

#030036705

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CHARLES E. LEWIS TO SHELDON PROPERTIES, L.L.C. BY DEED DATED JUNE 4, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #020013086.

OWNER'S CONSENT AND DEDICATION

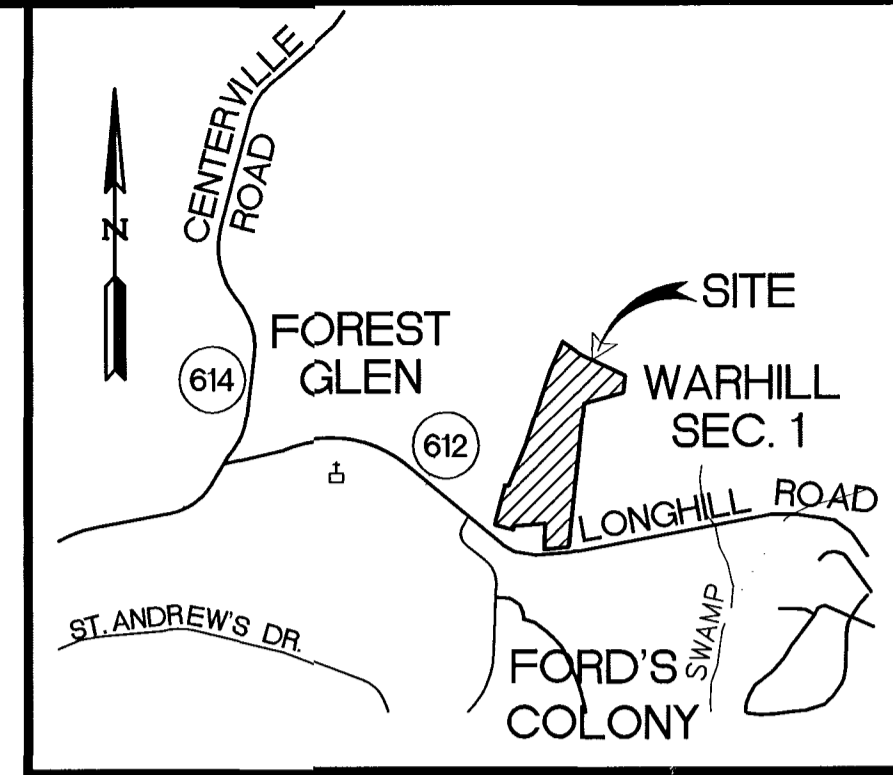
THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Signature of Robert Sheldon, dated 6-20-03, member title.

NOTE: THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201 0035 B, DATED 2/6/91.

NOTES:

- 1.) TOTAL AREA SUBDIVIDED = 781,442 S.F.± OR 17.94 ACRES±.
2.) TOTAL NUMBER OF LOTS = 5.
3.) PROPERTY IS ZONED "R2" & "R8".
4.) MINIMUM LOT SIZE = 3.00 ACRES.
5.) LOTS TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC TANKS & DRAINFIELDS.
6.) PROPERTY IS ALL OF TAX PARCELS (31-4)(1-4A), (31-4)(1-5), (31-4)(1-6) & (31-4)(1-7).
7.) PROPERTY ADDRESSES: (31-4)(1-4A) = #101 LYNETTE DRIVE, (31-4)(1-5) = #102 LYNETTE DRIVE, (31-4)(1-7) = #4250 LONGHILL ROAD.
8.) BUILDING SETBACKS: 35'-FRONT (UNLESS OTHERWISE SHOWN) 35'-REAR 15'-SIDE
9.) "NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE."
10.) "IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND."
11.) "NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT."
12.) "SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION."
13.) "ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE HEALTH DEPARTMENT REGULATIONS AND JAMES CITY COUNTY CODE."
14.) "EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" 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."



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

I, JOHN F. SLUSS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 20 DAY OF JUNE, 2003.

MY COMMISSION EXPIRES JULY 31, 2005.

Signature of John F. Sluss, Notary Public.

CERTIFICATE OF APPROVAL

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

Signature of Subdivision Agent, dated 11/12/03.

Signature of Virginia Department of Transportation, dated 5/5/2003.

Signature of Virginia Department of Health, dated 6-20-03.

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 SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY.

Signature of G.T. Wilson, Jr., C.L.S. #1183, dated 11/5/02 - 2/12/03 - 4/29/03.

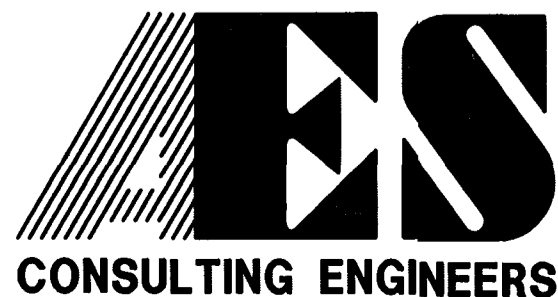
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 21 November 2003 at 10:56 AM/PM. PG. DOCUMENT # 030036705. BETSY B. WOOLRIDGE, CLERK.

STATE OF VIRGINIA COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 21st DAY OF November, 2003 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: BETSY B. WOOLRIDGE, CLERK. CLERK. BY. PLAT BOOK, PAGE.

8398COVER.DWG 04.29.03-08:47 JKR



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT OF SUBDIVISION BEING THE PROPERTY OWNED BY SHELDON PROPERTIES, L.L.C. POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



Table with 4 columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes entries for 4/29/03 and 2/12/03.

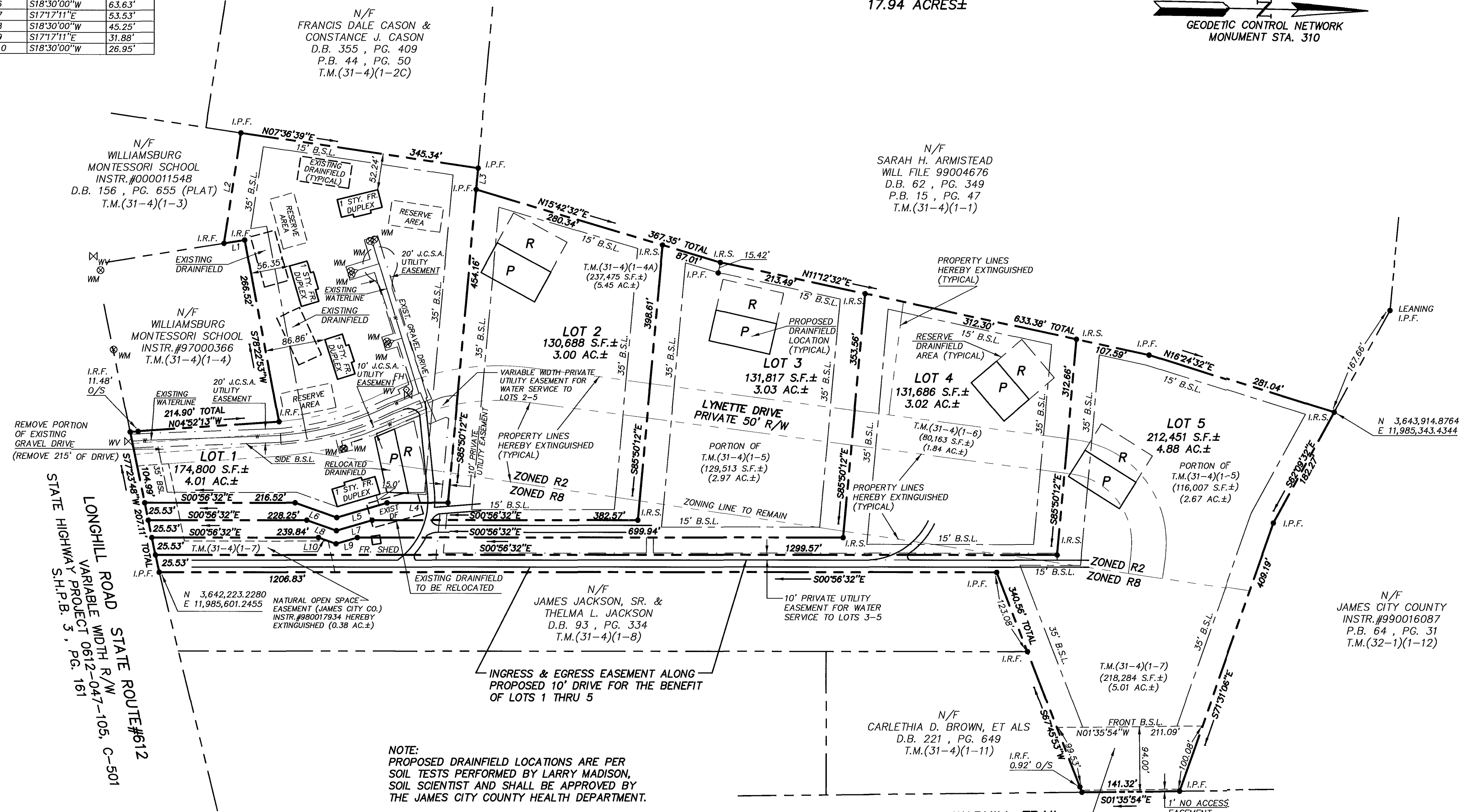
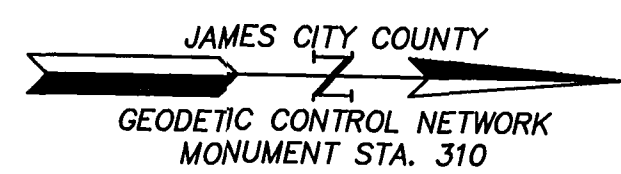
Table with 2 columns: Designed/Scale/Project No./Drawing No. and Drawn/Date/Project No./Drawing No. Values include AES, 1"=100', 8398-1, 1 OF 2.

#030036705

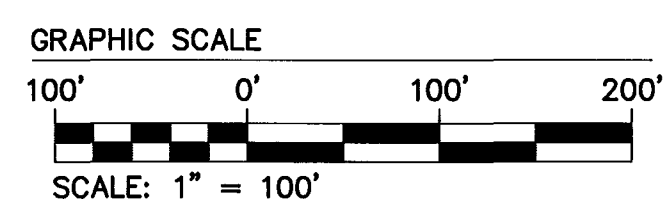
**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	S10°02'35"E	30.06'
L2	N82°23'22"W	161.78'
L3	S85°50'12"E	31.09'
L4	S00°56'32"E	87.76'
L5	S17°17'11"E	75.26'
L6	S18°30'00"W	63.63'
L7	S17°17'11"E	53.53'
L8	S18°30'00"W	45.25'
L9	S17°17'11"E	31.88'
L10	S18°30'00"W	26.95'

TOTAL AREA=  
781,442 S.F.±  
17.94 ACRES±

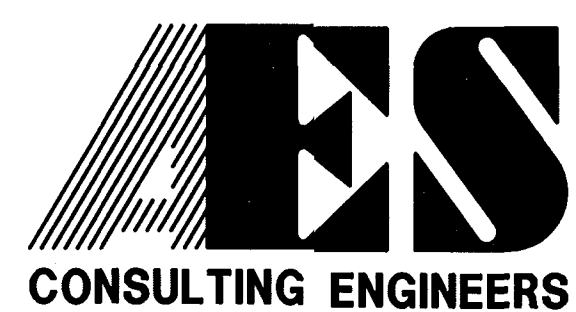


LONGHILL ROAD  
STATE ROUTE #612  
VARIABLE WIDTH R/W  
PROJECT 0612-047-105, C-501  
STATE HIGHWAY S.H.P.B. 5, PG. 161



NOTE:  
PROPOSED DRAINFIELD LOCATIONS ARE PER  
SOIL TESTS PERFORMED BY LARRY MADISON,  
SOIL SCIENTIST AND SHALL BE APPROVED BY  
THE JAMES CITY COUNTY HEALTH DEPARTMENT.

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
21 November 2003  
at 10:56 AM/PM, PB PG  
DOCUMENT # 030036705  
BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge* Clerk



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF SUBDIVISION  
BEING THE PROPERTY OWNED BY  
SHELDON PROPERTIES, L.L.C.

POWHATAN DISTRICT      JAMES CITY COUNTY      VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	4/29/03	RELOCATED DRAINFIELD LOCATIONS PER LARRY MADISON	JKR
1	2/12/03	PER JAMES CITY COMMENTS	JKR

Designed AES	Drawn JKR
Scale 1"=100'	Date 11/5/2002
Project No. 8398-1	
Drawing No. 2 OF 2	

17.06.03-10:37 8398SUBD.dwg