, PRINCE GEORGE'S  
COUNTY, TO WIT:

I, MICHELLE A. HENDERSON A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF MAY 2001.

NOTARY PUBLIC: Michelle A. Henderson

MY COMMISSION EXPIRES: July 1, 2003

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, Henric  
COUNTY, TO WIT:

I, Deborah L. Cobb A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF May 2001.

NOTARY PUBLIC: Deborah L. Cobb

MY COMMISSION EXPIRES: February 25, 2002

**AREA TABLE**

LOT 29	1,31,457 SF	3.018 AC
LOT 30	1,33,861 SF	3.073 AC
LOT 31	1,34,961 SF	3.098 AC
LOT 40	1,32,776 SF +/-	3.048 AC +/-
LOT 41	1,61,862 SF +/-	3.716 AC +/-

STATE OF VIRGINIA,  
JAMES CITY COUNTY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VA. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE Betsy B. Woolridge DATE June 13, 2001

PLAT BOOK 82 PAGE 2-4

PLAT RECORDED IN  
P.B. NO. 82 PAGE 2-4

Williamsburg/James City County  
1:42 pm  
Recorded 13 day of June, 2001  
DOCUMENT # 0600334  
Betsy B. Woolridge Clerk  
BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

**LEGEND:**

- IPF ○ -- DENOTES IRON PIPE FOUND
- IRS ○ -- DENOTES IRON ROD SET
- IRF ○ -- DENOTES IRON ROD FOUND
- CMF □ -- CONCRETE MONUMENT FOUND

**Rickmond Engineering, Inc.**  
ENGINEERING SURVEYING LAND PLANNING  
1043 MERRIMAC TRAIL Wint Hill P.O. Box 861647  
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VOICE: (757) 229-1776 VOICE: (540) 349-7730  
FAX: (757) 229-4683 FAX: (540) 349-7731  
www.rickmond.com

CHECKED BY: CBD	DRAWN BY: CBD	SCALE: N/A	DATE: 3/28/01	JOB NO. 01117
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