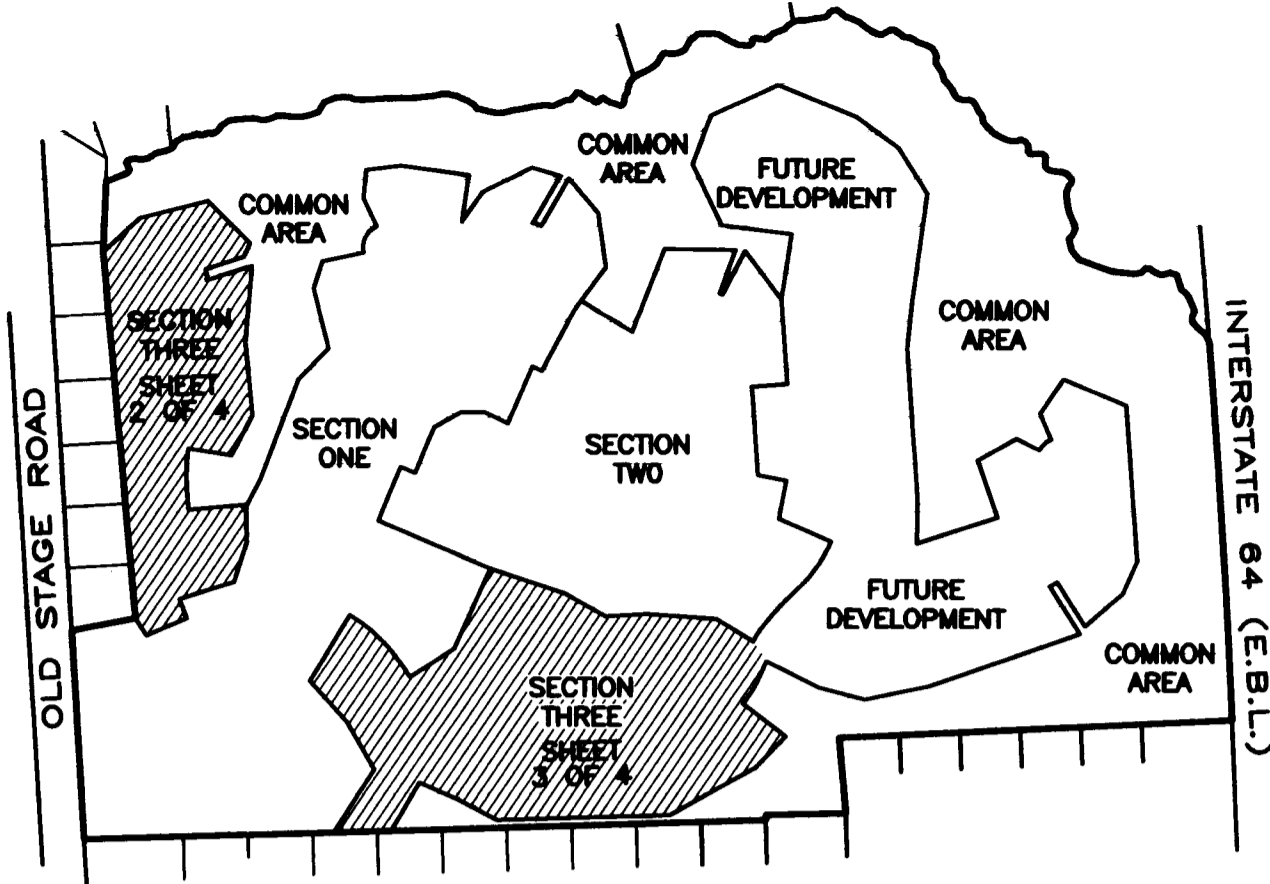
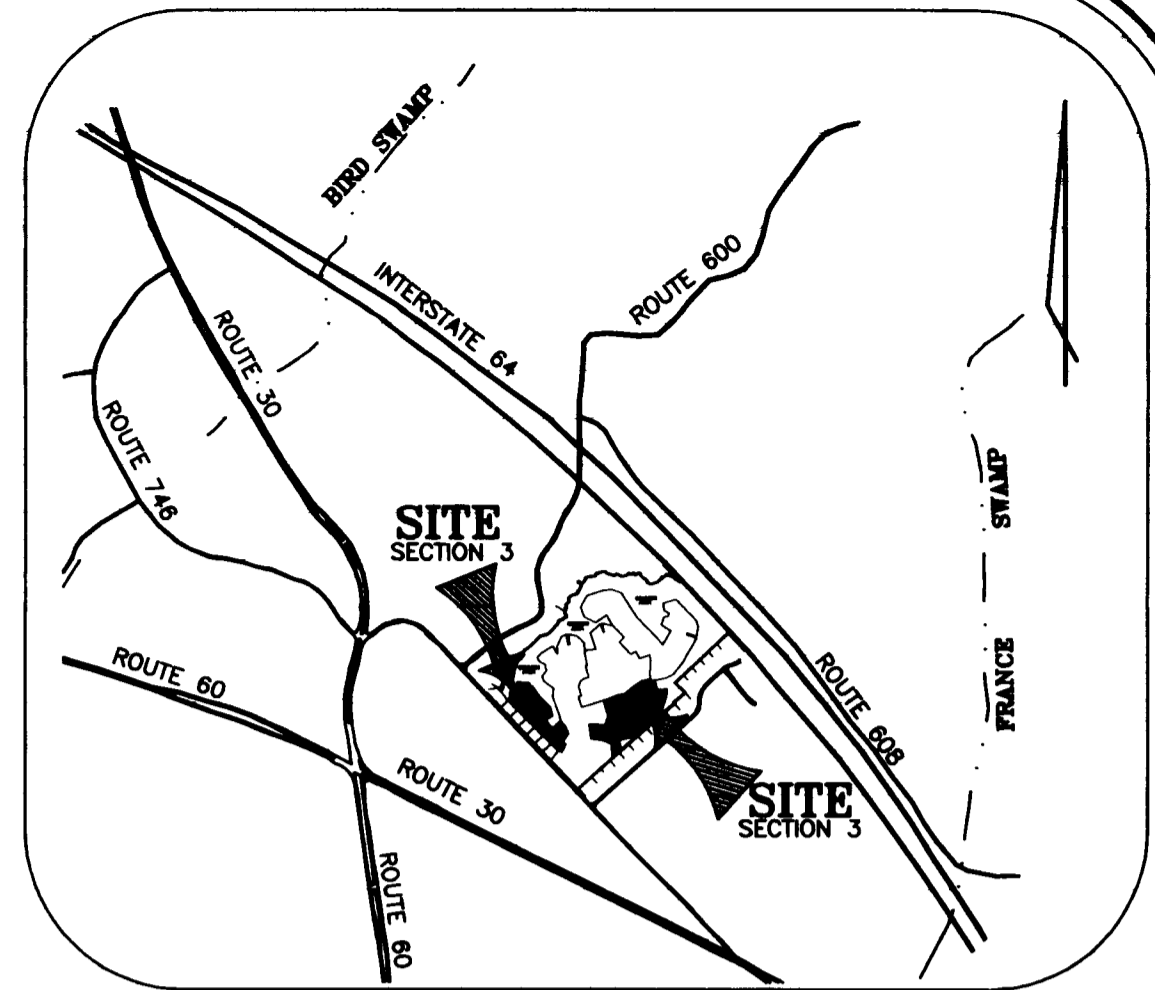


#060026719



LOCATION MAP



VICINITY MAP  
SCALE: 1"= 2000'

# PLAT

SHOWING LOTS 16-30, 110-128, & 132-146

## SECTION THREE

# "FENWICK HILLS"

LOCATED IN THE STONEHOUSE DISTRICT OF

## JAMES CITY COUNTY, VIRGINIA

MARCH 10, 2006

### OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FENWICK HILLS SECTION 3 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

3-24-06 DATE Charles W. Worman - Manager NAME Fenwick Hills LLC

STATE OF VIRGINIA

CITY/COUNTY OF: Newport News, Bridget 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 24<sup>th</sup> DAY OF March, 2006.

Bridget K. Hall  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-30-2006

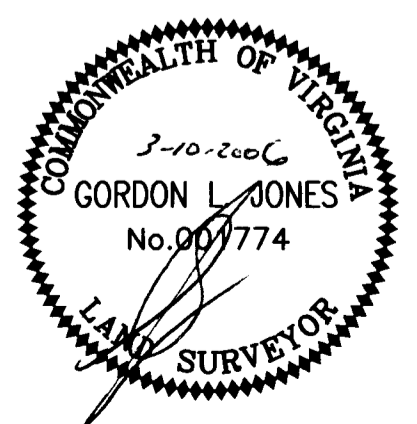
### CERTIFICATE OF SOURCE OF TITLE:

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.

4 Large/Small Plat(s) Recorded  
herewith as # 060026719

### 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.



City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on  
31 October 2006  
at 9:26 AM/PM. PG. 1  
DOCUMENT # 060026719  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge 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 - 49  
TOTAL LOT AREA - 12.8342 ACRES  
AREA IN R/W - 2.6303 ACRES  
TOTAL AREA SECTION 3 - 15.4645 ACRES
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE OR SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
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-3672750.778, E-11980141.903)  
STATION NO. 303 (N-3670041.228, E-11975645.441)  
STATION NO. 340 (N-3680567.542, E-11970044.785)
9. ALL LOTS SHOWN HEREON SHALL BE SERVED WITH PUBLIC WATER AND SEWER.
10. PROPERTY IS ZONED R-2
11. ALL ROADS ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
12. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FOR ANY DAMAGES.
13. COMMON AREA/CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
14. ZONING SETBACKS: R-2  
FRONT 25'  
SIDE 10'  
REAR 35'  
UNLESS OTHERWISE SHOWN
15. ALL NEW MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
16. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
17. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE 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 APPROVAL

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

6/7/06  
DATE

Bruce A. Williams  
VIRGINIA DEPARTMENT OF TRANSPORTATION

6/19/06  
DATE

Therese Jordan  
VIRGINIA DEPARTMENT OF HEALTH

10/13/06  
DATE

[Signature]  
SUBDIVISION AGENT OF JAMES CITY COUNTY

ALL STRUCTURES SHALL BE LOCATED WITHIN THE BUILDING ENVELOPES DEPICTED ON THE PLAT FOR ALL LOTS SPECIFICALLY, BUT NOT LIMITED TO, LOTS #20, 116, 117, 118, 119, 125, 126, 127 AND 132.



COMPS: CB  
DWG. NO.: 096091SUB1SEC3  
CAD: RC/ACV  
CHECK: RC/GLJ  
JOB NO.: 96091-07