

#050001407

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FENWICK HILLS SECTION 2, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

1/28/04 DATE [Signature] NAME
DATE NAME

CERTIFICATE OF APPROVAL

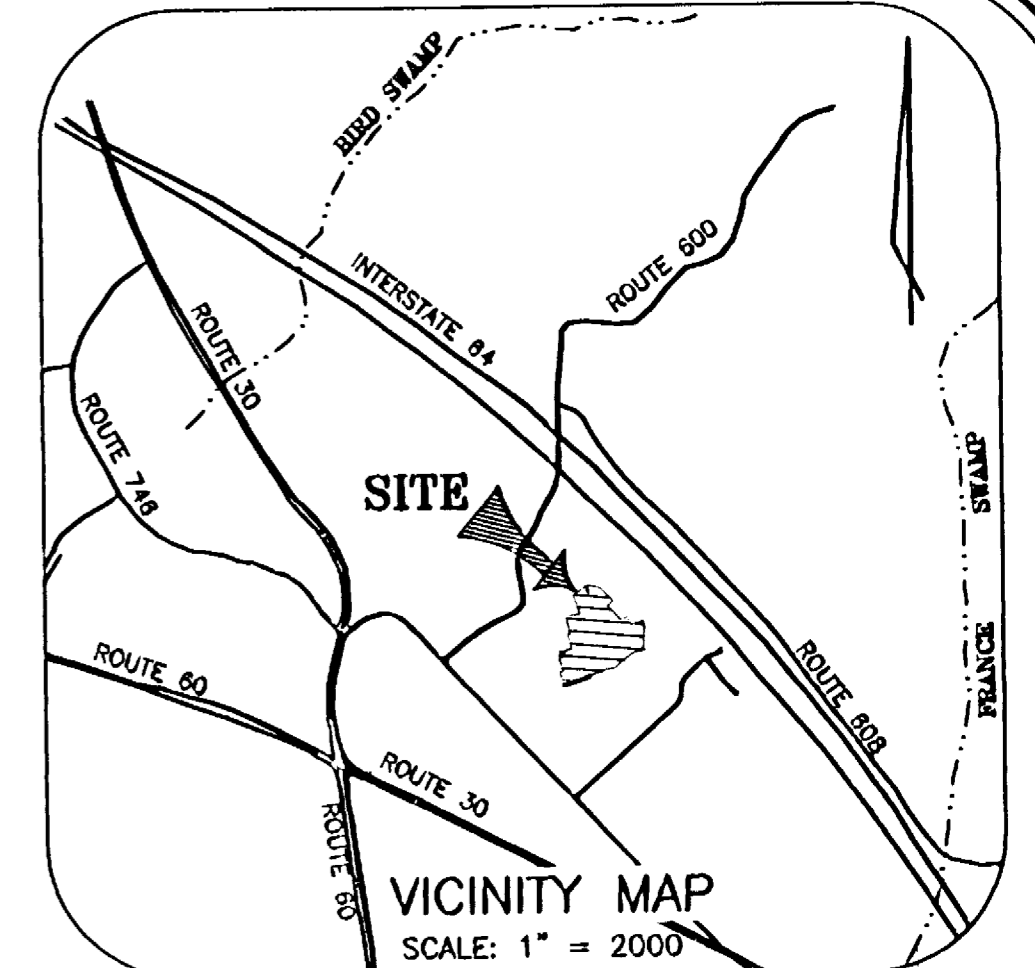
THE SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

01/29/04 DATE [Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION
1/19/05 DATE [Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF: Newport News, Brinda K Hall
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 23rd DAY OF January, 2004.

[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-30-2006



PLAT

SHOWING LOTS 76-85, 147-158, 160-170, & 175-181

SECTION TWO

"FENWICK HILLS"

LOCATED IN THE STONEHOUSE DISTRICT OF

JAMES CITY COUNTY,

VIRGINIA

JANUARY 9, 2004

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 26 January 2004
at 11:59 AM/PM. PG.
DOCUMENT # 050001407
BETSY B. WOOLRIDGE, CLERK
[BSignature] Clerk

GENERAL NOTES

- 1. THE LAND DELINEATED HEREON IS LOCATED ON COUNTY TAX MAP NO. 12-2, AS PARCEL NO. 1-4
2. THIS AREA LIES OUTSIDE THE 100 YEAR FLOOD PLAIN PER FEMA MAP #510201-0001A DATED SEPTEMBER 24, 1982
3. PROPERTY REFERENCES: INSTR. #000012580 AND INSTR. #000012581
4. OWNER: FENWICK HILLS, L.L.C. c/o ABBITT MANAGEMENT, INC. 734 THIMBLE SHOALS BLVD. NEWPORT NEWS, VIRGINIA 23606
5. NUMBER OF LOTS - 40
TOTAL LOT AREA - 10.0817 ACRES
AREA IN R/W - 2.8756 ACRES
TOTAL AREA SECTION 2 - 12.9573 ACRES
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
7. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE COUNTY SUBDIVISION ORDINANCE.
8. THE COORDINATE VALUES SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE REFERENCED TO THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK. THEY WERE ESTABLISHED USING GPS EQUIPMENT AND THE FOLLOWING COUNTY CONTROL MONUMENTS: STATION NO. 302 (N-3872750.778, E-11980141.903) STATION NO. 303 (N-3870041.228, E-11975845.441) STATION NO. 340 (N-3680587.542, E-11970044.785)
9. ALL LOTS SHOWN HEREON SHALL BE SERVED WITH PUBLIC WATER AND SEWER.
10. PROPERTY IS ZONED R-2 PER REZONING CASE NO. S-23-97.
11. ALL ROADS ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
12. VDOT SHALL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FOR ANY DAMAGES.
13. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
14. ALL CENTERLINES OF JCSA EASEMENTS ARE LOCATED ON THE UTILITY CORRESPONDING TO THE CONSTRUCTION PLANS.
15. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELLS REGULATIONS AND JAMES CITY COUNTY CODE.
16. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY COUNTY SERVICE AUTHORITY AND 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.

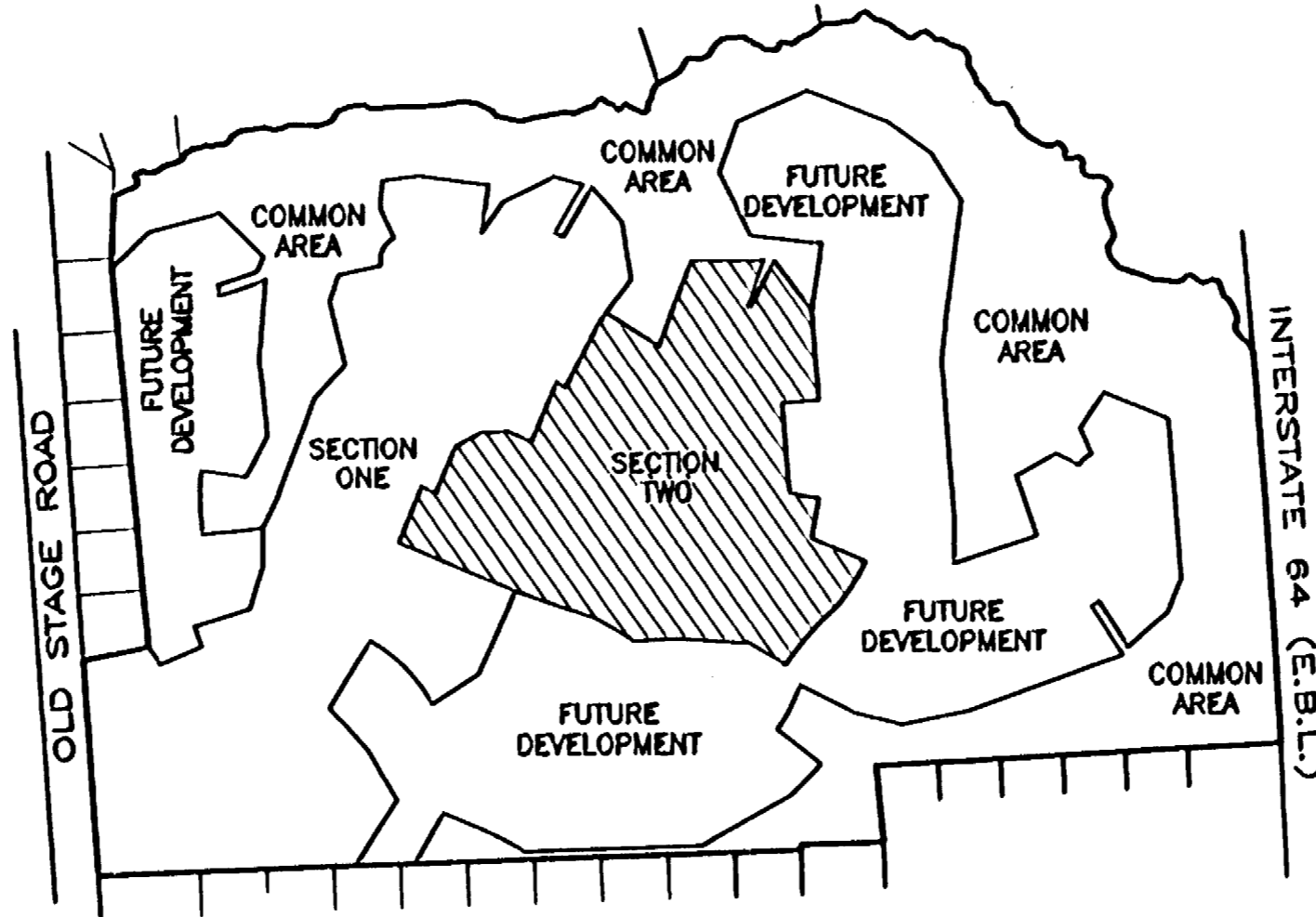
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R.M. HAZELWOOD, JR. TO FENWICK HILLS, L.L.C. BY DEED DATED JUNE 9, 2000 AND RECORDED JUNE 28, 2000 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #000012580.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIED 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.

1-9-2004 DATE [Signature] SURVEYOR
GORDON L. JONES No.001774 LAND SURVEYOR



LOCATION MAP

NOT TO SCALE



# # 050001407

### CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C1	04°30'00"	296.33	23.27	11.64	N62°28'37"E	23.27
C1A	11°42'00"	296.33	60.51	30.36	N62°04'34"E	60.41'
C2	39°30'00"	428.86	295.66	153.98	N52°10'34"E	289.84
C3	39°30'00"	378.86	261.19	136.02	N52°10'34"E	256.05
C4	90°00'00"	25.00	39.27	25.00	N12°34'28"W	35.36
C5	08°53'07"	316.81	49.13	24.61	N62°00'59"W	49.08
C6	55°53'33"	25.00	24.39	13.26	S85°35'41"W	23.43
C7	178°48'40"	55.00	171.81	—	S32°57'48"E	109.99
C8	07°30'00"	55.00	7.20	3.60	N60°10'37"E	7.19
C9	96°07'42"	55.00	92.28	61.22	N68°00'35"W	81.83
C10	47°42'44"	25.00	20.82	11.06	S43°48'08"E	20.22
C11	10°05'02"	366.81	64.56	32.36	N62°36'57"E	64.47
C12	07°12'00"	296.33	37.24	18.64	S68°19'34"W	37.21
C13	03°54'00"	428.86	29.19	14.60	N69°58'34"E	29.19
C14	09°24'00"	428.86	70.36	35.26	N63°19'34"E	70.28
C15	09°30'00"	428.86	71.11	35.64	N53°52'34"E	71.03
C16	09°30'00"	428.86	71.11	35.64	N44°22'34"E	71.03
C17	07°12'00"	428.86	53.89	26.98	N36°01'34"E	53.86
C18	04°15'42"	25.00	1.86	0.93	N68°35'23"E	1.86
C19	07°12'00"	346.33	43.52	21.79	N68°19'34"E	43.49
C20	04°42'00"	378.86	31.08	15.55	N69°34'34"E	31.07
C21	14°18'00"	378.86	94.56	47.53	N60°04'34"E	94.31
C22	17°00'00"	378.86	112.41	56.82	N44°25'34"E	112.00
C23	03°30'00"	378.86	23.14	11.58	N34°10'34"E	23.14
C24	69°46'40"	55.00	66.98	38.35	S87°27'48"E	62.92
C25	54°30'00"	55.00	52.32	28.33	S25°19'28"E	50.37
C26	54°30'00"	55.00	52.32	28.33	S29°10'34"W	50.37
C27	54°00'00"	55.00	51.84	28.02	N89°04'26"W	49.94
C28	42°07'42"	55.00	40.44	21.18	N41°00'35"W	39.54
C29	01°08'48"	366.81	7.34	3.67	N67°05'04"W	7.34
C30	08°56'14"	366.81	57.22	28.67	N62°02'33"W	57.16
C31	90°00'00"	25.00	39.27	25.00	N77°25'34"E	35.36
C32	51°37'52"	25.00	22.53	21.77	N83°27'50"E	12.09

### LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N57°34'26"W	10.88'
L2	S32°25'34"W	20.00'
L3	N57°34'26"W	13.00'
L4	N32°34'40"E	18.00'
L5	S57°25'20"E	20.00'
L6	S32°34'40"W	17.95'

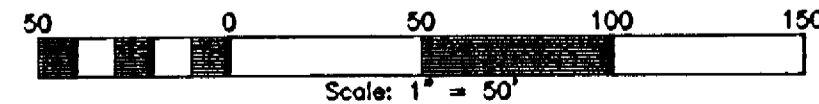
### LEGEND:

- IRON ROD FOUND (I.R.F.) OR IRON PIPE FOUND (I.P.F.)
- CONCRETE MONUMENT FOUND
- IRON ROD OR PIPE SET
- IRON ROD MONUMENT SET
- ▲ POWER POLE
- T.J.B. TELEPHONE JUNCTION BOX
- O.U.L. OVERHEAD UTILITY LINE
- /M OLD MARK
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- N.R. NON RADIAL
- (0.00) EASEMENT TIES



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 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge Clerk

PLAT  
 SHOWING LOTS 76-85, 147-158, 160-170 & 175-181  
 SECTION TWO  
 "FENWICK HILLS"  
 LOCATED IN THE STONEHOUSE DISTRICT OF  
 JAMES CITY COUNTY,  
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SHEET 2 OF 3



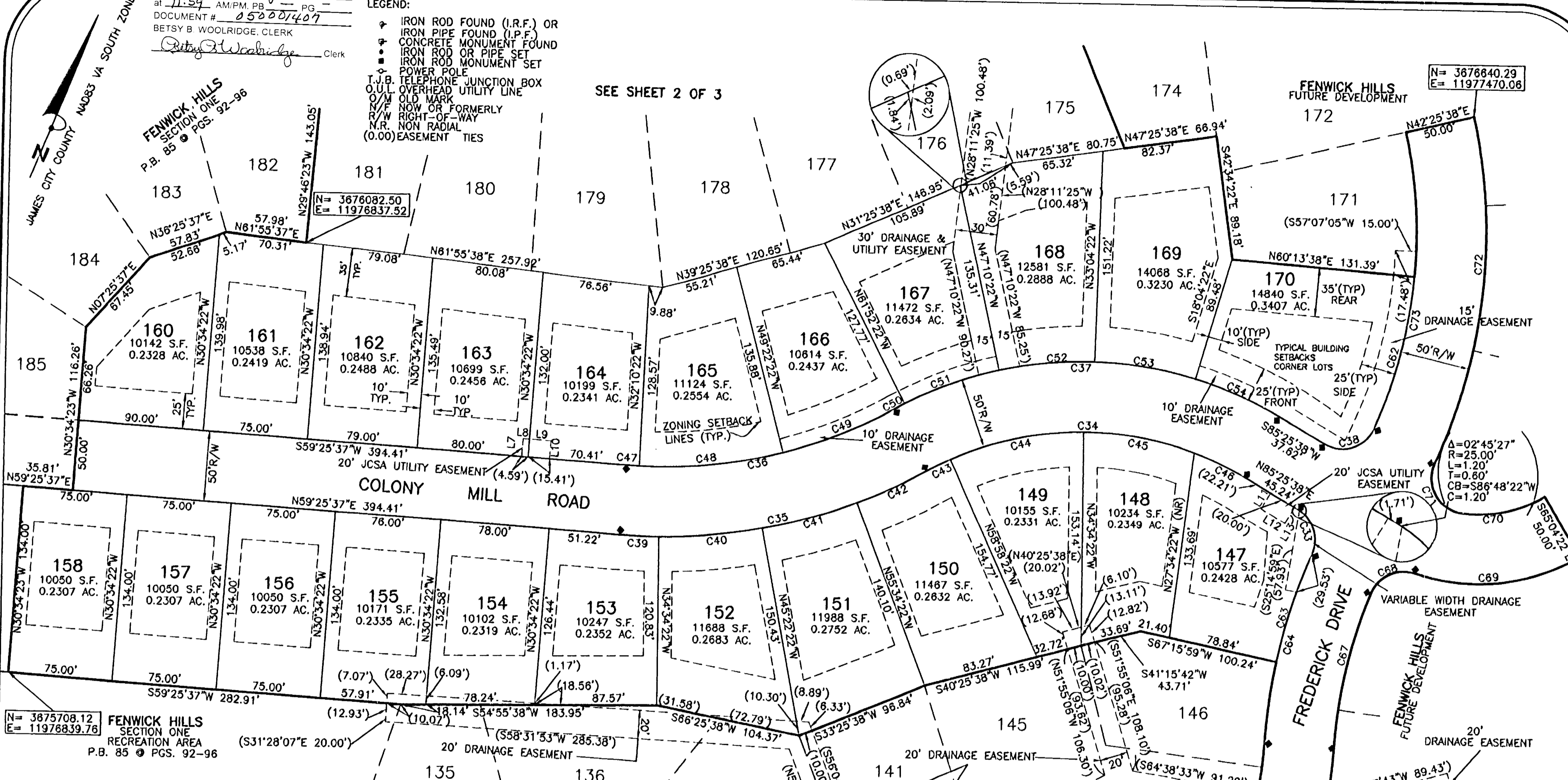


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SEE SHEET 2 OF 3



N= 3675708.12  
 E= 11976839.76  
 FENWICK HILLS SECTION ONE RECREATION AREA  
 P.B. 85 PGS. 92-96

N= 3676840.29  
 E= 11977470.08

1-9-2004  
 GORDON L. JONES  
 001774  
 LAND SURVEYOR

**CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C33	83°29'33"	25.00	36.43	22.31	N52°49'35"E	33.29
C34	59°00'00"	231.29	238.17	130.86	S55°55'38"W	227.78
C35	33°00'00"	396.35	228.28	117.41	N42°55'38"E	225.14
C36	33°00'00"	346.35	199.49	102.59	N42°55'38"E	196.74
C37	59°00'00"	281.29	289.65	159.14	S55°55'38"W	277.02
C38	96°07'52"	25.00	41.95	27.83	N37°21'42"E	37.20
C39	04°00'00"	396.35	27.67	13.84	N57°25'38"E	27.87
C40	10°48'00"	396.35	74.71	37.47	N50°01'38"E	74.60
C41	10°12'00"	396.35	70.56	35.37	N39°31'38"E	70.47
C42	08°00'00"	396.35	55.34	27.72	N30°25'38"E	55.30
C43	04°36'00"	231.29	18.57	9.29	S28°43'38"W	18.56
C44	24°24'00"	231.29	98.50	50.01	S43°13'38"W	97.75
C45	20°08'06"	231.29	81.28	41.06	S65°29'41"W	80.86
C46	09°51'54"	231.29	39.82	19.96	S80°29'41"W	39.77
C47	01°36'00"	346.35	9.87	4.84	N58°37'38"E	9.87
C48	17°12'00"	346.35	103.97	52.38	N49°13'38"E	103.58
C49	14°12'00"	346.35	85.84	43.14	N33°31'38"E	85.62
C50	01°42'00"	281.29	8.35	4.17	S27°16'38"W	8.35
C51	14°42'00"	281.29	72.17	36.28	S35°28'38"W	71.97
C52	11°02'35"	281.29	54.22	27.19	S51°24'20"W	54.13
C53	15°00'00"	281.29	73.84	37.03	S64°25'38"W	73.43
C54	13°30'00"	281.29	66.28	33.29	S78°40'38"W	66.12
C62	19°04'08"	337.06	112.18	56.81	S20°14'18"E	111.66
C63	11°39'12"	402.05	81.77	41.03	S16°54'25"E	81.63

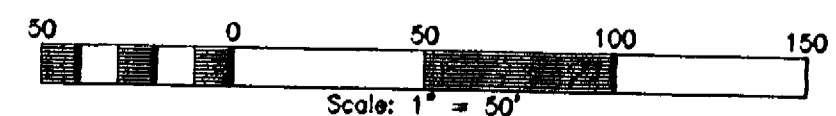
**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L7	S30°34'22"E	13.00'
L8	N59°25'38"E	4.59'
L9	N59°25'38"E	15.41'
L10	S30°34'22"E	13.00'
L11	S04°34'22"E	13.00'
L12	S85°25'38"W	20.00'
L13	N04°34'22"W	13.00'
L14	N15°52'45"W	27.36'
L15	S76°01'18"W	20.01'
L16	S15°52'45"E	28.03'

**CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C64	19°59'33"	402.05	140.29	70.87	N21°04'35"W	139.58
C65	14°32'41"	275.27	69.88	35.13	S23°48'01"E	69.69
C66	14°32'41"	325.27	82.57	41.51	S23°48'01"E	82.35
C67	18°39'18"	352.05	114.63	57.82	N21°44'43"W	114.12
C68	85°46'31"	25.00	37.43	23.22	N30°28'12"E	34.03
C69	48°25'50"	145.03	122.59	65.23	S49°08'33"W	118.97
C70	37°19'24"	95.03	61.90	32.10	N43°35'20"W	60.82
C71	107°44'54"	25.00	47.01	34.25	N63°52'31"W	40.39
C72	37°34'18"	387.06	253.81	131.66	S28°47'13"E	249.29
C73	36°52'08"	337.06	216.89	112.35	S29°08'18"E	213.17

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SHEET 3 OF 3

