

VICINITY MAP  
SCALE 1"=2000'

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 1st 2002  
at 1:52 PM PB 85 PG 100  
DOCUMENT # 020010488  
BETSY B. WOOLRIDGE, CLERK  
Mona Baynell, Dep. Clerk

SUBDIVISION  
OF  
**THE IDA C. SHELDON ESTATE**  
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
JANUARY 17, 2002 SCALE 1"=60'

#020010488

85 page 100

**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]  
SUBDIVISION AGENT OF JAMES CITY COUNTY, VA

4/11/02  
DATE

[Signature]  
VIRGINIA DEPARTMENT OF TRANSPORTATION

3/22/2002  
DATE

[Signature]  
VIRGINIA DEPARTMENT OF HEALTH

3/26/02  
DATE

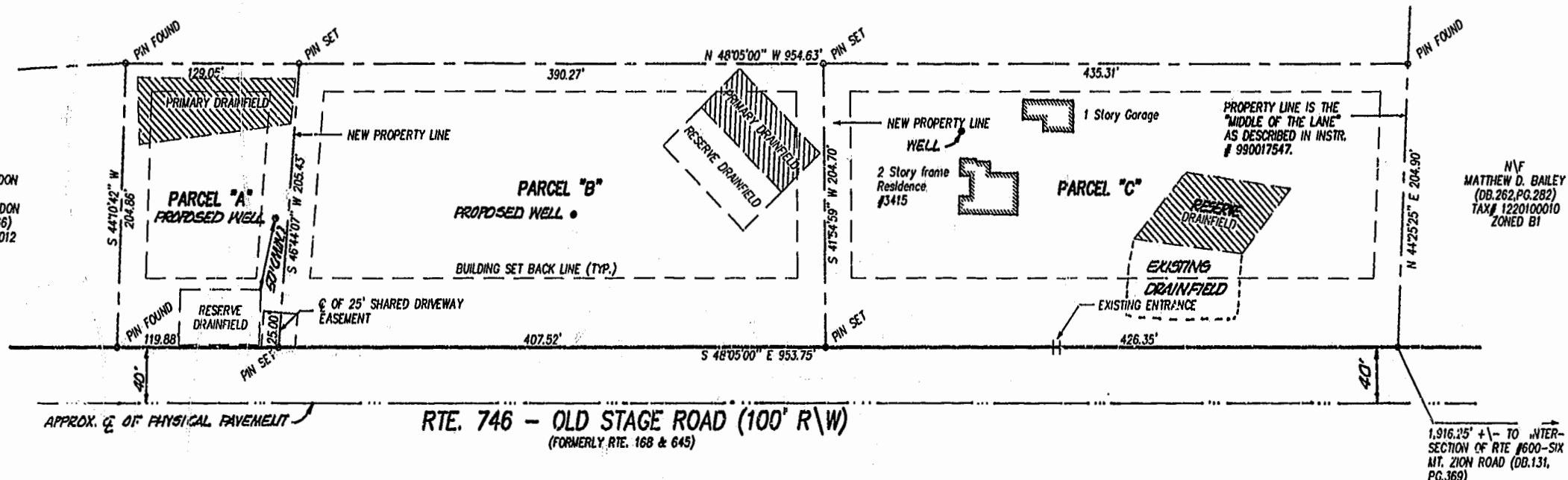
**NOTES**

- 1) NORTH MERIDIAN BASED ON PLAT RECORDED IN DEED BOOK 180, PAGE 567.
- 2) THIS SUBDIVISION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
- 3) TOTAL AREA ENCOMPASSED BY THIS SUBDIVISION = 195,323 SF OR 4.484 AC.
- 4) THIS PROPERTY IS CURRENTLY ZONED B-1. THE SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 20', REAR = 20'.
- 5) ALL NEW UTILITIES WILL BE PLACED UNDERGROUND.
- 6) ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 7) THE PARCEL I.D. NO. FOR THE PROPERTY SUBDIVIDED IS 1220100011.
- 8) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 9) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.

N\F  
R.M. HAZELWOOD, JR.  
(DB.324,PG.95)  
TAX# 1220100014  
ZONED B1

**LOT AREA TABLE**

PARCEL "A"	25,478 SF.	0.585 AC.
PARCEL "B"	81,654 SF.	1.875 AC.
PARCEL "C"	88,191 SF.	2.025 AC.
TOTAL AREA	195,323 SF	4.484 AC.



**OWNERS CERTIFICATE**

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF THE IDA C. SHELDON ESTATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

HOWARD G. SHELDON (TRUSTEE)

[Signature] DATE 05-05-02

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA,  
COUNTY, TO WIT:

[Signature] 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 5<sup>th</sup> DAY OF March 2002.

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES: 7/31/2004

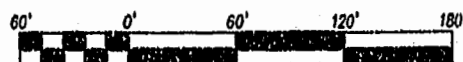
**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HOWARD G. SHELDON EXECUTOR OF THE ESTATE OF IDA C. SHELDON TO HOWARD G. SHELDON TRUSTEE BY INSTR. # DATED JULY 3, 1998 RECORDED AS INSTR. # 990017547 IN THE CLERK'S OFFICE OF THE CIRCUIT JAMES CITY COUNTY, VIRGINIA.

**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.

[Signature] 1/17/02  
CRAIG B. DAVENPORT LS



SCALE 1" = 60'

STATE OF VIRGINIA,  
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

BETSY B. WOOLRIDGE, CLERK

TESTE Mona Baynell DATE May 1st, 2002

PLAT BOOK 85 PAGE 100

REVISED 3/2/02  
REVISED 3/01/02

SHEET 1 OF 1

**Rickmond Engineering, Inc.**  
ENGINEERING SURVEYING LAND PLANNING  
1643 MERRIMAC TRAIL WILLIAMSBURG, VA 23185  
VOICE: (757)229-1776 FAX: (757)229-4683  
WINT HILL P.O. BOX 86164747 WARRENTON, VA 20187  
VOICE: (540)349-7730 FAX: (540)349-7731  
www.rickmond.com

CHECKED BY: CBD	DRAWN BY: CBD	SCALE: 1"=60'	DATE: 1/17/02	JOB #: 00169
-----------------	---------------	---------------	---------------	--------------