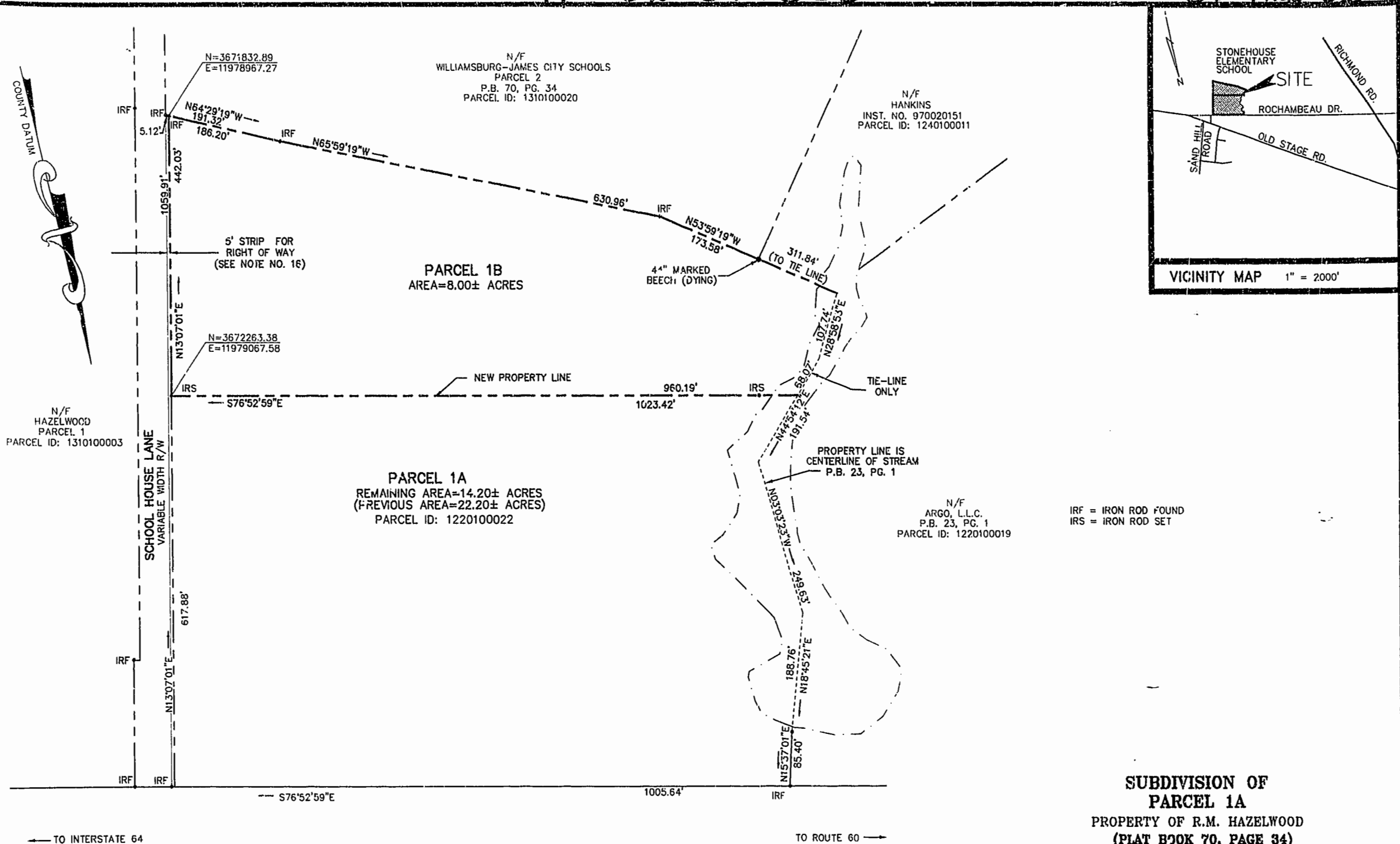


020014535

86 PAGE 62



N/F HAZELWOOD PARCEL 1 PARCEL ID: 1310100003

N/F WILLIAMSBURG-JAMES CITY SCHOOLS PARCEL 2 P.B. 70, PG. 34 PARCEL ID: 1310100020

N/F HANKINS INST. NO. 970020151 PARCEL ID: 1240100011

PARCEL 1A REMAINING AREA=14.20± ACRES (PREVIOUS AREA=22.20± ACRES) PARCEL ID: 1220100022

PARCEL 1B AREA=8.00± ACRES

N/F ARGO, L.L.C. P.B. 23, PG. 1 PARCEL ID: 1220100019

IRF = IRON ROD FOUND
IRS = IRON ROD SET

SUBDIVISION OF
PARCEL 1A
PROPERTY OF R.M. HAZELWOOD
(PLAT BOOK 70, PAGE 34)
STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=100' MAY 20, 2002

SHEET 1 OF 2



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
26 June 2002
at 9:49 AM, P.B. 86, PG. 62 & 63
DOCUMENT # 020014535
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Dep. Clerk

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 26 DAY OF June 2002 AS THE LAW DIRECTS.

TESTE: *Betsy Woolridge* CLERK

PLAT BOOK 86 PAGE 62 & 63



4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975
Fax (757) 229-0049
Email: lmdg@landmarkdgb.com

5544 Greenwich Road
Suite 200
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdgb.com

DRAWN BY: PF
CHKD. BY: MGR

PROJ. NO.: 1990220-000.07
DWG. NO. 13288W

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ELIZABETH H. FOWLER & WILLIAM C. FOWLER TO R.M. HAZELWOOD BY DEED DATED 12/12/86 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY IN DEED BOOK 324, PAGE 95.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDESIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

5/26/02 R.M. Hazelwood, Sr. DATE SIGNATURE

R.M. HAZELWOOD, SR. NAME PRINTED

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 1220100022
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY -NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0010 B, DATED FEB. 6, 1991.
3. THIS PROPERTY IS ZONED "B1"
4. THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. REFERENCES: P.B. 70, PG. 34 P.B. 23, PG. 39 INST. NO. 980015631 HIGHWAY P.B. 1, PG. 39 D.B. 324, PG. 95
7. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY WTIA, INC. CASE NO. 01-1255 EFFECTIVE DATE: SEPT. 13, 2001 AT 4:30 P.M.
8. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 302 N 3672750.778 E 11980141.903

9. EDGE OF POND SHOWN WITHIN PARCELS 1A & 1B IS BASED ON ACTUAL FIELD LOCATION. EDGE OF POND SHOWN OUTSIDE OF PARCELS 1A & 1B WAS TAKEN FROM DIGITAL INFORMATION SUPPLIED BY JAMES CITY COUNTY GEOGRAPHIC INFORMATION SERVICES.

10. THIS SURVEY IS BASED ON A FIELD SURVEY PERFORMED SEPT., 2001 AND UPDATED MARCH, 2002.

11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

12. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

13. SIGNS SHALL COMPLY WITH SECTIONS 24-65 THRU 24-79 OF THE JAMES CITY COUNTY ZONING ORDINANCE.

14. THIS PROPERTY CONTAINS NO RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.

15. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.

16. THE SCHOOL HOUSE LANE RIGHT OF WAY LINES CONTIGUOUS TO PARCELS 1A AND 1B, THE "5' STRIP FOR RIGHT OF WAY", AND PARCEL AREAS AS SHOWN HEREON, ARE BASED ON A PLAT ENTITLED "PLAT SHOWING PROPERTY OF WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS AND R.M. HAZELWOOD, JR. TO BE DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION", DATED JAN. 13, 2002, REVISED 4/11/02, PREPARED BY RICHMOND ENGINEERING, INC. THE RECORDATION OF THE AFOREMENTIONED PLAT AND THE ACCEPTANCE OF THE SCHOOL HOUSE LANE RIGHT OF WAY INTO THE VIRGINIA SECONDARY ROAD SYSTEM ARE PENDING.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia CITY/COUNTY OF James City I, Margaret E. Swanenburg, 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 20th DAY OF May 2002. MY COMMISSION EXPIRES August 31, 2002

Margaret E. Swanenburg (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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.



5-20-02 Peter Farrell DATE NAME: PETER FARRELL, LS

CERTIFICATE OF APPROVAL

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

6/14/02 [Signature] DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

6/14/02 [Signature] DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 26 June 2002 at 9:49 AM in PB 86 PG 6246 DOCUMENT # 020014535 BRITSY B. WOOLRIDGE, CLERK [Signature] Dep. Clerk

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 26th DAY OF June 2002 AS THE LAW DIRECTS. @ 9:49 AM

TESTE: Britsy B. Woolridge, CLERK

PLAT BOOK 86 PAGE 62463

SUBDIVISION OF PARCEL 1A PROPERTY OF R.M. HAZELWOOD (PLAT BOOK 70, PAGE 34) STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA MAY 20, 2002

SHEET 2 OF 2



4029 Ironbound Road Suite 100 Williamsburg, VA 23108 Tel. (757) 253-2975 Fax (757) 228-0049 Email: lmdg@landmarkdgb.com

5544 Greenwich Road Suite 200 Virginia Beach, VA 23462 Tel. (757) 473-2000 Fax (757) 497-7933 Email: lmdg@landmarkdgb.com

DRAWN BY: PF PROJ. NO.: 1990220-000.07 CHKD. BY: MGR DWG. NO. 13287W