

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

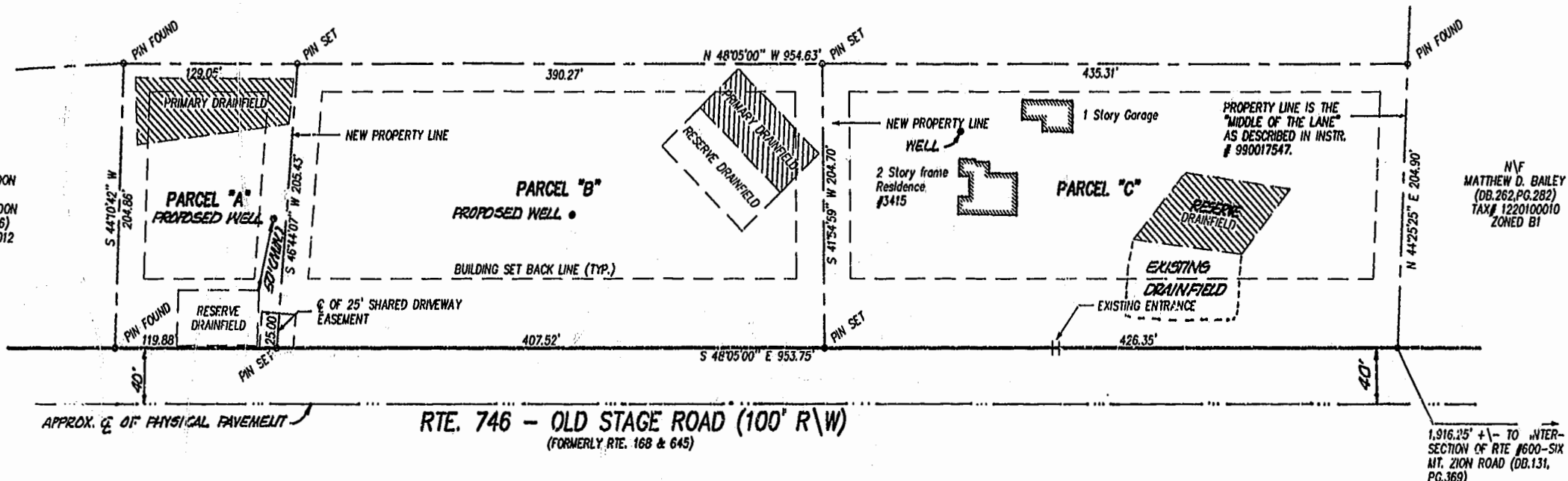
NOTES

- 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 5th DAY OF March 2002.

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES: 7/31/2004

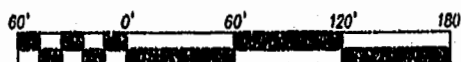
CERTIFICATE OF SOURCE OF TITLE

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 5/2/02
REVISED 3/01/02

SHEET 1 OF 1

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www.rickmond.com

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