



VICINITY MAP  
SCALE: 1"=2000'

SUBDIVISION PLAT  
OF  
**THE RETREAT**  
PHASE ONE, SECTION THREE  
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
SCALE = 1"=100' MAY 17, 2001

**OWNERS CERTIFICATE**

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

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

Michael S. Cook DATE 7/8/2002  
MICHAEL S. COOK

THE SYLVIA COOK QTIP TRUST (LENDER)

Michael S. Cook DATE 7/8/2002  
MICHAEL S. COOK (TRUSTEE)

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, PRINCE GEORGES 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 8th DAY OF JULY 2002.

NOTARY PUBLIC: Michelle A. Henderson

MY COMMISSION EXPIRES: JULY 1, 2005

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, PRINCE GEORGES 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 8th DAY OF JULY 2002.

NOTARY PUBLIC: Michelle A. Henderson

MY COMMISSION EXPIRES: JULY 1, 2005

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
15 Oct. 2002  
at 11:22 AM, in P.B. 88 PG. 8-14  
DOCUMENT # 020023583  
BETSY B. WOOLRIDGE, CLERK  
Claudia A. Benkel Dep. Clerk

**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 THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Craig B. Davenport 5/17/01  
CRAIG B. DAVENPORT LS



**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DELMARVA PROPERTIES INC. A VIRGINIA CORPORATION TO LHW-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.

**CERTIFICATE OF APPROVAL**

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

[Signature] 10/14/02  
SUBDIVISION AGENT OF JAMES CITY COUNTY, VA DATE

David D. [Signature] 7/12/02  
VIRGINIA DEPARTMENT OF HIGHWAYS, EN. SUPV. DATE

[Signature] 7/31/2002  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

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.

BETSY B. WOOLRIDGE, CLERK  
TESTED BY Claudia A. Benkel Dep. Clerk DATE 15 Oct. 2002

PLAT BOOK 88 PAGE 8-14

**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 = 129.519 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).
- 11) NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN THE NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERED ON THE DEED OF EASEMENT.
- 12) EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THE EASEMENT, FROM ANY CAUSE.

**AREA TABLE**

AREA OF STREETS WITHIN PHASE ONE SECTION THREE	222,924 SF. OR 5.118 AC.
AREA OF RIGHT-OF-WAY DEDICATION ALONG ROUTE 601	33,058 SF. OR 0.759 AC.
AREA OF LOTS WITHIN PHASE ONE SECTION THREE	4,887,194 SF. OR 112.194 AC.
TOTAL AREA OF PHASE ONE SECTION THREE	5,143,177 SF. OR 118.071 AC.

**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  
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www.rickmond.com

CHECKED BY: CBD	DRAWN BY: CBD	SCALE: N/A	DATE: 5/17/01	JOB NO. 0117
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