

060017079

OWNERS CERTIFICATE

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

06-27-06 [Signature]
DATE SIGNATURE

06-27-06 PETER V. HENDERSON, JR. - OWNER
DATE PRINT & TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York, I, Matthew H. Connolly, A
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY
CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING
HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 27 DAY OF June, 2006.
MY COMMISSION EXPIRES JULY 31st, 2007.
Matthew H. Connolly
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE ESTATE OF RICHARD
E. MOUNTCASTLE, JR. TO HENDERSON & SCHULTZ, L.L.C. BY INSTRUMENT RECORDED
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY,
VIRGINIA AS INSTRUMENT #050023522.

ENGINEERS OR SURVEYORS 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.

6-19-06 [Signature]
DATE CHARLES A. CALHOUN, L.S. #002554

CERTIFICATE OF APPROVAL

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

6-27-2006 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

6-29-2006 [Signature]
DATE VIRGINIA DEPARTMENT OF HEALTH

7/12/06 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES

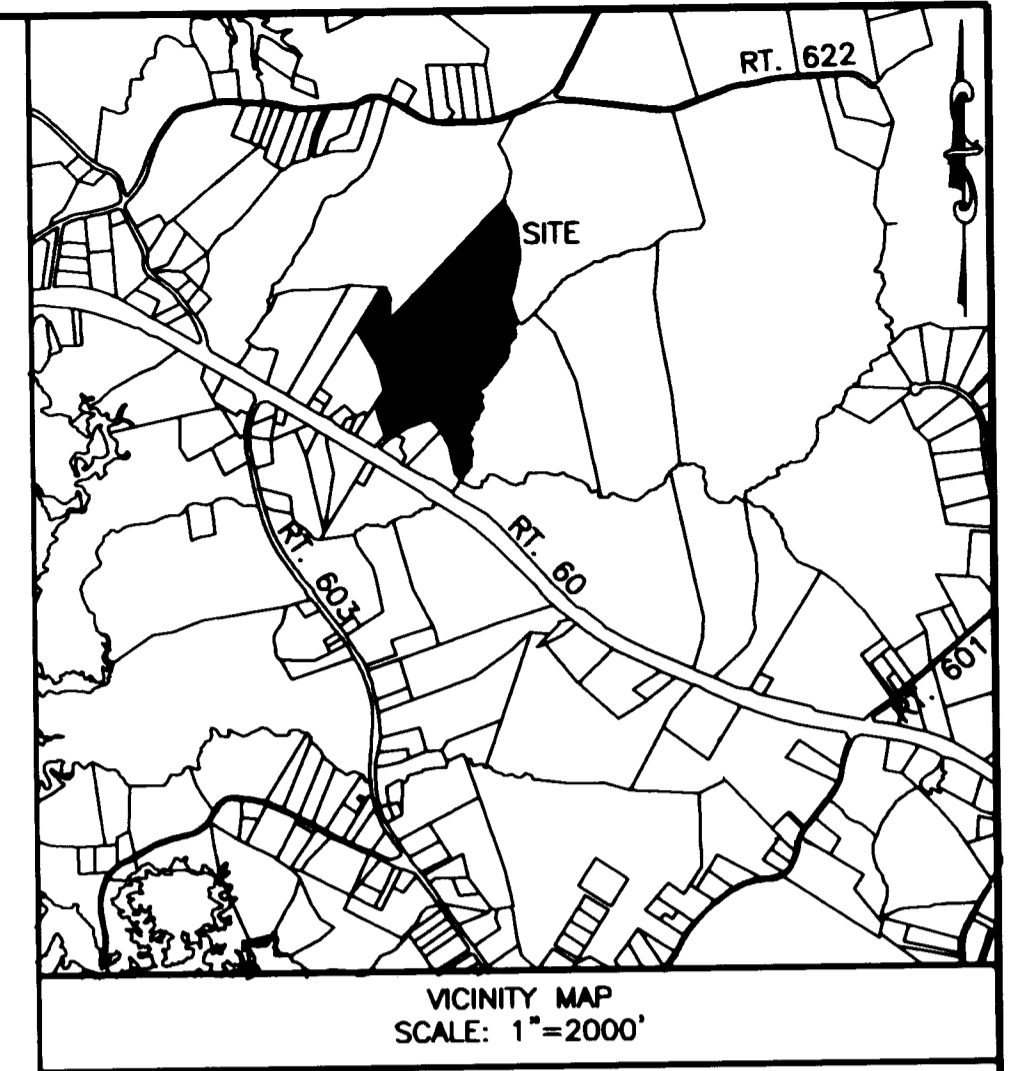
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
3. WETLANDS/RPA SHOWN PER CONFIRMATION BY U.S. ARMY CORPS OF ENGINEERS AND JCC ENVIRONMENTAL DEPARTMENT.
4. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c) OF THE JAMES CITY COUNTY CODE.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
7. LOTS SHOWN ARE TO BE SERVED BY PRIVATE SEWER AND WATER.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
9. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0005B, DATED FEBRUARY 6, 1991
10. DRAIN FIELD LOCATIONS AND DESIGN BY OTHERS.
11. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
12. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. AREA OF 25% SLOPE OR GREATER WAS ESTABLISH FROM JCC GIS CONTOURS AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION OR DISTURBANCE.

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY MIKE NEWHOUSE, AOSE #129, P.O. BOX 427 DUTTON VA, 23050 (804) 693-4359. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO #380 OF THE REGULATIONS THE APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.



PROPERTY INFORMATION

ZONING DISTRICT: A-1
PARCEL ID: 0240100061
ADDRESS: 1121 STEWARTS ROAD
TOTAL AREA: ±57.48 ACRES

BUILDING SETBACKS

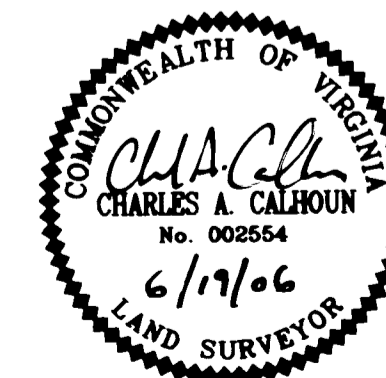
FRONT: 75'
SIDE: 15'
REAR: 35'

STATE OF VIRGINIA - JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
JAMES CITY THE 17 DAY OF July, 2006.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS IN INSTRUMENT # 060017079
TESTE [Signature]
BY [Signature] CLERK

2 Large/Small Plat(s) Recorded
herewith as # 060017079

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
17 July 2006
at 11:46 AM PM. PG.
DOCUMENT # 060017079
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk



RE-SUBDIVISION OF
5 PARCELS OF LAND
TO BE KNOWN AS
COUNTRYSIDE
LOCATED IN THE STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 4/20/06 SCALE: 1" = 150' JOB# 05-516
Rev: 6/19/06

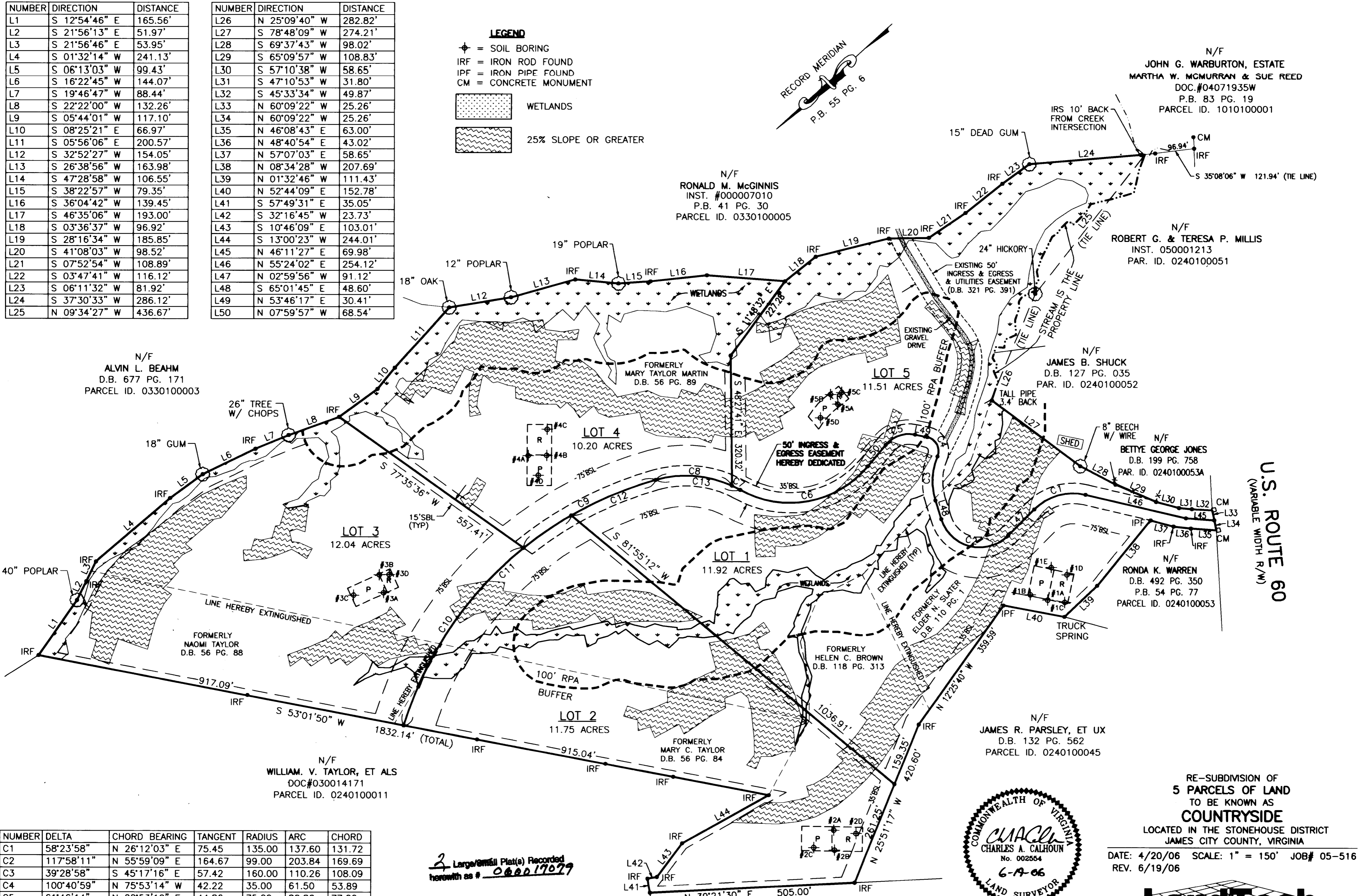
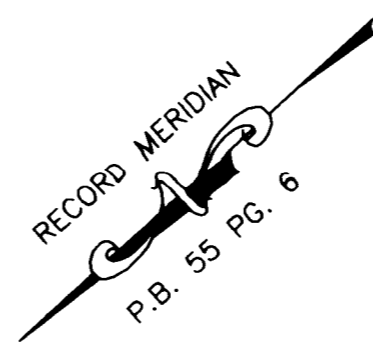
LandTech Resources, Inc.
Surveying • Mapping • Land Design
5810-F Mooretown Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

060017079

NUMBER	DIRECTION	DISTANCE
L1	S 12°54'46" E	165.56'
L2	S 21°56'13" E	51.97'
L3	S 21°56'46" E	53.95'
L4	S 01°32'14" W	241.13'
L5	S 06°13'03" W	99.43'
L6	S 16°22'45" W	144.07'
L7	S 19°46'47" W	88.44'
L8	S 22°22'00" W	132.26'
L9	S 05°44'01" W	117.10'
L10	S 08°25'21" E	66.97'
L11	S 05°56'06" E	200.57'
L12	S 32°52'27" W	154.05'
L13	S 26°38'56" W	163.98'
L14	S 47°28'58" W	106.55'
L15	S 38°22'57" W	79.35'
L16	S 36°04'42" W	139.45'
L17	S 46°35'06" W	193.00'
L18	S 03°36'37" W	96.92'
L19	S 28°16'34" W	185.85'
L20	S 41°08'03" W	98.52'
L21	S 07°52'54" W	108.89'
L22	S 03°47'41" W	116.12'
L23	S 06°11'32" W	81.92'
L24	S 37°30'33" W	286.12'
L25	N 09°34'27" W	436.67'

NUMBER	DIRECTION	DISTANCE
L26	N 25°09'40" W	282.82'
L27	S 78°48'09" W	274.21'
L28	S 69°37'43" W	98.02'
L29	S 65°09'57" W	108.83'
L30	S 57°10'38" W	58.65'
L31	S 47°10'53" W	31.80'
L32	S 45°33'34" W	49.87'
L33	N 60°09'22" W	25.26'
L34	N 60°09'22" W	25.26'
L35	N 46°08'43" E	63.00'
L36	N 48°40'54" E	43.02'
L37	N 57°07'03" E	58.65'
L38	N 08°34'28" W	207.69'
L39	N 01°32'46" W	111.43'
L40	N 52°44'09" E	152.78'
L41	S 57°49'31" E	35.05'
L42	S 32°16'45" W	23.73'
L43	S 10°46'09" E	103.01'
L44	S 13°00'23" W	244.01'
L45	N 46°11'27" E	69.98'
L46	N 55°24'02" E	254.12'
L47	N 02°59'56" W	91.12'
L48	S 65°01'45" E	48.60'
L49	N 53°46'17" E	30.41'
L50	N 07°59'57" W	68.54'

LEGEND
 ◆ = SOIL BORING
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 CM = CONCRETE MONUMENT
 [Stippled Area] = WETLANDS
 [Wavy Line Area] = 25% SLOPE OR GREATER

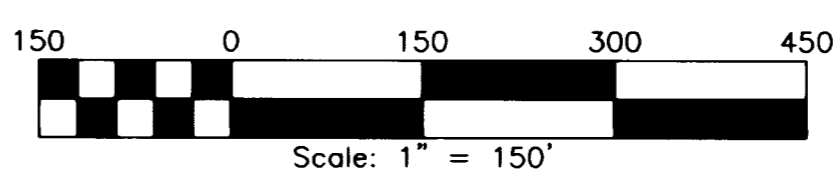
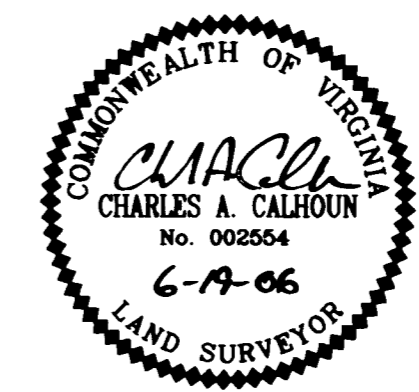


NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	58°23'58"	N 26°12'03" E	75.45	135.00	137.60	131.72
C2	117°58'11"	N 55°59'09" E	164.67	99.00	203.84	169.69
C3	39°28'58"	S 45°17'16" E	57.42	160.00	110.26	108.09
C4	100°40'59"	N 75°53'14" W	42.22	35.00	61.50	53.89
C5	61°46'14"	N 22°53'10" E	44.86	75.00	80.86	77.00
C6	79°22'20"	N 31°41'13" E	207.45	250.00	346.33	319.29
C7	04°47'54"	N 68°58'26" E	11.52	275.00	23.03	23.02
C8	40°00'46"	N 46°34'06" E	100.13	275.00	192.05	188.17
C9	23°27'38"	N 14°49'54" E	186.88	900.00	368.52	365.95
C10	34°02'44"	N 13°55'17" W	275.55	900.00	534.79	526.95
C11	43°06'33"	S 09°23'23" E	355.51	900.00	677.16	661.30
C12	14°23'49"	S 19°21'49" W	113.67	900.00	226.15	225.55
C13	44°48'40"	S 48°58'03" W	113.38	275.00	215.08	209.64

2 Large/Small Plat(s) Recorded herewith as # 060017079

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 17 July 2006 at 11:46 AM/PM, PG. DOCUMENT # 060017079 BETSY B. WOOLRIDGE, CLERK

N/F WILLIAM E. STEWART, III D.B. 634 PG. 656 PARCEL ID. 0240100042



N/F JOHN G. WARBURTON, ESTATE
 MARTHA W. MCMURRAN & SUE REED
 DOC.#04071935W
 P.B. 83 PG. 19
 PARCEL ID. 1010100001

N/F RONALD M. MCGINNIS
 INST. #000007010
 P.B. 41 PG. 30
 PARCEL ID. 0330100005

N/F ROBERT G. & TERESA P. MILLIS
 INST. 050001213
 PAR. ID. 0240100051

N/F JAMES B. SHUCK
 D.B. 127 PG. 035
 PAR. ID. 0240100052

N/F BETTYE GEORGE JONES
 D.B. 199 PG. 758
 PAR. ID. 0240100053A

N/F RONDA K. WARREN
 D.B. 492 PG. 350
 P.B. 54 PG. 77
 PARCEL ID. 0240100053

N/F JAMES R. PARSLEY, ET UX
 D.B. 132 PG. 562
 PARCEL ID. 0240100045

RE-SUBDIVISION OF 5 PARCELS OF LAND TO BE KNOWN AS COUNTRYSIDE LOCATED IN THE STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA
 DATE: 4/20/06 SCALE: 1" = 150' JOB# 05-516
 REV. 6/19/06

LandTech Resources, Inc.
 Surveying · Mapping · Land Design
 5810-F Mooretown Road, Williamsburg, VA 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

U.S. ROUTE 60 (VARIABLE WIDTH R/W)