

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: _____

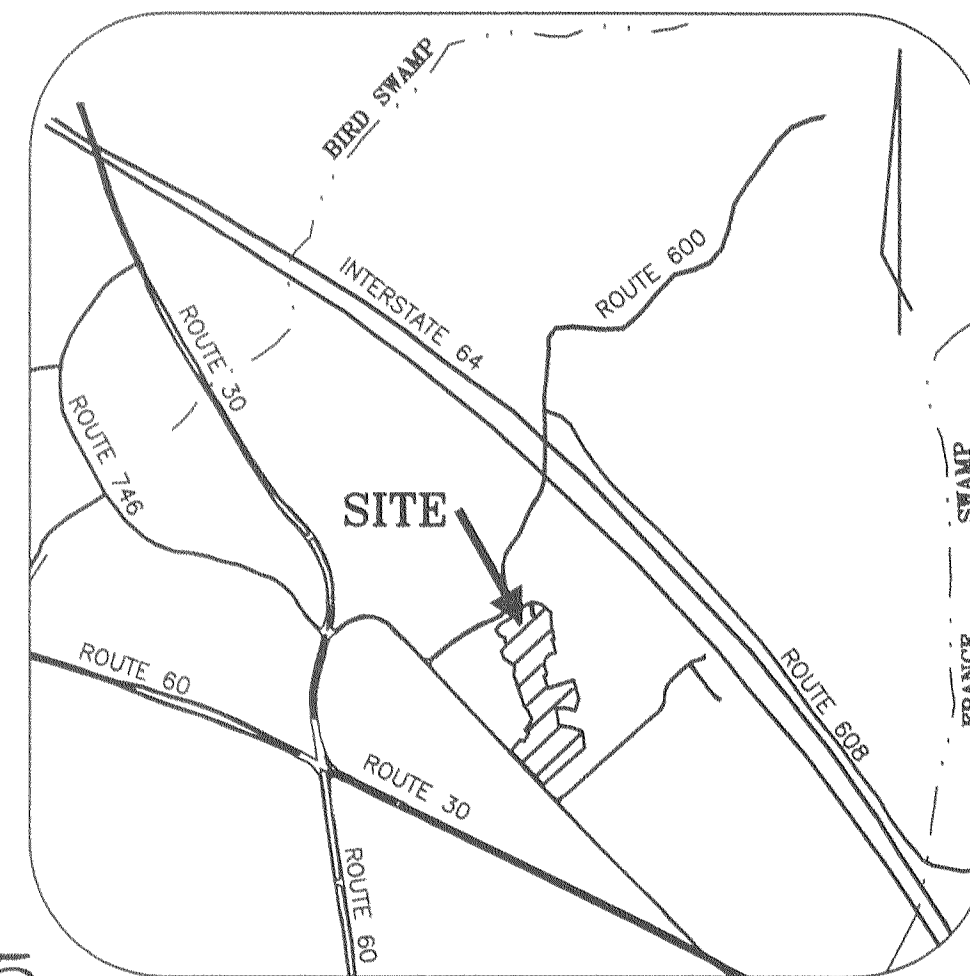
CERTIFICATE OF APPROVAL

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.

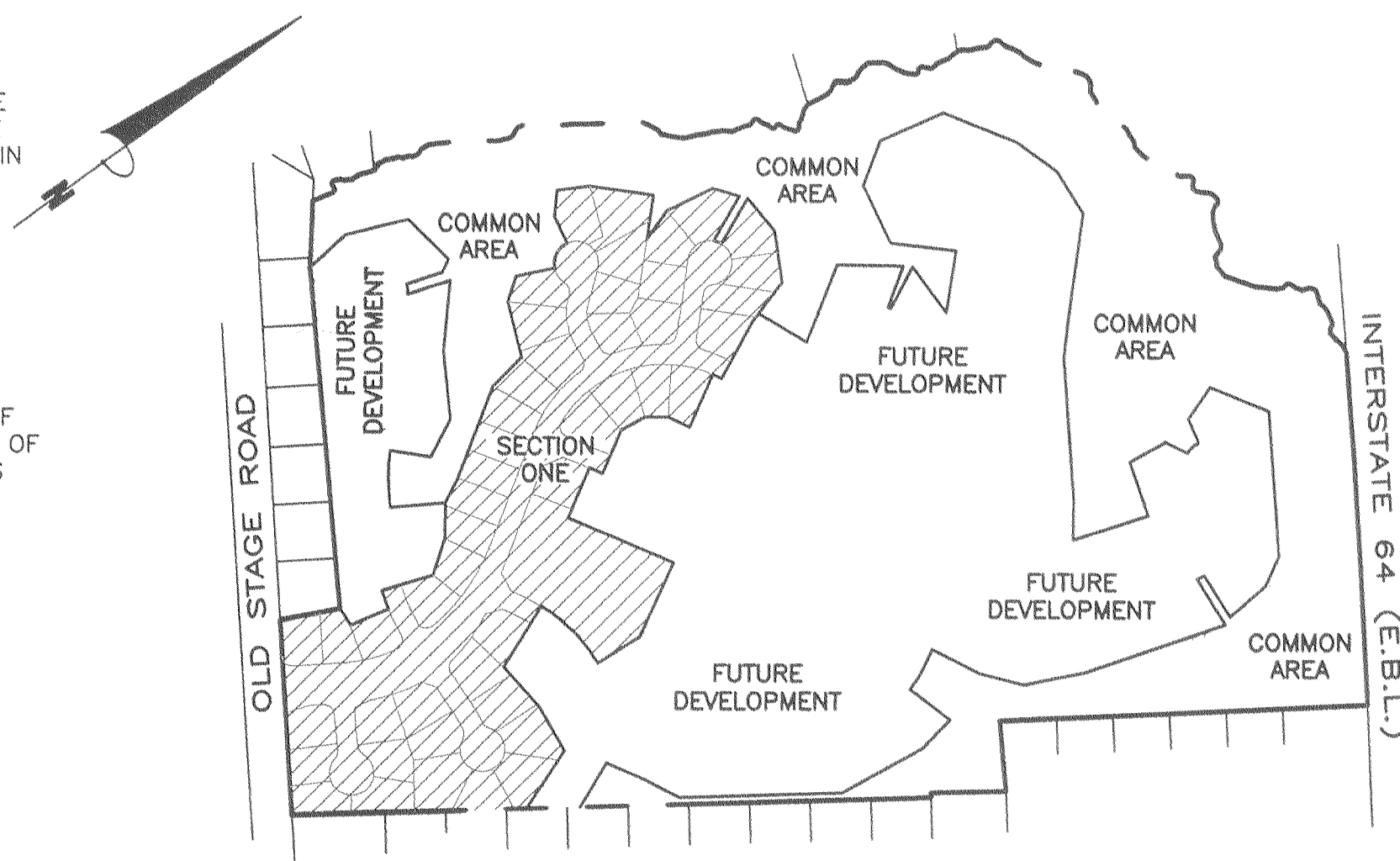
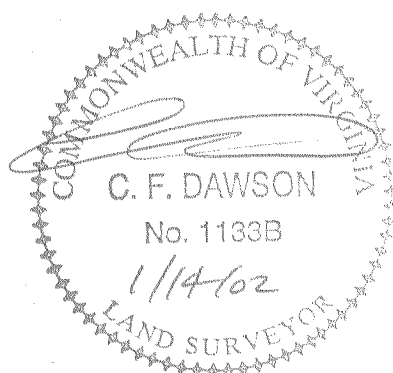
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 29, 2002
at 11:05 AM/PM, PB&S, PG92-96
DOCUMENT # 020010128
BETSY B. WOOLRIDGE, CLERK
Mona Bausel, Dep. Clerk

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

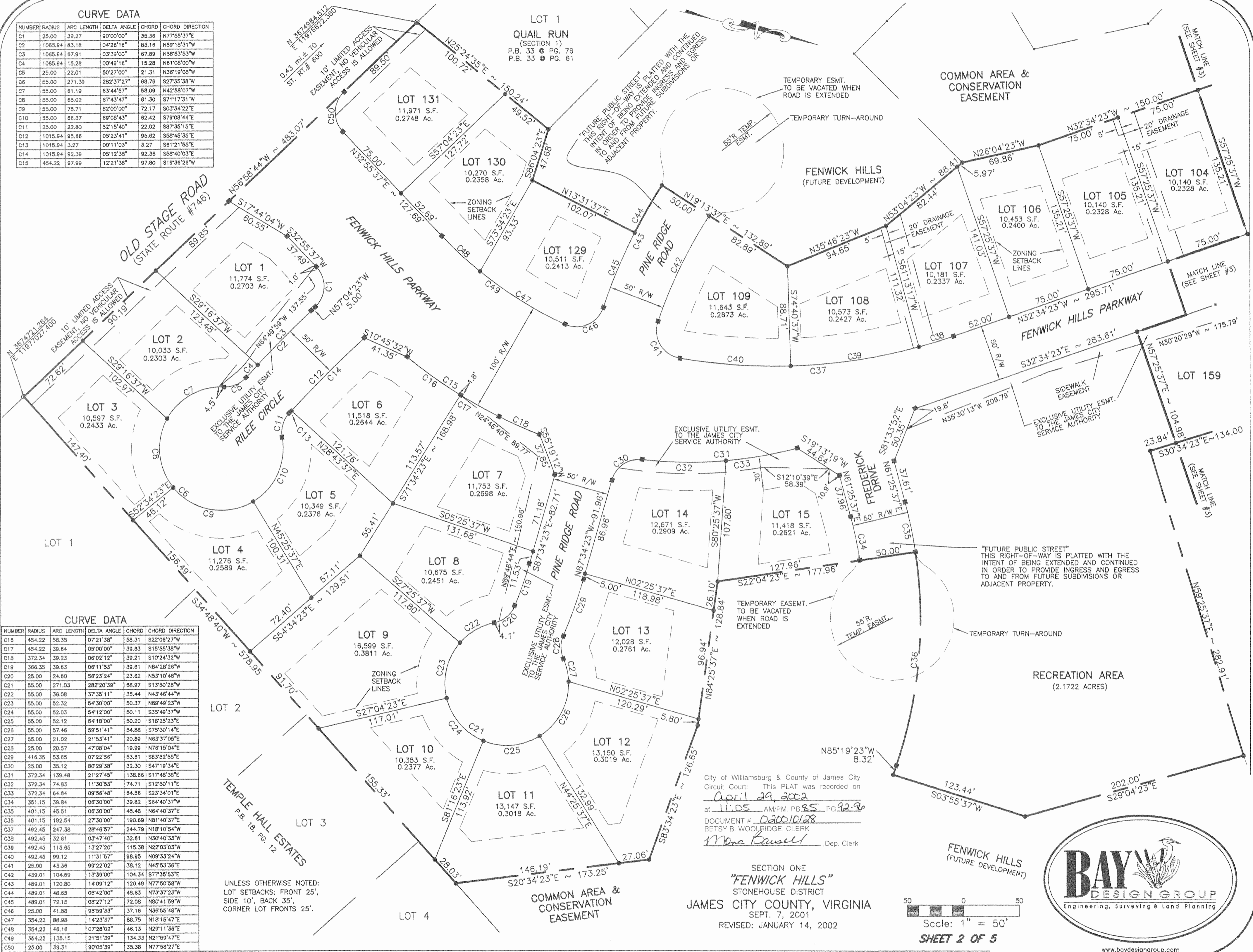
LEGEND:

- ⊕ 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



CURVE DATA

| NUMBER | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD | CHORD DIRECTION |
|--------|---------|------------|-------------|-------|-----------------|
| C1 | 25.00 | 39.27 | 90°00'00" | 35.36 | N77°55'37"E |
| C2 | 1065.94 | 83.16 | 04°28'16" | 83.16 | N59°18'31"W |
| C3 | 1065.94 | 87.91 | 03°39'00" | 87.89 | N58°53'53"W |
| C4 | 1065.94 | 15.28 | 00°49'16" | 15.28 | N61°08'00"W |
| C5 | 25.00 | 22.01 | 50°27'00" | 21.31 | N38°19'08"W |
| C6 | 55.00 | 271.30 | 282°37'27" | 88.78 | S27°35'38"W |
| C7 | 55.00 | 61.19 | 63°44'57" | 58.09 | N42°58'07"W |
| C8 | 55.00 | 65.02 | 67°43'47" | 61.30 | S71°17'31"W |
| C9 | 55.00 | 78.71 | 82°00'00" | 72.17 | S03°34'22"E |
| C10 | 55.00 | 66.37 | 69°08'43" | 62.42 | S79°08'44"E |
| C11 | 25.00 | 22.80 | 52°15'40" | 22.02 | S87°35'15"E |
| C12 | 1015.94 | 95.66 | 05°23'41" | 95.62 | S58°45'35"E |
| C13 | 1015.94 | 3.27 | 00°11'03" | 3.27 | S81°21'55"E |
| C14 | 1015.94 | 92.39 | 05°12'38" | 92.38 | S58°40'03"E |
| C15 | 454.22 | 97.99 | 12°21'38" | 97.80 | S19°36'26"W |



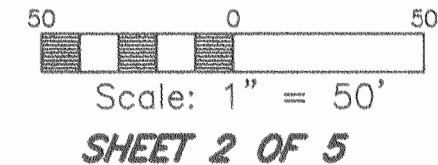
CURVE DATA

| NUMBER | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD | CHORD DIRECTION |
|--------|--------|------------|-------------|--------|-----------------|
| C16 | 454.22 | 58.35 | 07°21'38" | 58.31 | S22°06'27"W |
| C17 | 454.22 | 39.64 | 05°00'00" | 39.63 | S15°55'38"W |
| C18 | 372.34 | 39.23 | 06°02'12" | 39.21 | S10°24'32"W |
| C19 | 366.35 | 39.63 | 08°11'53" | 39.61 | N84°28'28"W |
| C20 | 25.00 | 24.80 | 58°23'24" | 23.82 | N53°10'48"W |
| C21 | 55.00 | 271.03 | 282°20'39" | 88.97 | S13°50'28"W |
| C22 | 55.00 | 36.08 | 37°35'11" | 35.44 | N43°46'44"W |
| C23 | 55.00 | 52.32 | 54°30'00" | 50.37 | N89°49'23"W |
| C24 | 55.00 | 52.03 | 54°12'00" | 50.11 | S35°49'37"W |
| C25 | 55.00 | 52.12 | 54°18'00" | 50.20 | S18°25'23"E |
| C26 | 55.00 | 57.46 | 59°51'41" | 54.88 | S75°30'14"E |
| C27 | 55.00 | 21.02 | 21°53'41" | 20.89 | N63°37'05"E |
| C28 | 25.00 | 20.57 | 47°08'04" | 19.99 | N78°15'04"E |
| C29 | 416.35 | 53.65 | 07°22'56" | 53.61 | S83°52'55"E |
| C30 | 25.00 | 35.12 | 80°29'38" | 32.30 | S47°19'34"E |
| C31 | 372.34 | 139.48 | 21°27'45" | 138.66 | S17°48'38"E |
| C32 | 372.34 | 74.83 | 11°30'53" | 74.71 | S12°50'11"E |
| C33 | 372.34 | 64.64 | 09°58'48" | 64.56 | S23°34'01"E |
| C34 | 351.15 | 39.84 | 06°30'00" | 39.82 | S64°40'37"W |
| C35 | 401.15 | 45.51 | 06°30'00" | 45.48 | N64°40'37"E |
| C36 | 401.15 | 192.54 | 27°30'00" | 190.69 | N81°40'37"E |
| C37 | 492.45 | 247.38 | 28°46'57" | 244.79 | N18°10'54"W |
| C38 | 492.45 | 32.61 | 03°47'40" | 32.61 | N30°40'33"W |
| C39 | 492.45 | 115.65 | 13°27'20" | 115.38 | N22°03'03"W |
| C40 | 492.45 | 99.12 | 11°31'57" | 98.95 | N09°33'24"W |
| C41 | 25.00 | 43.36 | 99°22'02" | 38.12 | N45°53'36"E |
| C42 | 439.01 | 104.59 | 13°39'00" | 104.34 | S77°35'53"E |
| C43 | 489.01 | 120.80 | 14°09'12" | 120.49 | N77°50'58"W |
| C44 | 489.01 | 48.65 | 05°42'00" | 48.63 | N73°37'23"W |
| C45 | 489.01 | 72.15 | 08°27'12" | 72.08 | N87°41'59"W |
| C46 | 25.00 | 41.88 | 95°59'33" | 37.16 | N36°55'48"W |
| C47 | 354.22 | 88.98 | 14°23'37" | 88.75 | N18°15'47"E |
| C48 | 354.22 | 48.16 | 07°28'02" | 48.13 | N29°11'36"E |
| C49 | 354.22 | 135.15 | 21°51'39" | 134.33 | N21°59'47"E |
| C50 | 25.00 | 39.31 | 90°05'39" | 35.38 | N77°58'27"E |

UNLESS OTHERWISE NOTED:
 LOT SETBACKS: FRONT 25',
 SIDE 10', BACK 35',
 CORNER LOT FRONTS 25'.

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
April 29, 2002
 at 11:05 AM/PM. PB 85 PG 92-96
 DOCUMENT # 020010128
 BETSY B. WOOLRIDGE, CLERK
Mona Bassell, Dep. Clerk

SECTION ONE
 "FENWICK HILLS"
 STONEHOUSE DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SEPT. 7, 2001
 REVISED: JANUARY 14, 2002



City of Williamsburg & County of James City
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BETSY B. WOOLRIDGE, CLERK
Mona Kausel, Dep. Clerk

CURVE DATA

| NUMBER | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD | CHORD DIRECTION |
|--------|--------|------------|-------------|--------|-----------------|
| C51 | 25.00 | 42.86 | 98°13'07" | 37.80 | S71°27'50"E |
| C52 | 296.33 | 450.38 | 87°04'53" | 408.27 | S21°11'11"W |
| C53 | 296.33 | 102.31 | 19°46'53" | 101.80 | S12°27'50"E |
| C54 | 296.33 | 117.40 | 22°42'00" | 116.64 | S08°46'37"W |
| C55 | 296.33 | 101.37 | 19°36'00" | 100.88 | S29°55'37"W |
| C56 | 296.33 | 106.02 | 20°30'00" | 105.46 | S49°58'37"W |
| C57 | 296.33 | 23.27 | 04°30'00" | 23.27 | S62°28'37"W |
| C58 | 346.33 | 72.91 | 12°03'41" | 72.77 | N58°41'47"E |
| C59 | 25.00 | 35.89 | 82°15'41" | 32.89 | S86°12'13"E |
| C60 | 25.00 | 32.95 | 75°31'21" | 30.62 | S07°18'42"E |
| C61 | 55.00 | 245.28 | 255°31'21" | 86.96 | N82°41'17"E |
| C62 | 55.00 | 26.78 | 27°54'00" | 26.52 | S16°29'58"W |
| C63 | 55.00 | 66.16 | 88°55'10" | 62.24 | S31°54'37"E |
| C64 | 55.00 | 45.31 | 47°12'11" | 44.04 | S89°58'17"E |
| C65 | 55.00 | 20.47 | 21°19'25" | 20.35 | N55°45'54"E |
| C66 | 55.00 | 46.73 | 48°40'35" | 45.33 | N20°45'55"E |
| C67 | 55.00 | 39.84 | 41°30'00" | 38.97 | N24°19'23"W |
| C68 | 25.00 | 35.89 | 82°15'41" | 32.89 | N03°56'30"W |
| C69 | 346.33 | 58.00 | 09°35'46" | 57.94 | N32°23'26"E |
| C70 | 346.33 | 75.11 | 12°25'37" | 74.97 | N21°22'45"E |
| C72 | 346.33 | 133.12 | 22°01'23" | 132.30 | N26°10'37"E |
| C73 | 25.00 | 35.89 | 82°15'41" | 32.89 | S56°17'47"W |
| C74 | 95.71 | 46.77 | 28°00'00" | 46.31 | S68°34'23"E |
| C75 | 95.71 | 28.40 | 17°00'00" | 28.29 | S48°04'23"E |
| C76 | 95.71 | 75.17 | 45°00'00" | 73.25 | N60°04'23"W |
| C77 | 55.00 | 245.28 | 255°31'21" | 86.96 | N14°39'57"E |
| C78 | 55.00 | 44.16 | 46°00'00" | 42.98 | S60°34'23"E |
| C79 | 55.00 | 25.95 | 27°02'08" | 25.71 | N82°54'33"E |
| C80 | 55.00 | 55.64 | 57°57'52" | 53.30 | N40°24'33"E |
| C81 | 55.00 | 73.91 | 77°00'00" | 68.48 | N27°04'23"W |
| C82 | 55.00 | 45.62 | 47°31'21" | 44.32 | N89°20'03"W |
| C83 | 25.00 | 32.95 | 75°31'21" | 30.62 | N75°20'03"W |
| C84 | 145.71 | 114.44 | 45°00'00" | 111.52 | N60°04'23"W |
| C85 | 145.71 | 26.70 | 10°30'00" | 26.67 | N42°49'23"W |
| C86 | 145.71 | 64.85 | 25°30'00" | 64.32 | N60°49'23"W |
| C87 | 25.00 | 35.89 | 82°15'41" | 32.89 | N41°26'32"W |
| C88 | 346.33 | 195.01 | 32°15'41" | 192.44 | N16°28'32"W |
| C89 | 346.33 | 70.49 | 11°39'41" | 70.37 | N06°08'32"W |
| C90 | 346.33 | 71.93 | 11°54'00" | 71.80 | N17°55'23"W |
| C91 | 346.33 | 52.59 | 08°42'00" | 52.54 | N28°13'24"W |
| C92 | 145.71 | 22.89 | 09°00'00" | 22.88 | N78°04'23"W |

FENWICK HILLS
(FUTURE DEVELOPMENT)

COMMON AREA &
CONSERVATION
EASEMENT

BMP EASEMENT

WATER ELEVATION OF THE
100 YEAR STORM EVENT
IN BMP # 1 = 57.4

20' DRAIN EASMT.

COMMON AREA &
CONSERVATION
EASEMENT

LOT 98*
12,811 S.F.
0.2941 Ac.

LOT 99*
10,715 S.F.
0.2460 Ac.

LOT 100*
12,727 S.F.
0.2922 Ac.

LOT 103*
11,164 S.F.
0.2563 Ac.

LOT 102*
11,267 S.F.
0.2586 Ac.

LOT 101*
12,611 S.F.
0.2895 Ac.

LOT 95
10,110 S.F.
0.2321 Ac.

LOT 96
11,755 S.F.
0.2699 Ac.

LOT 91
10,645 S.F.
0.2444 Ac.

LOT 90
13,789 S.F.
0.3165 Ac.

LOT 94
10,057 S.F.
0.2309 Ac.

LOT 93
11,364 S.F.
0.2609 Ac.

LOT 92
10,048 S.F.
0.2307 Ac.

LOT 89*
11,278 S.F.
0.2589 Ac.

LOT 185
13,250 S.F.
0.3042 Ac.

LOT 184
11,732 S.F.
0.2693 Ac.

LOT 183
10,242 S.F.
0.2351 Ac.

LOT 86
12,055 S.F.
0.2767 Ac.

LOT 87
11,278 S.F.
0.2589 Ac.

LOT 88*
10,096 S.F.
0.2318 Ac.

LOT 182
11,268 S.F.
0.2587 Ac.

NOTE:
UNLESS OTHERWISE NOTED:
LOT SETBACKS: FRONT 25',
SIDE 10', BACK 35',
CORNER LOT FRONTS 25'.

"FUTURE PUBLIC STREET"
THIS RIGHT-OF-WAY IS PLATTED WITH THE
INTENT OF BEING EXTENDED AND CONTINUED
IN ORDER TO PROVIDE INGRESS AND EGRESS
TO AND FROM FUTURE SUBDIVISIONS OR
ADJACENT PROPERTY.

TEMPORARY EASEMT.
TO BE VACATED WHEN
ROAD IS EXTENDED.

TEMPORARY EASEMT.
TO BE VACATED WHEN
ROAD IS EXTENDED.

* LOTS 88 AND 89 SHALL HAVE A
MINIMUM BUILDING PAD ELEVATION
OF 54.4

LOTS 98 THRU 103 SHALL HAVE A
MINIMUM BUILDING PAD ELEVATION
OF 58.4

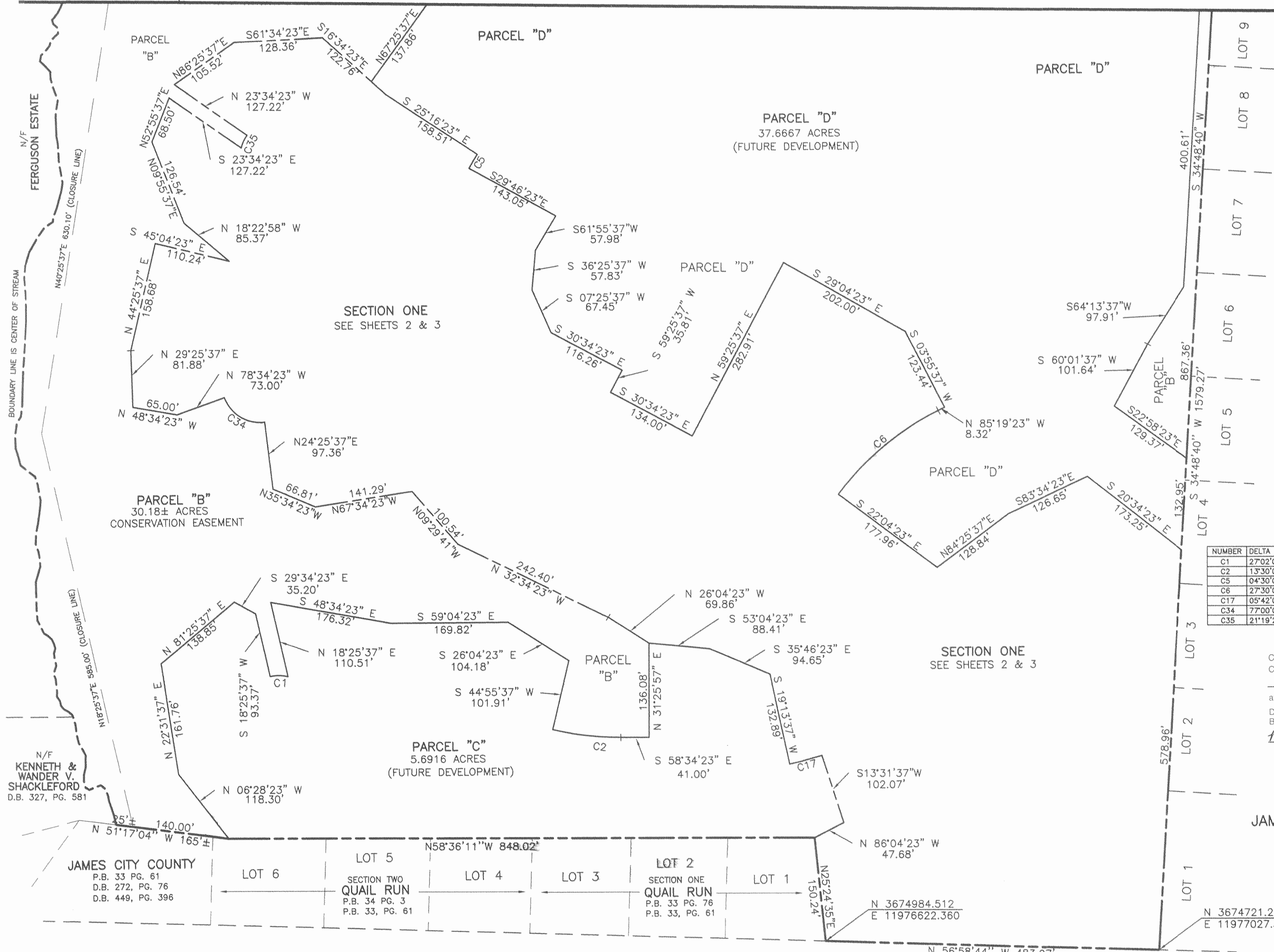
SECTION ONE
"FENWICK HILLS"
STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
SEPT. 7, 2001
REVISED: JANUARY 14, 2002

Scale: 1" = 50'
SHEET 3 OF 5



COMPS: AJP
DWG. NO.: 96091SIB2
CAD: SMF
JOB NO.: 96091-07
CHECK: AJP

MATCH LINE SEE SHEET 5



COMPS: AJP
 DWG. NO.: 96091SUB3
 CAD: SMF
 JOB NO.: 96091-07
 CHECK: AJP

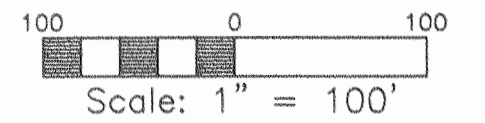
TEMPLE HALL ESTATES
 P.B. 18 PG. 12

CURVE TABLE

| NUMBER | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
|--------|-----------|--------|--------|---------|--------|---------------|
| C1 | 27°02'00" | 55.00 | 25.95 | 13.22 | 25.71 | S 58°03'19" E |
| C2 | 13°30'00" | 423.22 | 99.72 | 50.09 | 99.49 | S 51°49'23" E |
| C5 | 04°30'00" | 296.33 | 23.27 | 11.64 | 23.27 | S 62°28'37" W |
| C6 | 27°30'00" | 401.15 | 192.54 | 98.16 | 190.69 | S 81°40'37" W |
| C17 | 05°42'00" | 489.01 | 48.65 | 24.34 | 48.63 | S 73°37'23" E |
| C34 | 77°00'00" | 55.00 | 73.91 | 43.75 | 68.48 | N 27°04'23" W |
| C35 | 21°19'25" | 55.00 | 20.47 | 10.35 | 20.35 | N 55°45'54" E |

City of Williamsburg & County of James City
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 STONEHOUSE DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SEPTEMBER 7, 2001
 REVISED: JANUARY 14, 2002



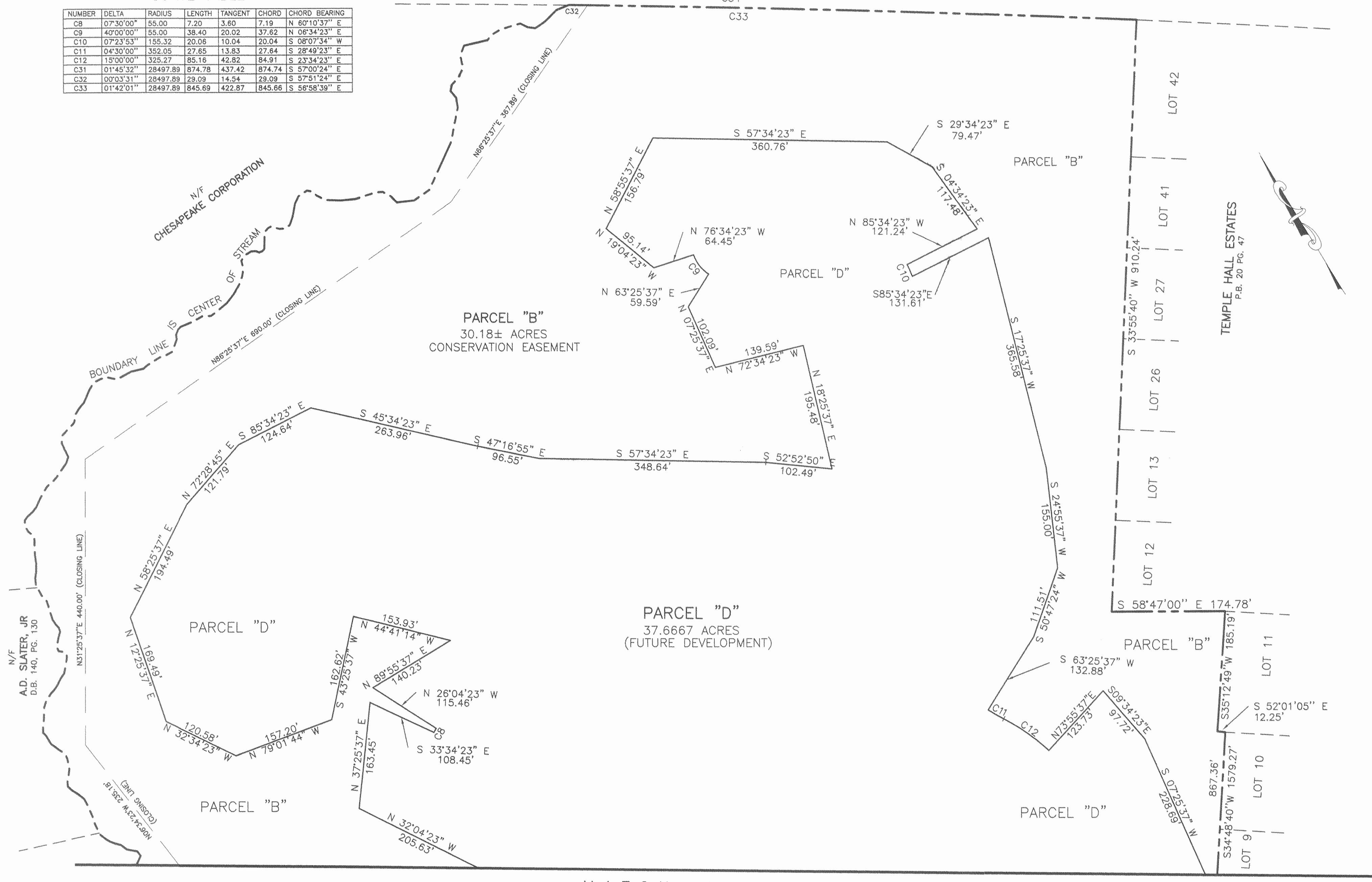
SHEET 4 OF 5



CURVE TABLE

| NUMBER | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
|--------|-----------|----------|--------|---------|--------|---------------|
| CB | 07°30'00" | 55.00 | 7.20 | 3.60 | 7.19 | N 60°10'37" E |
| C9 | 40°00'00" | 55.00 | 38.40 | 20.02 | 37.62 | N 06°34'23" E |
| C10 | 07°23'53" | 155.32 | 20.08 | 10.04 | 20.04 | S 08°07'34" W |
| C11 | 04°30'00" | 352.05 | 27.65 | 13.83 | 27.64 | S 28°49'23" E |
| C12 | 15°00'00" | 325.27 | 85.16 | 42.82 | 84.91 | S 23°34'23" E |
| C31 | 01°45'32" | 28497.89 | 874.78 | 437.42 | 874.74 | S 57°00'24" E |
| C32 | 00°03'31" | 28497.89 | 29.09 | 14.54 | 29.09 | S 57°51'24" E |
| C33 | 01°42'01" | 28497.89 | 845.89 | 422.87 | 845.86 | S 56°58'39" E |

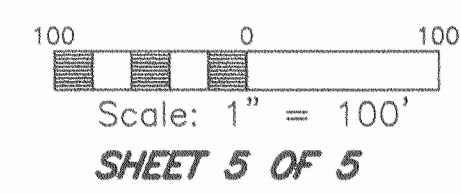
INTERSTATE 64 (E.B.L.)



COMPS: AJP
 DWG. NO.: 96091SUB3
 CAD: SMF
 JOB NO.: 96091-07
 CHECK: AJP

MATCH LINE SEE SHEET 4

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
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 "FENWICK HILLS"
 STONEHOUSE DISTRICT
 JAMES CITY COUNTY, VIRGINIA
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