

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY STONEHOUSE, INC. TO STONEHOUSE AT WILLIAMSBURG, LLC BY DEED DATED 12/11/02 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 020030024.

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.
OWNER: STONEHOUSE AT WILLIAMSBURG, LLC.

BY: Kenneth G. Dermott, Manager 1/29/03
SIGNATURE DATE
KENNETH G. MODERMOTT, MANAGER

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
I, Patricia M. Pucci 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 29th DAY OF January, 2003. MY COMMISSION EXPIRES June 30, 2004
Patricia M. Pucci
(SIGNATURE)

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

1-16-03 Peter Farrell
DATE PETER FARRELL, LS NO. 002036



CERTIFICATE OF APPROVAL:

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

1/28/2003 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

4/7/03 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

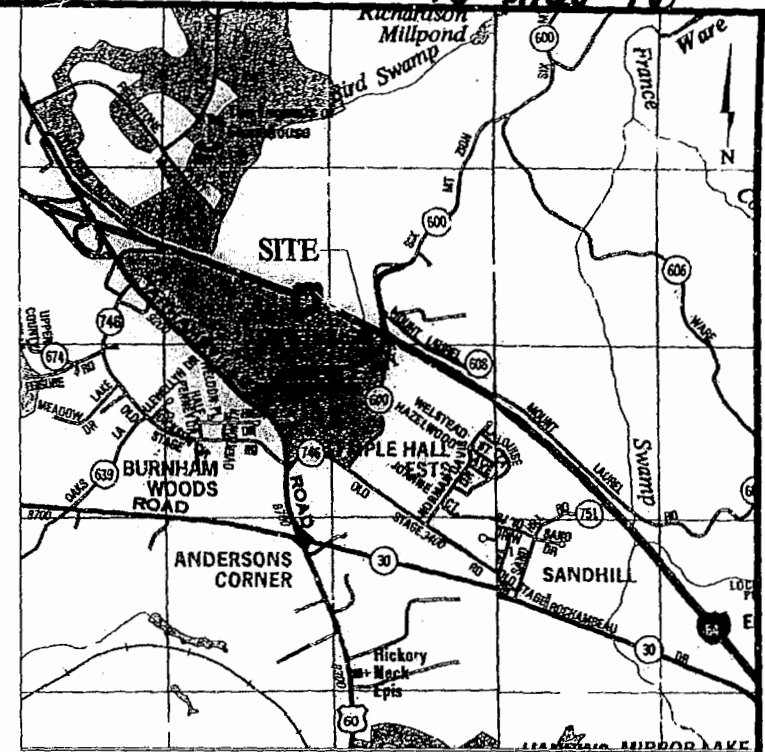
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 10th DAY OF April 2003 AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge CLERK
[Signature]
PLAT BOOK 90 PAGE 16-19

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 10 April 2003
at 11:54 AM, P.B. 90 PG 16-19
DOCUMENT # 030010861
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

NOTES:

1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 0640100001
2. TAX PARCEL 0640100001 APPEARS TO LIE WITHIN FLOOD ZONE X, ZONE X (SHADED), ZONE A AND AE, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0010 B, DATED FEB. 6, 1991. THE PORTION OF THIS TAX PARCEL SHOWN ON THIS PLAT APPEARS TO LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD-PLAIN AS SHOWN ON THE ABOVE REFERENCED F.I.R.M.
3. THIS PROPERTY IS ZONED "PUD-C" AND "PUD-R" PLANNED UNIT DEVELOPMENT DISTRICTS, WITH PROFFERS.
4. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:
P.B. 50, PAGE 11 P.B. 62, PAGE 94-96
P.B. 50 PAGE 12 D.B. 420, PAGE 72
P.B. 29, PAGE 6 INST. NO. 020030024
V.D.O.T. PLANS FOR PROJECT NUMBERS:
0064-047-101 RW202
0064-047-101 G-302
0600-1347-04
7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 340
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. NFW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-3+ THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
12. PORTIONS OF THIS PROPERTY CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THEREFORE ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
13. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
14. WETLANDS AND LANDS WITHIN 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.
15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. ANY OLD WELLS THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
17. 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 THIS EASEMENT, FROM ANY CAUSE, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.



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VICINITY MAP

SCALE: F-2000

PLAT SHOWING
RIGHT OF WAY
BEING THE EXTENSION OF
LA GRANGE PARKWAY
AND RE-ALIGNMENT
OF A PORTION OF
STATE ROUTE 600
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: JULY 08, 2002 SCALE: AS SHOWN
REVISED: SEPT. 4, 2002
REVISED: SEPT. 16, 2002
REVISED: JAN. 16, 2003
SHEET 1 OF 4



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

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