

# 030021747



OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

FOR G.C.R., INC.

BY: [Signature] DATE: 12-03-02

PRINTED NAME: JAMES L. CLAYTON TITLE: PRESIDENT

CERTIFICATE OF NOTARIZATION - FOR G.C.R., INC.

STATE OF VIRGINIA COUNTY OF JAMES CITY

I, JOHN F. SLUSS A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 3 DAY OF DECEMBER, 2002.

[Signature] SIGNATURE.

MY COMMISSION EXPIRES July 31, 2005

FOR STONEHOUSE DEVELOPMENT COMPANY, LLC

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

CERTIFICATE OF NOTARIZATION FOR STONEHOUSE DEVELOPMENT COMPANY, LLC

STATE OF VIRGINIA COUNTY OF JAMES CITY

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

SIGNATURE.

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

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO GCR, INCORPORATED, BY THE FOLLOWING DEED:

FROM Stonehouse Development Company, LLC, BY DEED DATED DECEMBER 5, 2002 AND RECORDED DECEMBER 9, 2002 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT NUMBER 020029397

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

DATE 12/3/02 [Signature] G. T. WILSON, JR., C.L.S.

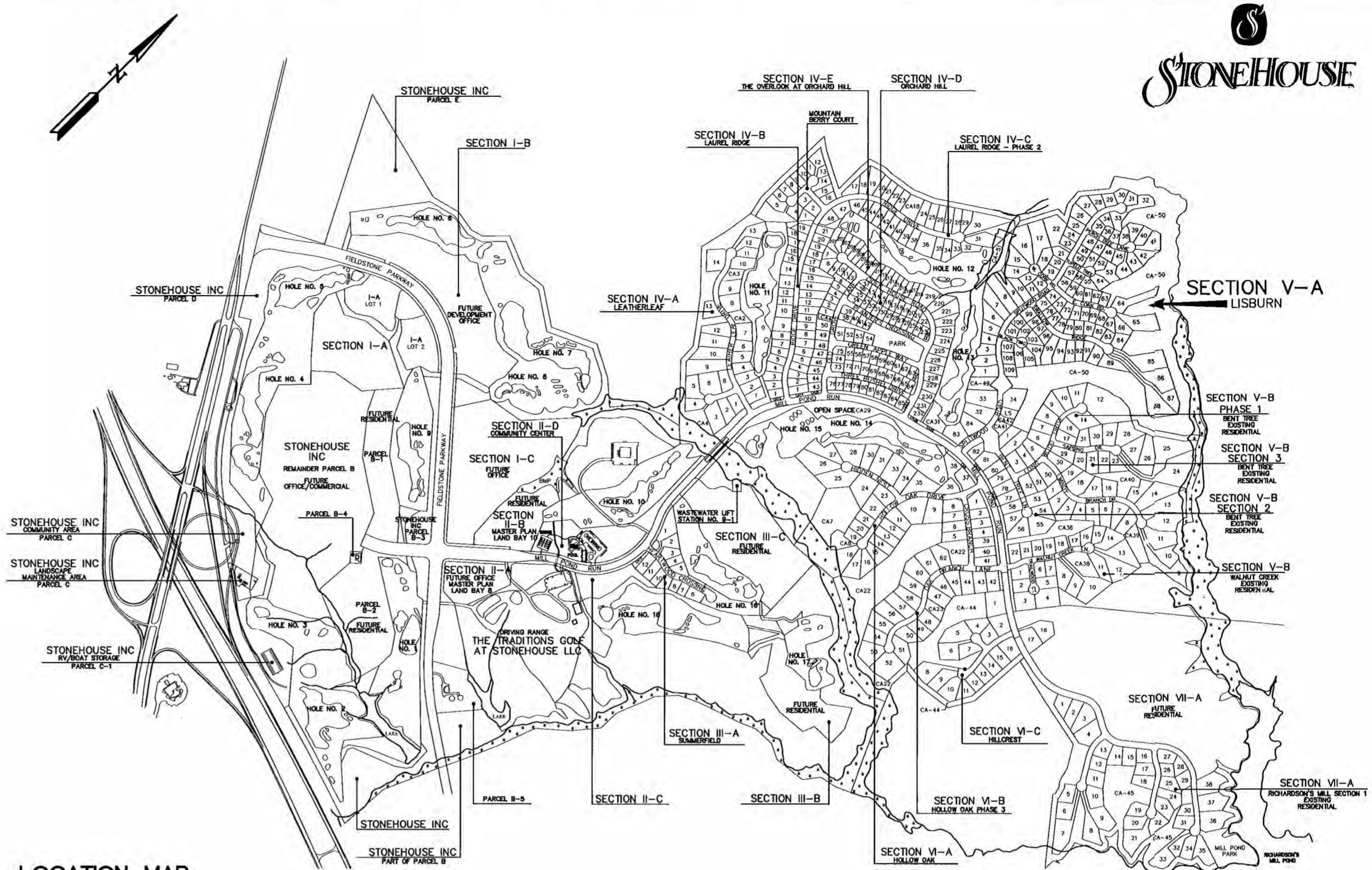
CERTIFICATE OF APPROVAL

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

[Signature] DATE 12/06/2002 VIRGINIA DEPARTMENT OF TRANSPORTATION

[Signature] DATE 4/3/03 VIRGINIA DEPARTMENT OF HEALTH

[Signature] DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY



LOCATION MAP SCALE: 1" = 1000'

NOTES:

- 1. THIS PLAT WAS BASED UPON INFORMATION OF RECORD, INFORMATION PROVIDED BY THE OWNER.
2. THIS PROPERTY IS REFERENCED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) "NAD 83".
3. THIS PROPERTY IS ZONED PUD-R WITH PROFFERS.
4. THIS SUBDIVISION PLAT COMPLIES WITH THE PROFFERS APPLICABLE TO THE PROPERTY. RECORDED IN JAMES CITY COUNTY DEED BOOK 747, PAGE 476.
5. COMMON AREAS ARE DEFINED IN THE DECLARATION RECORDED IN DOCUMENT NO. 97-0015414, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY.
6. SETBACK REQUIREMENTS FOR THE "LISBURN" SUBDIVISION ARE AS SHOWN ON THIS PLAT AND/OR SPECIFIED IN THE DESIGN CRITERIA STANDARDS AND GUIDELINES FOR STONEHOUSE, VIRGINIA AS PREPARED BY STONEHOUSE DEVELOPMENT COMPANY, L.L.C., PUBLISHED BY THE ENVIRONMENTAL REVIEW COMMITTEE.
7. UTILITY AND OTHER EASEMENTS ARE RESERVED PURSUANT TO THE DECLARATION RECORDED IN DOCUMENT NO. 97-0015414, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS THE SAME MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME.
8. ALL J.C.S.A. EXCLUSIVE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY.
9. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE ASSOCIATION AT STONEHOUSE, INC.
10. THE VIRGINIA DEPARTMENT OF TRANSPORTATION IS HELD HARMLESS FROM ALL RESPONSIBILITY OF STORM WATER MANAGEMENT FACILITIES.
11. ALL ROADS ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
12. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
13. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
14. NATURAL OPEN SPACE EASEMENTS (CONSERVATION EASEMENTS) SHALL MEAN AND REFER TO THOSE EASEMENTS DEDICATED TO THE COUNTY IN ORDER TO IMPLEMENT THE CHESAPEAKE BAY PRESERVATION ACT AND REQUIRING THAT THE AREAS ENCUMBERED THEREBY BE GENERALLY LEFT AS "UNDISTURBED NATURAL OPEN SPACE". THESE EASEMENTS CAN BE ON PUBLIC LAND ("PUBLIC NATURAL OPEN SPACE") OR PRIVATE LAND ("PRIVATE NATURAL OPEN SPACE") ON A LOT. ANY USE RIGHTS WILL BE PROMULGATED BY THE DEVELOPER, OR THE ASSOCIATION, AND WILL BE CONSISTENT WITH THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ACT, AND THE DEED OF EASEMENT FOR NATURAL OPEN SPACE.
15. NATURAL OPEN SPACE EASEMENTS (UNDISTURBED NATURAL OPEN SPACE) SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 OF THE JAMES CITY COUNTY CODE.
17. EASEMENTS DENOTED AS "EXCLUSIVE JCSA UTILITY EASEMENT" 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.
18. THE FOLLOWING COMMON AREAS (CA) SHALL BE DEDICATED AS NATURAL OPEN SPACE EASEMENTS OR CONSERVATION EASEMENTS: CA-49, CA-50 AND CA-51, TO JAMES CITY COUNTY.
19. ALL EXISTING WELLS ARE TO BE ABANDONED IN ACCORDANCE WITH THE HEALTH DEPARTMENT'S STATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
20. ON MAY 6, 2002, THE PLANNING COMMISSION OF JAMES CITY COUNTY GRANTED AN EXCEPTION TO SECTION 19-52 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE TO ALLOW A CUL-DE-SAC THAT EXCEEDS 1,000 FEET IN LENGTH (SPLITWOOD DRIVE).
21. THIS SUBDIVISION IS LOCATED PRIMARILY WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON FIRM PANEL 510201 0010B. A FEW AREAS OF THIS SUBDIVISION ARE IN FLOOD ZONE A, HOWEVER, THERE IS NO DEVELOPMENT PLAN TO THESE AREAS.

9088-P01.dwg 12.03.02-10:31 AWT

CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT OF SUBDIVISION SECTION V-A 'LISBURN' AT STONEHOUSE FOR G.C.R., INC. STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Contains recording information: City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 12/06/2002 at 3:24 AM/PM. PG 3-9 DOCUMENT # 030021747 Betsy B. Woolridge, Clerk

Table with columns: Designed (VMB), Drawn (AWT), Scale, Date (NOTED 12/3/02), Project No. (9088), Drawing No. (1 OF 7)