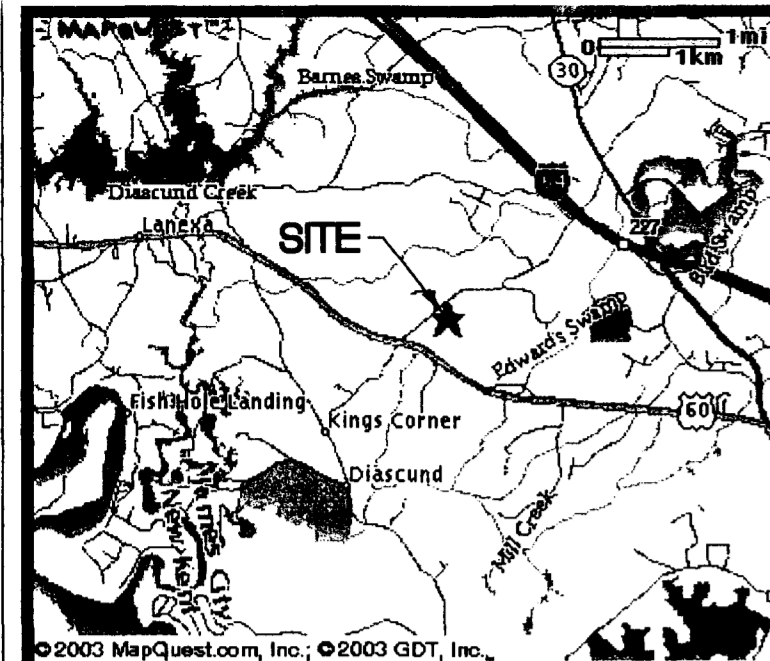


#030039967



VICINITY MAP (NTS)

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS DIVISION OF PARCEL 1, JAMES F. COWLES, ET. ALS, SUNNY MANE CREST, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

12/1/03 DATE Raymond D. Eveland, Jr.
 12/1/03 DATE Marian I. Eveland

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, I, Susan Eveland, 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 HAND THIS 18 DAY OF December, 2003.
 MY COMMISSION EXPIRES 6/30/05

Susan Eveland
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES FREDERICK COWLES AND CELIA ANN COWLES, HUSBAND AND WIFE, TO RAYMOND D. EVELAND, JR. AND MARIAN I. EVELAND, HUSBAND AND WIFE, BY QUIT CLAIM DEED OF GIFT DATED 11/8/96, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT # 90012095.

ENGINEERS OR 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.

11/21/03 DATE Nancy L. Herman-Thompson
 NANCY L. HERMAN-THOMPSON L.S.#2254

CERTIFICATE OF APPROVAL

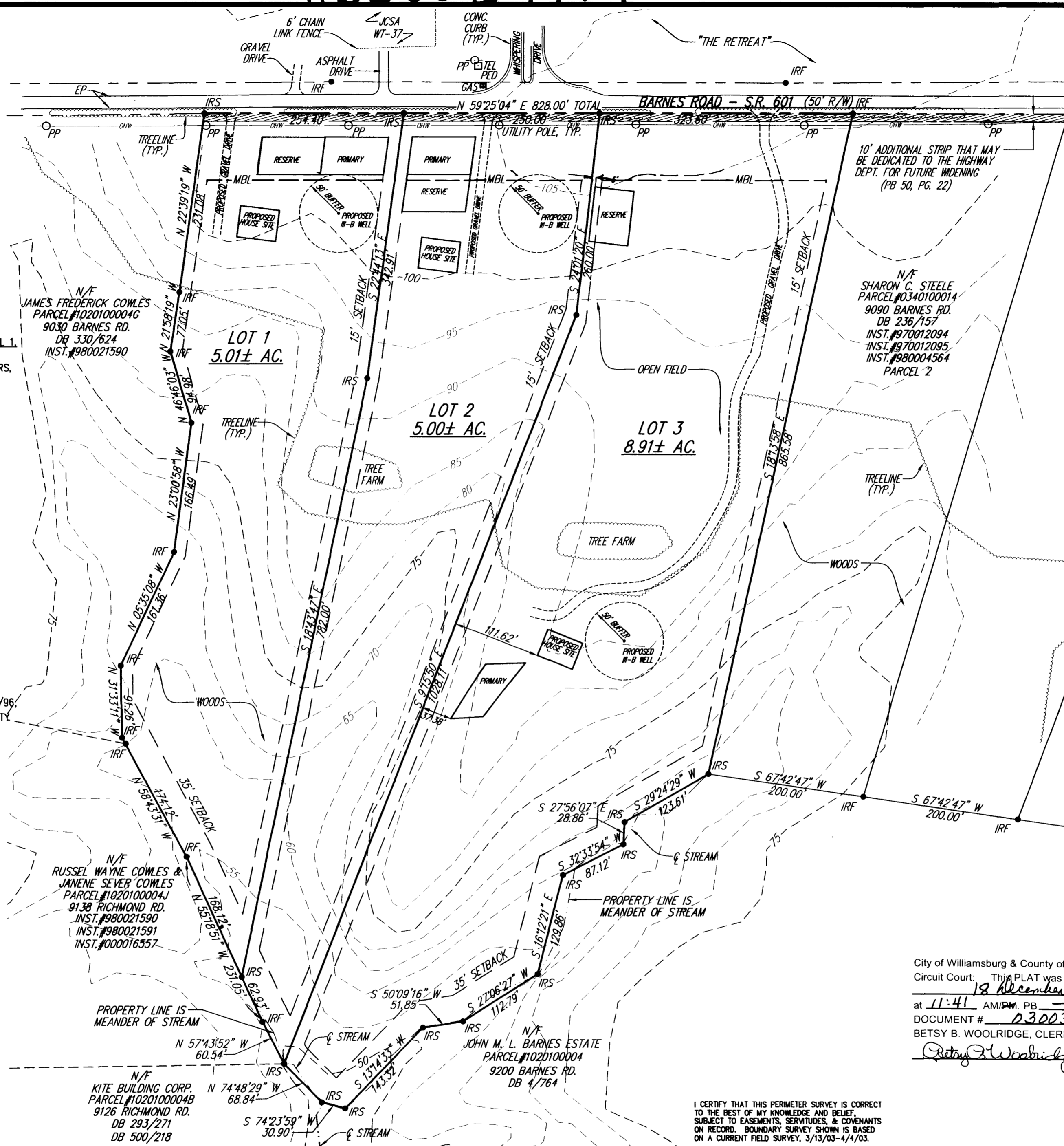
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

11/25/03 DATE Am Stands
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 12/2/03 DATE John Stands
 VIRGINIA DEPARTMENT OF HEALTH
 12/2/03 DATE William
 SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 18 DAY OF December, 2003.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____ PAGE _____

TESTE Betsy B. Woolridge, Clerk
 BY Claudia H. Brinkholz, Dip CLERK

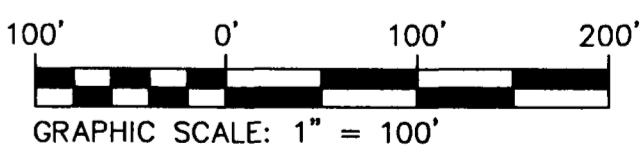


NOTES:

- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- TAX PARCEL #: (10-2)(01-4H).
- ZONING DISTRICT: A-1.
- RECORDED REFERENCES:
 DEED BOOK 21, PAGE 314
 DEED BOOK 236, PAGE 154
 DEED BOOK 236, PAGE 157
 DEED BOOK 309, PAGE 624
 DEED BOOK 330, PAGE 624
 DEED BOOK 500, PAGE 218
 LR# 970012095
 LR# 980021590
 LR# 980021591
 LR# 000016557
 PLAT BOOK 50, PAGE 22
 OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
- BUILDING SETBACK: FRONT=75'; REAR=35', SIDE=15'.
- ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- LOT AREAS:
 LOT 1 5.01± AC./218,204± S.F.
 LOT 2 5.00± AC./218,094± S.F.
 LOT 3 8.91± AC./387,943± S.F.
 TOTAL ACREAGE T.M. (10-2)(01-4H)=18.92± AC./824,241± S.F.
- NFIP FLOOD ZONE X. SEE F.I.R.M. #510201-0005-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
- STREET ADDRESS - 9060 BARNES ROAD.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- CONTOUR LINES ARE SCALED FROM TOPOGRAPHY PROVIDED BY THE JAMES CITY COUNTY GIS DEPT., AND ARE APPROXIMATE.

- LEGEND:**
- BH = BORE HOLE
 - IRF = IRON REBAR FOUND
 - IRS = IRON REBAR SET
 - PB = PLAT BOOK
 - DB = DEED BOOK
 - T.M. = TAX MAP
 - AC. = ACRES
 - S.F. = SQUARE FEET
 - PP = POWER POLE
 - EX. = EXISTING
 - R/W = RIGHT-OF-WAY
 - MBL = MINIMUM BUILDING SETBACK LINE
 - OHW = OVERHEAD WIRE
 - TYP. = TYPICAL

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 18 December 2003
 at 11:41 AM/PM. PB _____ PG _____
 DOCUMENT # 030039967
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



I CERTIFY THAT THIS PERIMETER SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO EASEMENTS, SERVITUDES, & COVENANTS ON RECORD. BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY, 3/13/03-4/4/03.

1 OF 1	SHEET NUMBER	6438	SCALE
			1"=100'
1	COMMISSION NUMBER	6438	FIELD
			SS/RR
1	COMMISSION NUMBER	6438	DRAWN
			DNW/RMK
1	COMMISSION NUMBER	6438	CHECKED
			NLHT
1	COMMISSION NUMBER	6438	DATE
			4/28/03

SUBDIVISION PLAT
 DIVISION OF PARCEL 1,
 JAMES F. COWLES, ET. ALS
 TO BE KNOWN AS
 SUNNY MANE CREST
 FOR
 SUSAN RAE EVELAND
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1	11/21/03	ADJUST FRONT SETBACKS
2	12/10/03	ADJUST FRONT SETBACKS

REVISIONS

Nancy L. Herman-Thompson
 NANCY L. HERMAN-THOMPSON
 L.S.#2254
 11/21/03
 Rev. 12/10/03



Committed to Excellence
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