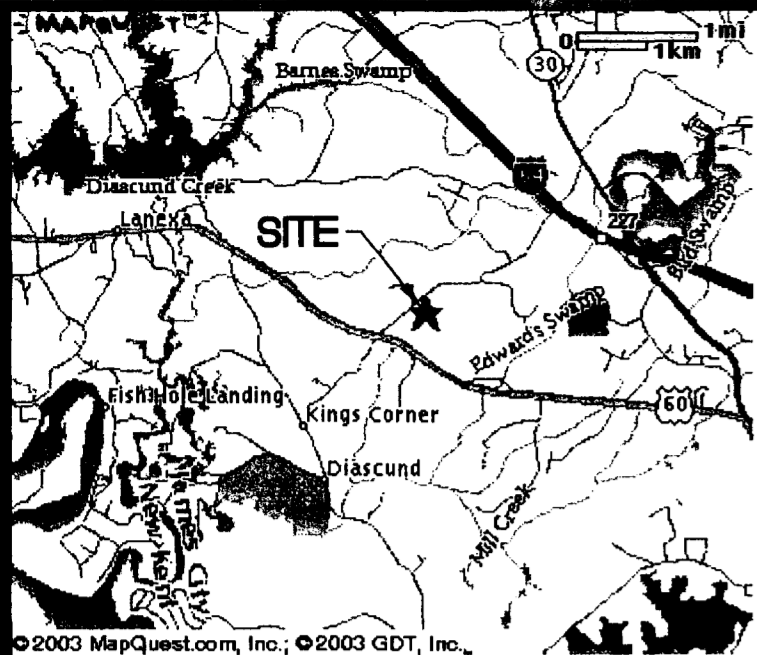


#030039967



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.

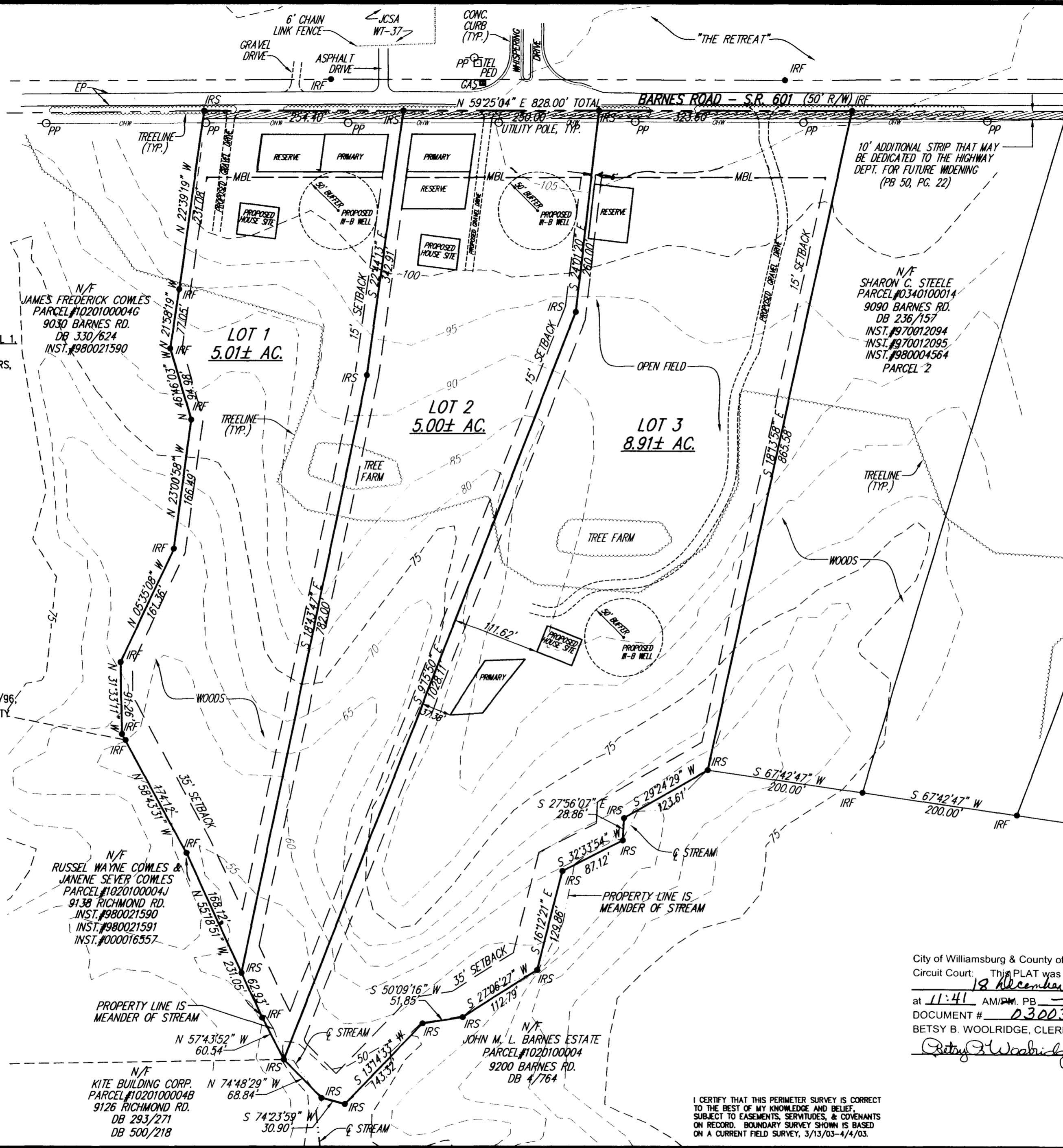
11/25/03 DATE Am Stands  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

Nov. 25, 2003 DATE John Stands  
 VIRGINIA DEPARTMENT OF HEALTH

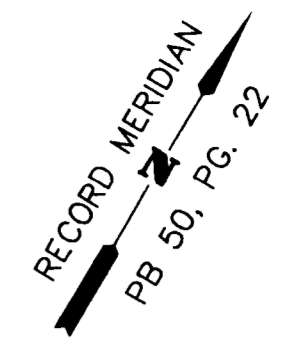
12/1/03 DATE William  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

**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

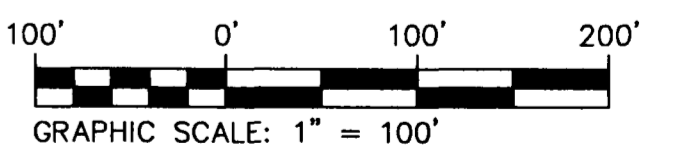


- NOTES:**
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
  - TAX PARCEL #: (10-2)(01-4H).
  - ZONING DISTRICT: A-1.
  - RECORDED 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.

SCALE 1"=100'  
 FIELD SS/RR  
 DRAWN DNW/RMK  
 CHECKED NLHT  
 DATE 4/28/03

COMMISSION NUMBER 6438  
 SHEET NUMBER 1 OF 1

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**  
 ENGINEERS • ARCHITECTS • SURVEYORS  
 449 McLAWS CIRCLE, P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187  
 (757)253-0673 FAX: (757)253-2319 E-MAIL: williamsburg@djginc.com  
 NORFOLK - VIRGINIA BEACH AREA (757)874-5015