

#050004219

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF DENNIS WAYNE LEONITUK AND ANNA HOLLINS LEONITUK AND WAS ACQUIRED FROM PETE LEONITUK (DIVORCED) BY DEED DATED MARCH 10, 1988 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN D.B. 384, PG. 304.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Dennis Wayne Leonituk 10-4-04
 DENNIS WAYNE LEONITUK DATE
Anna Hockaday 10-4-04
 ANNA HOLLINS (LEONITUK) HOCKADAY DATE

NOTARY
 STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:
Pamela D. Callis 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
 ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 4 DAY OF October, 2004.
 MY COMMISSION EXPIRES 8/31/06
Pamela D. Callis
 NOTARY PUBLIC

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

G.T. Wilson, Jr. 9/29/04
 G.T. WILSON, JR., C.L.S. #1183 DATE

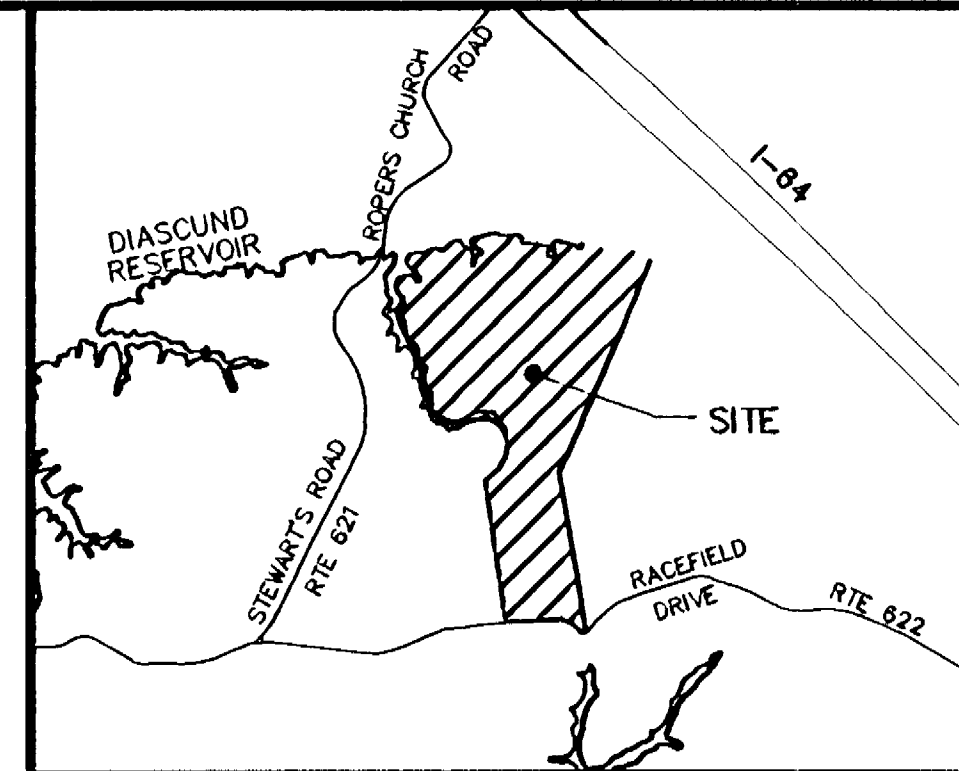
CERTIFICATE OF APPROVAL

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

[Signature] 2/20/05
 SUBDIVISION AGENT OF DATE
 THE COUNTY OF JAMES CITY
Bonny A. Wick 10/4/04
 VIRGINIA DEPARTMENT OF DATE
 TRANSPORTATION
Valerie A. [Signature] 1-25-05
 VIRGINIA DEPARTMENT OF DATE
 HEALTH

GENERAL NOTES

1. PROPERTY ADDRESS: #338 RACEFIELD DRIVE
2. TAX MAP PARCEL (3-1)(1-1)
3. THIS PROPERTY IS CURRENTLY ZONED GENERAL AGRICULTURAL DISTRICT, A-1.
4. MINIMUM LOT SIZE = THREE (3) ACRES FOR SINGLE FAMILY DWELLINGS.
5. MINIMUM LOT WIDTH = LOTS OF FIVE (5) ACRES OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 250 FEET.
6. MINIMUM YARD REQUIREMENTS FOR LOTS OF THREE (3) ACRES OR MORE;
 FRONT B.S.L. = 75' FROM THE CENTERLINE OF THE STREET RIGHT-OF-WAY
 GREATER THAN 50' IN WIDTH AND 100' FROM THE CENTERLINE
 OF ANY STREET RIGHT-OF-WAY LESS THAN 50' IN WIDTH.
 SIDE B.S.L. = 15'
 REAR B.S.L. = 35'
7. PARCEL "A" WITHIN THIS SUBDIVISION IS SERVED WITH EXISTING PRIVATE WATER AND PRIVATE SEPTIC SYSTEMS. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION ON PARCEL "B".
8. IN ACCORDANCE WITH SECTION 19-33 OF JAMES CITY COUNTY'S SUBDIVISION ORDINANCE, ALL UTILITIES ARE TO BE PLACED UNDERGROUND
9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
10. THIS FAMILY SUBDIVISION SHALL CONFORM TO THE STANDARDS OUTLINED IN SECTION 19-17 OF THE CODE OF JAMES CITY COUNTY WITH REGARDS TO SPECIAL PROVISIONS FOR FAMILY SUBDIVISIONS.
11. PARCEL "A" TO BE CONVEYED TO DENNIS W. LEONITUK, JR. (SON)
12. PARCEL "B" TO BE CONVEYED TO SHELLY LATOSKI (DAUGHTER)



VICINITY MAP
 SCALE 1"=2000'

REFERENCE

- D.B. 384, PG. 304
- D.B. 522, PG. 557
- D.B. 28, PG. 254
- P.B. 54, PG. 59

LEGEND

- IPF= IRON PIPE FOUND
- IRF= IRON ROD FOUND
- IRS= IRON ROD SET
- PP= POWER POLE
- N/F= NOW OR FORMALLY

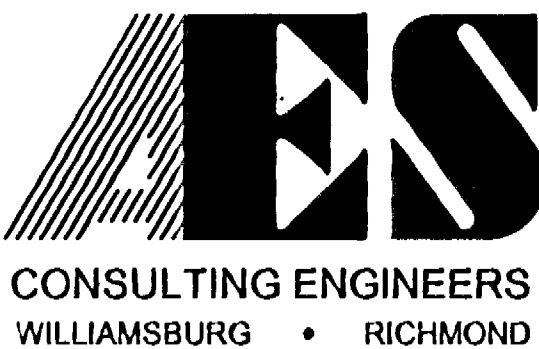
NOTE:
 THE RPA LINE AND RPA BUFFER SHOWN ARE APPROXIMATE AND TAKEN FROM JCC GIS MAPS AND HAVE NOT BEEN FIELD VERIFIED.

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

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS
 DAY OF 1 March, 2005.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE
 RECORD AS THE LAW DIRECTS. @ 11:48 AM/PM
 INSTRUMENT # 050004219
 TESTE: *Betsy B. Woolridge, Clerk*
 BETSY B. WOOLRIDGE, CLERK

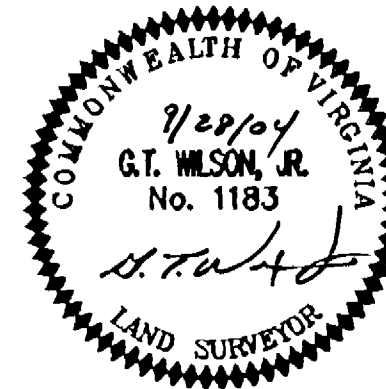
2 Large/Small Print(s) Filmed/Revised
 herewith as # 050004219

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
1 March 2005
 at 11:48 AM/PM/PB PG. —
 DOCUMENT # 050004219
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



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

PLAT OF FAMILY SUBDIVISION
 SHOWING PARCELS "A & B"
 BEING THE PROPERTY OWNED BY
 DENNIS W. LEONITUK, SR.
 AND ANNA H. HOCKADAY (DIVORCED)
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3.	1/20/05	REVISED PLAT AS PER COMMENT RECEIVED	JDB
		REVISED PLAT AS PER J.C.C. DEVELOPMENT MANAGEMENT LETTER DATED: OCT. 26, 2004	JDB
1.	10/21/04	ADD PROPOSED DRAINFIELD SITE	JDB

Designed	Drawn
AES	JDB
Scale	Date
N.T.S.	9/28/04
Project No.	
9420	
Drawing No.	
1 of 2	