

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FENWICK HILLS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

DATE \_\_\_\_\_ NAME \_\_\_\_\_  
DATE \_\_\_\_\_ NAME \_\_\_\_\_

STATE OF VIRGINIA

CITY/COUNTY OF: \_\_\_\_\_, \_\_\_\_\_

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

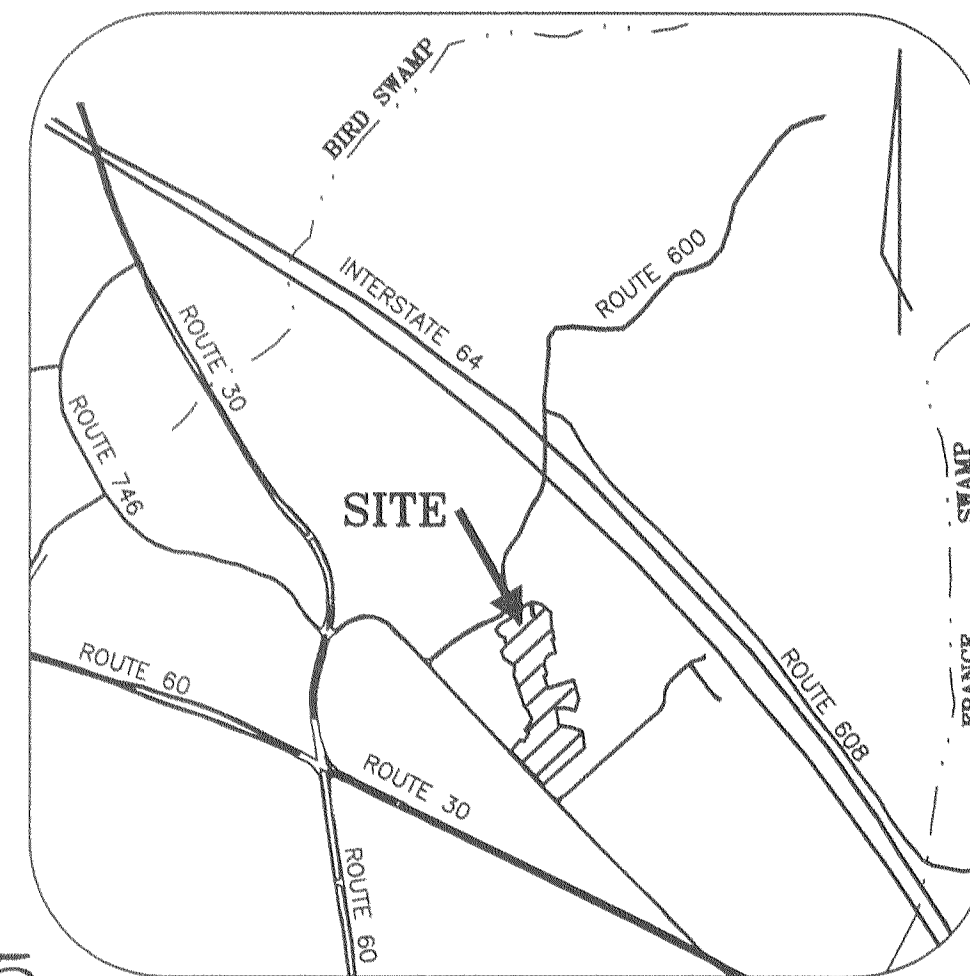
CERTIFICATE OF APPROVAL

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

DATE \_\_\_\_\_ VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE \_\_\_\_\_ VIRGINIA DEPARTMENT OF HEALTH

DATE \_\_\_\_\_ SUBDIVISION AGENT OF JAMES CITY COUNTY



VICINITY MAP  
SCALE: 1" = 2000'

PLAT

SHOWING LOTS 1-15, 86-109, 129-131, 159, & 182-185

SECTION ONE

"FENWICK HILLS"

LOCATED IN THE STONEHOUSE DISTRICT OF  
JAMES CITY COUNTY,  
VIRGINIA

SEPT. 7, 2001

REVISED: JANUARY 14, 2002

GENERAL NOTES

- 1. THE LAND DELINEATED HEREON IS LOCATED ON COUNTY TAX MAP NO. 12-2, AS PARCEL NO. 1-4
- 2. THIS AREA LIES OUTSIDE THE 100 YEAR FLOOD PLAIN PER FEMA MAP #510201-0001A DATED SEPTEMBER 24, 1982
- 3. PROPERTY REFERENCES: INSTR. #000012580 AND INSTR. #000012581
- 4. OWNER: FENWICK HILLS, L.L.C. c/o ABBITT MANAGEMENT, INC. 734 THIMBLE SHOALS BLVD. NEWPORT NEWS, VIRGINIA 23606
- 5. NUMBER OF LOTS - 47  
TOTAL LOT AREA - 12.3953 ACRES  
AREA IN R/W - 4.5625 ACRES  
COMMON AREA - 30.18± ACRES  
RECREATION AREA - 2.1722 ACRES  
TOTAL SUBDIVISION AREA - 49.31± ACRES
- 6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 7. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE COUNTY SUBDIVISION ORDINANCE.
- 8. THE TWO COORDINATE VALUES SHOWN AT THE TWO BOUNDARY CORNERS ON "OLD STAGE ROAD" ON SHEET 2 AND SHEET 4 ARE IN U.S. SURVEY FEET AND ARE REFERENCED TO THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK AND WERE ESTABLISHED USING GPS EQUIPMENT AND THE FOLLOWING COUNTY CONTROL MONUMENTS:  
STATION NO. 302 (N-3672750.778, E-11980141.903)  
STATION NO. 303 (N-3670041.228, E-11975645.441)  
STATION NO. 340 (N-3680567.542, E-11970044.785)
- 9. ALL LOTS SHOWN HEREON SHALL BE SERVED WITH PUBLIC WATER AND SEWER.
- 10. PROPERTY IS ZONED R-2 PER REZONING CASE NO. S-23-97.
- 11. ALL ROADS ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
- 12. VDOT IS NOT LIABLE OR RESPONSIBLE FOR PONDS OR ITS STRUCTURES.

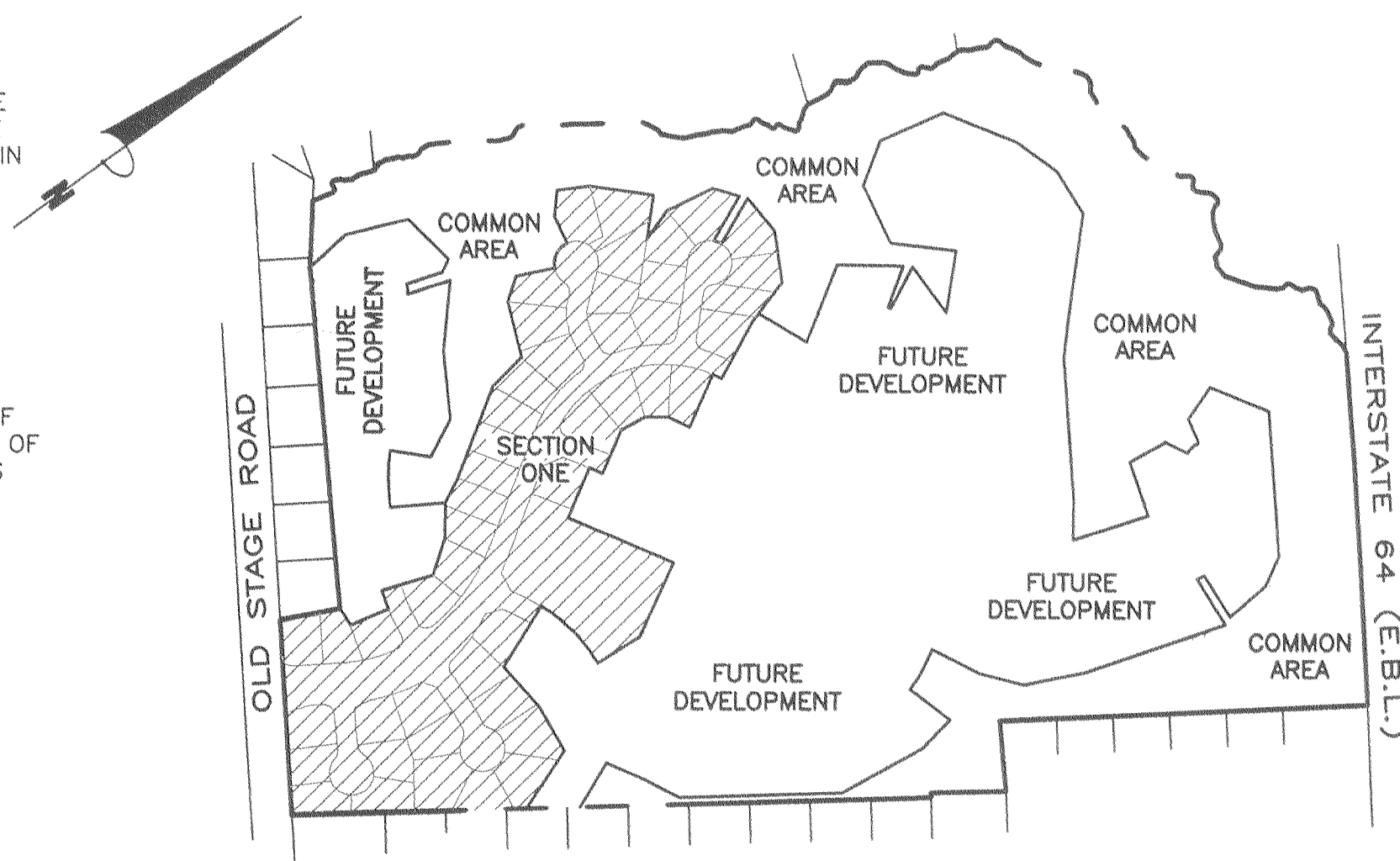
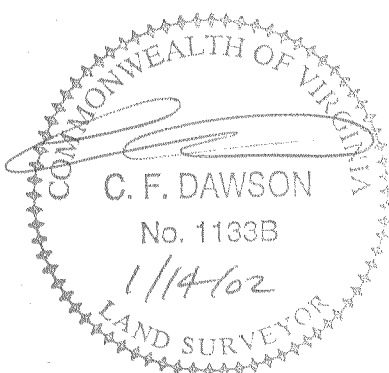
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
April 29, 2002  
at 11:05 AM/PM, PB&S, PG92-96  
DOCUMENT # 020010128  
BETSY B. WOOLRIDGE, CLERK  
Mona Bausell, Dep. Clerk

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R.M. HAZELWOOD, JR. TO FENWICK HILLS, L.L.C. BY DEED DATED JUNE 9, 2000 AND RECORDED JUNE 28, 2000 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #000012580.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIED WITH 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.



LOCATION MAP

NOT TO SCALE

LEGEND:

- ⊕ IRON ROD FOUND (I.R.F.) OR IRON PIPE FOUND (I.P.F.)
- ⊕ CONCRETE MONUMENT FOUND
- IRON ROD OR PIPE SET
- IRON ROD MONUMENT SET
- POWER POLE
- T.J.B. TELEPHONE JUNCTION BOX
- O.U.L. OVERHEAD UTILITY LINE
- O/M OLD MARK
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- N.R. NON RADIAL



SHEET 1 OF 5