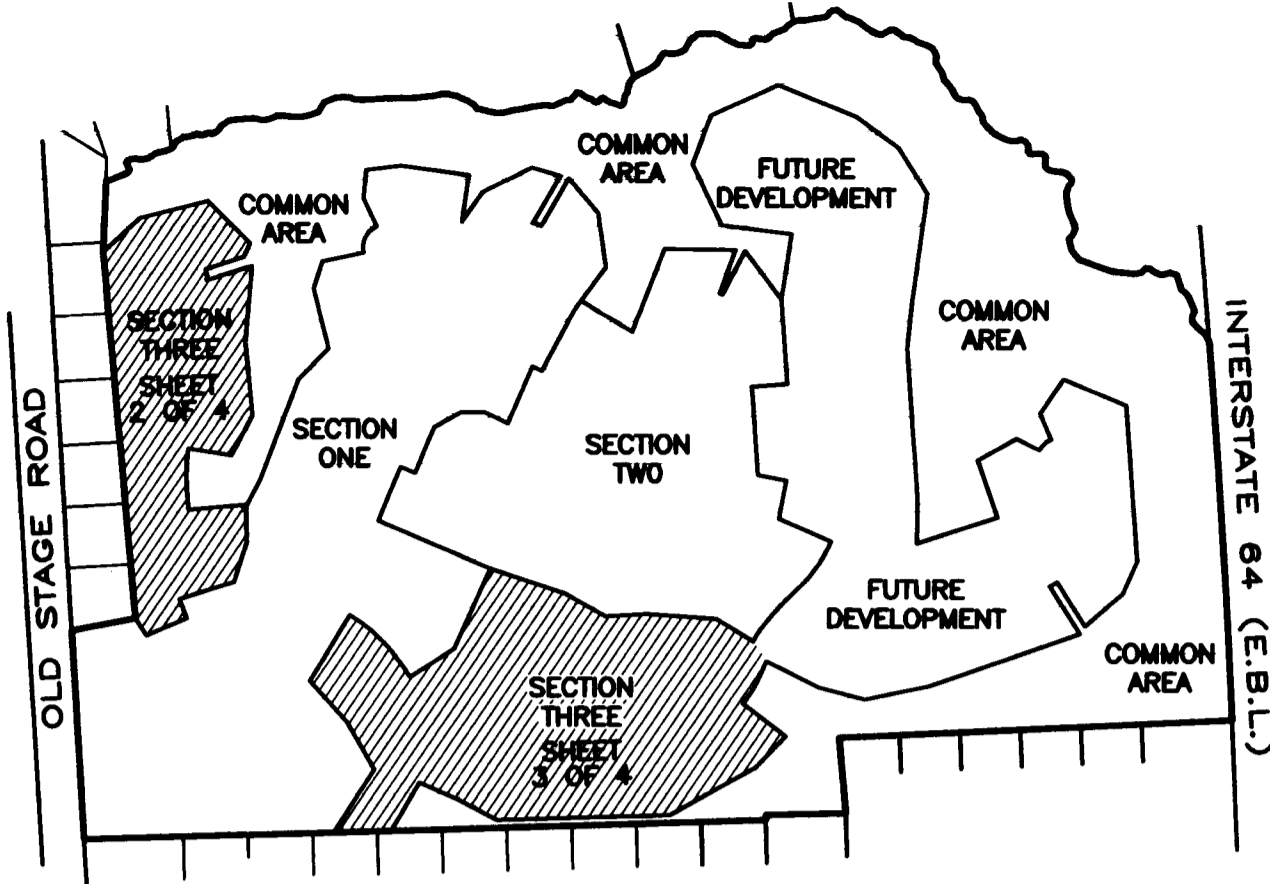
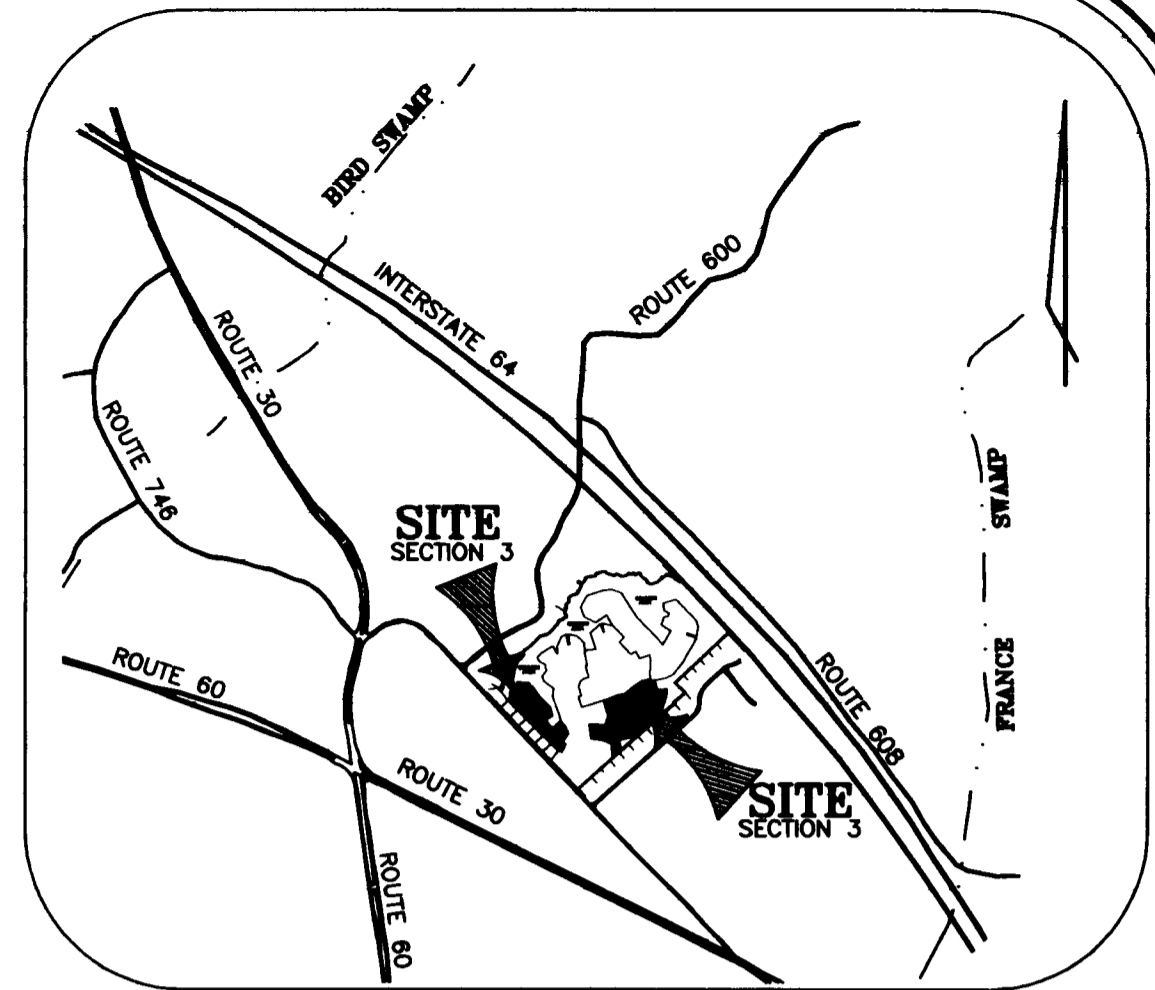


#060026719



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

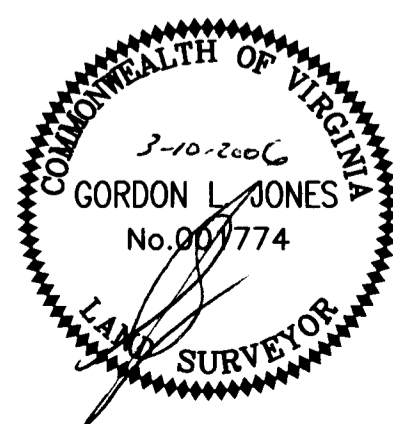
### CERTIFICATE OF SOURCE OF TITLE:

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

- THE LAND DELINEATED HEREON IS LOCATED ON COUNTY TAX MAP NO. 12-2, AS PARCEL NO. 1-4
- THIS AREA LIES OUTSIDE THE 100 YEAR FLOOD PLAIN PER FEMA MAP #510201-0001A DATED SEPTEMBER 24, 1982
- PROPERTY REFERENCES:  
INSTR. #000012580 AND INSTR. #000012581
- OWNER: FENWICK HILLS, L.L.C.  
c/o ABBITT MANAGEMENT, INC.  
734 THIMBLE SHOALS BLVD.  
NEWPORT NEWS, VIRGINIA 23606
- NUMBER OF LOTS - 49  
TOTAL LOT AREA - 12.8342 ACRES  
AREA IN R/W - 2.6303 ACRES  
TOTAL AREA SECTION 3 - 15.4645 ACRES
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE OR SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE COUNTY SUBDIVISION ORDINANCE.
- 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)
- ALL LOTS SHOWN HEREON SHALL BE SERVED WITH PUBLIC WATER AND SEWER.
- PROPERTY IS ZONED R-2
- ALL ROADS ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FOR ANY DAMAGES.
- COMMON AREA/CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- ZONING SETBACKS: R-2  
FRONT 25'  
SIDE 10'  
REAR 35'  
UNLESS OTHERWISE SHOWN
- ALL NEW MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.

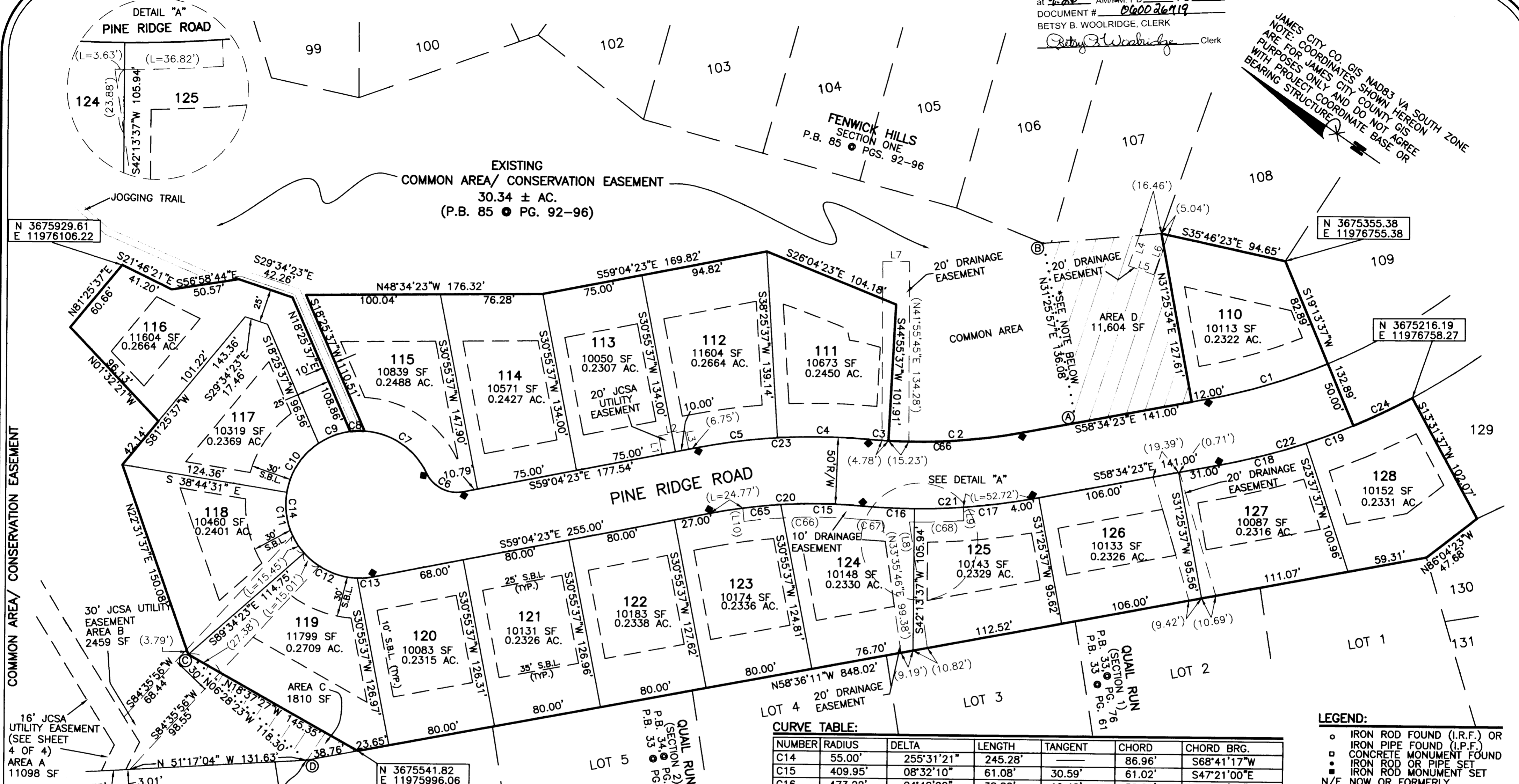


COMPS: CB  
DWG. NO.: 096091SUB1SEC3  
CAD: RC/ACV  
CHECK: RC/GLJ  
JOB NO.: 96091-07

#060026719

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 31 October 2006  
 at 9:26 AM/P.M. PG. 14 PG.  
 DOCUMENT # 060026719  
 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge Clerk

JAMES CITY CO. GIS NAD83 VA SOUTH ZONE  
 NOTE: COORDINATES SHOWN HEREON  
 ARE FOR JAMES CITY COUNTY GIS  
 PURPOSES ONLY AND DO NOT AGREE  
 WITH PROJECT COORDINATE BASE OR  
 BEARING STRUCTURE



COMPS: CB  
 CAD: RC/ACV  
 CHECK: RC/GJL  
 DWG. NO.: 0906091SUB1SECS3 JOB NO.: 98091-07

COMMON AREA/ CONSERVATION EASEMENT

JAMES CITY COUNTY  
 P.B. 33, PG. 61  
 D.B. 272, PG. 76  
 D.B. 449, PG. 396

LINE TABLE:

NUMBER	DIRECTION	DISTANCE
L1	S30°55'37"W	13.90'
L2	S59°04'23"E	20.00'
L3	S30°55'37"W	13.90'
L4	N61°13'17"E	24.00'
L5	S28°46'43"E	20.00'
L6	N61°13'17"E	31.38'
L7	N48°04'15"W	20.00'
L8	N33°35'46"E	24.17'
L9	N40°15'10"E	10.01'
L10	N36°33'01"E	10.01'
L11	N34°55'38"E	50.21'
L12	S55°04'22"E	10.00'
L13	S23°40'04"E	10.00'

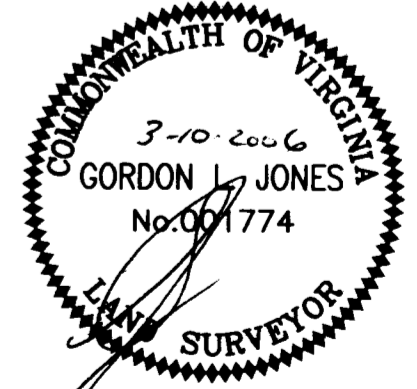
CURVE TABLE:

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BRG.
C1	439.01'	12°12'00"	93.48'	46.92'	93.30'	N64°40'23"W
C2	423.22'	13°30'00"	99.72'	50.09'	99.49'	S51°49'23"E
C3	423.22'	02°00'00"	14.77'	7.39'	14.77'	N44°04'23"W
C4	459.95'	08°28'59"	68.10'	34.11'	68.04'	S47°19'23"E
C5	459.95'	07°29'07"	60.09'	30.09'	60.05'	S55°18'22"E
C6	25.00'	75°31'21"	32.95'	19.36'	30.62'	S21°18'43"E
C7	55.00'	60°59'12"	58.54'	32.39'	55.82'	S14°02'38"E
C8	55.00'	11°12'32"	10.76'	5.40'	10.74'	S50°38'31"E
C9	55.00'	26°18'09"	25.25'	12.85'	25.03'	S68°53'51"E
C10	55.00'	46°41'35"	44.82'	23.74'	43.59'	S74°36'17"W
C11	55.00'	50°49'52"	48.79'	26.13'	47.21'	S25°50'33"W
C12	55.00'	46°53'52"	45.02'	23.86'	43.77'	N23°01'19"W
C13	55.00'	12°36'08"	12.10'	6.07'	12.07'	N52°46'19"W

CURVE TABLE:

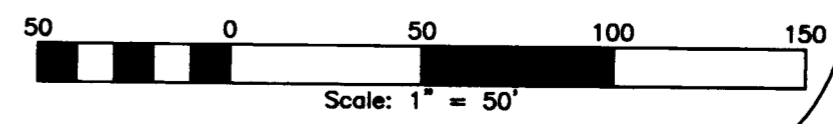
NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BRG.
C14	55.00'	25°31'21"	245.28'	—	86.96'	S68°41'17"W
C15	409.95'	08°32'10"	61.08'	30.59'	61.02'	S47°21'00"E
C16	473.22'	04°42'00"	38.82'	19.42'	38.81'	N45°25'23"W
C17	473.22'	10°48'00"	89.20'	44.73'	89.07'	N53°10'23"W
C18	489.01'	07°48'00"	66.57'	33.34'	66.52'	N62°28'23"W
C19	489.01'	04°24'00"	37.55'	18.79'	37.54'	S68°34'23"E
C20	409.95'	15°57'52"	114.23'	57.49'	113.86'	N51°03'51"W
C21	473.22'	15°30'00"	128.02'	64.40'	127.63'	S50°49'23"E
C22	489.01'	12°12'00"	104.12'	52.26'	103.93'	N64°40'23"W
C23	459.95'	15°58'06"	128.19'	64.51'	127.77'	N51°03'55"W
C24	489.01'	05°42'00"	48.65'	24.34'	48.63'	S73°37'23"E
C25	402.05'	08°20'21"	58.52'	29.31'	58.47'	S26°54'11"E
C26	275.27'	03°30'00"	16.82'	8.41'	16.81'	N29°19'22"W
C27	275.27'	05°12'39"	25.03'	12.53'	25.03'	S24°58'03"E
C28	275.27'	05°50'03"	28.03'	14.03'	28.02'	S19°26'42"E
C65	409.95'	07°25'42"	53.15'	26.61'	53.15'	N55°19'56"W
C66	399.95'	12°33'19"	87.64'	44.00'	87.47'	N49°21'35"W
C67	483.23'	01°51'35"	15.59'	7.84'	15.68'	N44°00'11"W
C68	483.23'	04°47'47"	40.45'	20.24'	40.44'	N49°44'28"W
C69	423.22'	15°30'00"	114.49'	57.60'	114.14'	S50°49'23"E

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  
 N/F NOW OR FORMERLY  
 R/W RIGHT-OF-WAY  
 (0.00) EASEMENT TIES  
 S.B.L. SET BACK LINE  
 ▨ CONSERVATION EASEMENT  
 DEDICATED TO JAMES CITY CO.



\*NOTE: BOUNDARY LINE PER  
 PB 85, PG. 92-96  
 SHOWN HEREON AS A TO B,  
 C TO D, AND E TO F  
 IS HEREBY VACATED

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



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



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

#060026719

CAD: RC/ACV CHECK: RC/SLU  
 DWG. NO.: 096091SUB2SEC3 JOB NO.: 96091-07  
 COMPS: CB

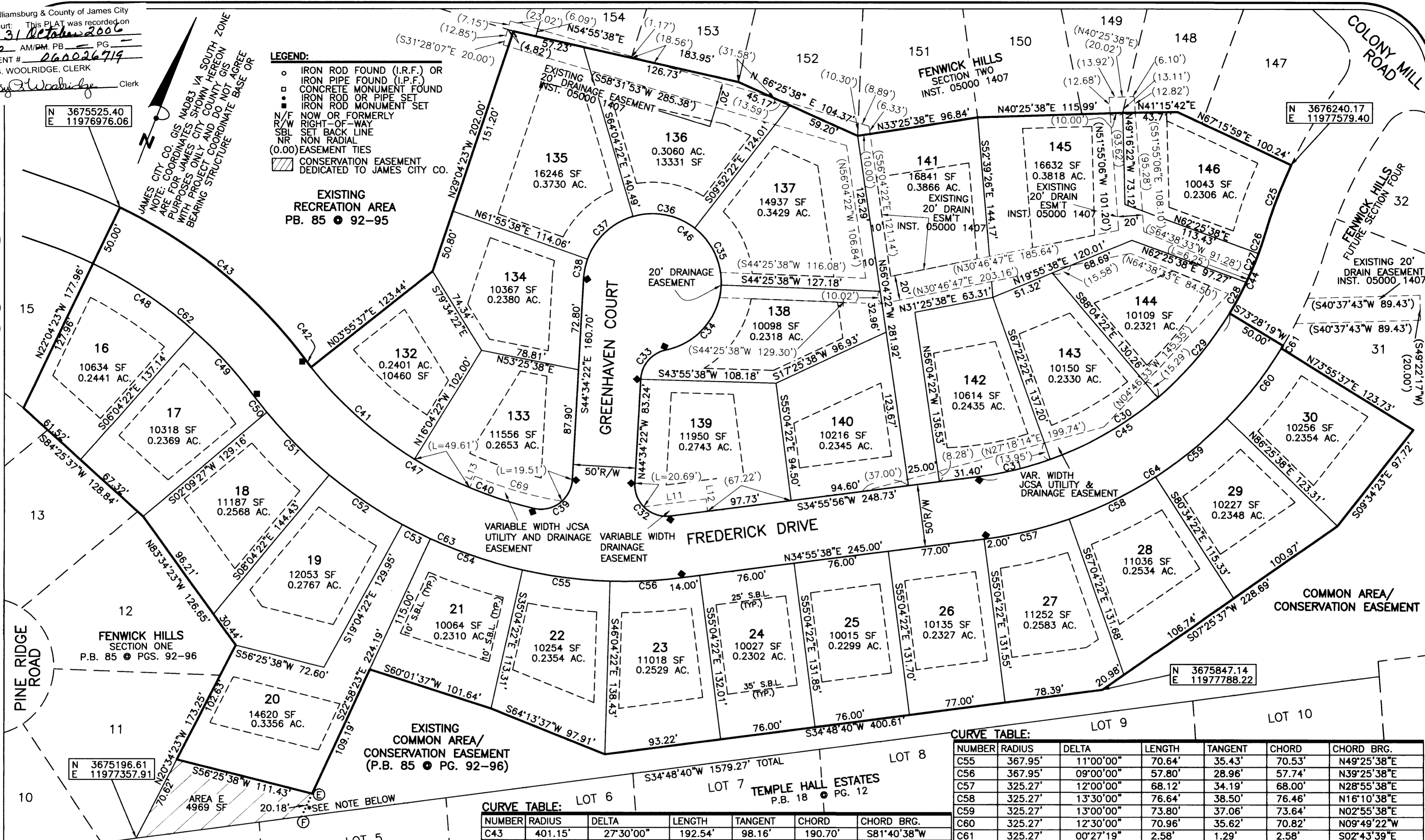
PLAT NO. 060026719

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- 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
  - N/F NOW OR FORMERLY
  - R/W RIGHT-OF-WAY
  - SBL SET BACK LINE
  - NR NON RADIAL
  - (0.00) EASEMENT TIES
  - ▨ CONSERVATION EASEMENT DEDICATED TO JAMES CITY CO.

**EXISTING RECREATION AREA**  
 PB. 85 ● 92-95

**EXISTING COMMON AREA/ CONSERVATION EASEMENT**  
 (P.B. 85 ● PG. 92-96)



**CURVE TABLE:**

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BRG.
C29	275.27'	18°27'19"	88.67'	44.72'	88.28'	S07°18'02"E
C30	275.27'	20°42'00"	99.45'	50.27'	98.91'	S12°16'38"W
C31	275.27'	12°18'00"	59.09'	29.66'	58.98'	N28°46'38"E
C32	25.00'	99°49'38"	43.56'	29.70'	38.25'	N85°30'49"E
C33	25.00'	75°31'21"	32.95'	19.36'	30.62'	N06°48'41"W
C34	55.00'	76°31'21"	73.46'	43.38'	68.12'	N07°18'42"W
C35	55.00'	54°18'00"	52.12'	28.21'	50.20'	N72°43'22"W
C36	55.00'	54°12'00"	52.03'	28.14'	50.11'	N53°01'38"E
C37	55.00'	54°00'00"	51.84'	28.02'	49.94'	N01°04'22"W
C38	55.00'	16°30'00"	15.84'	7.97'	15.78'	S36°19'22"E
C39	25.00'	99°49'39"	43.56'	29.70'	38.25'	S05°20'28"W
C40	317.95'	18°40'21"	103.62'	52.27'	103.16'	N64°35'28"E
C41	317.95'	20°00'00"	110.99'	56.06'	110.42'	S83°55'38"W
C42	317.95'	01°30'00"	8.32'	4.16'	8.32'	S71°45'00"E

**CURVE TABLE:** LOT 6

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BRG.
C43	401.15'	27°30'00"	192.54'	98.16'	190.70'	S81°40'38"W
C44	275.27'	14°32'41"	69.88'	35.13'	69.69'	S10°13'39"E
C45	275.27'	51°27'19"	247.21'	132.64'	238.99'	N09°11'58"E
C46	55.00'	255°31'21"	245.28'	—	86.96'	S83°11'19"W
C47	317.95'	40°10'21"	222.93'	116.27'	218.39'	S75°20'28"W
C48	351.15'	16°00'00"	98.06'	49.35'	97.74'	S75°55'38"W
C49	351.15'	11°30'00"	70.48'	35.36'	70.36'	N89°40'38"E
C50	367.95'	02°30'00"	16.05'	8.03'	16.05'	S85°49'22"E
C51	367.95'	11°00'00"	70.64'	35.43'	70.53'	N87°25'38"E
C52	367.95'	11°00'00"	70.64'	35.43'	70.53'	N76°25'38"E
C53	367.95'	03°54'00"	25.05'	12.53'	25.04'	S68°58'38"W
C54	367.95'	12°06'00"	77.71'	39.00'	77.56'	N60°58'38"E

**CURVE TABLE:**

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BRG.
C55	367.95'	11°00'00"	70.64'	35.43'	70.53'	N49°25'38"E
C56	367.95'	09°00'00"	57.80'	28.96'	57.74'	N39°25'38"E
C57	325.27'	12°00'00"	68.12'	34.19'	68.00'	N28°55'38"E
C58	325.27'	13°30'00"	76.64'	38.50'	76.46'	N16°10'38"E
C59	325.27'	13°00'00"	73.80'	37.06'	73.64'	N02°55'38"E
C60	325.27'	12°30'00"	70.96'	35.62'	70.82'	N09°49'22"W
C61	325.27'	00°27'19"	2.58'	1.29'	2.58'	S02°43'39"E
C62	351.15'	27°30'00"	168.54'	85.93'	166.93'	S81°40'38"W
C63	367.95'	60°30'00"	388.53'	214.58'	370.73'	N65°10'38"E
C64	325.27'	51°27'19"	292.11'	156.74'	282.40'	S09°11'59"E

**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

\*NOTE: BOUNDARY LINE PER PB 85 ● PGS. 92-96 SHOWN HEREON AS A TO B, C TO D, AND E TO F IS HEREBY VACATED

3-10-2006  
 GORDON L. JONES  
 No. 001774  
 LAND SURVEYOR

**BAY DESIGN GROUP**  
 Engineering, Surveying & Land Planning  
 www.baydesigngroup.com

Scale: 1" = 50'

SHEET 3 OF 4

#060026719

JAMES CITY CO. GIS AIDS VIA SOUTH ZONE  
 NOTE: COORDINATES SHOWN HEREON  
 ARE FOR JAMES CITY COUNTY GIS  
 PURPOSES ONLY AND DO NOT AGREE  
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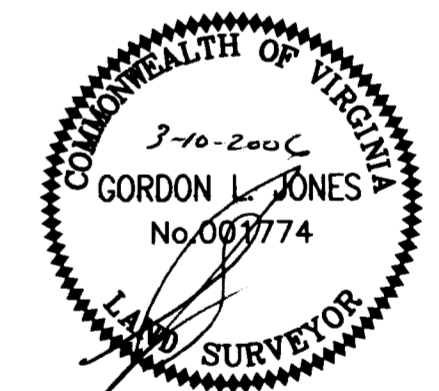
FENWICK HILLS  
 SECTION TWO  
 SEE INST. 05000 1407

FENWICK HILLS  
 SECTION ONE  
 SEE P.B. 85 & PGS. 92-96

FENWICK HILLS  
 SECTION ONE  
 SEE P.B. 85 & PGS. 92-96

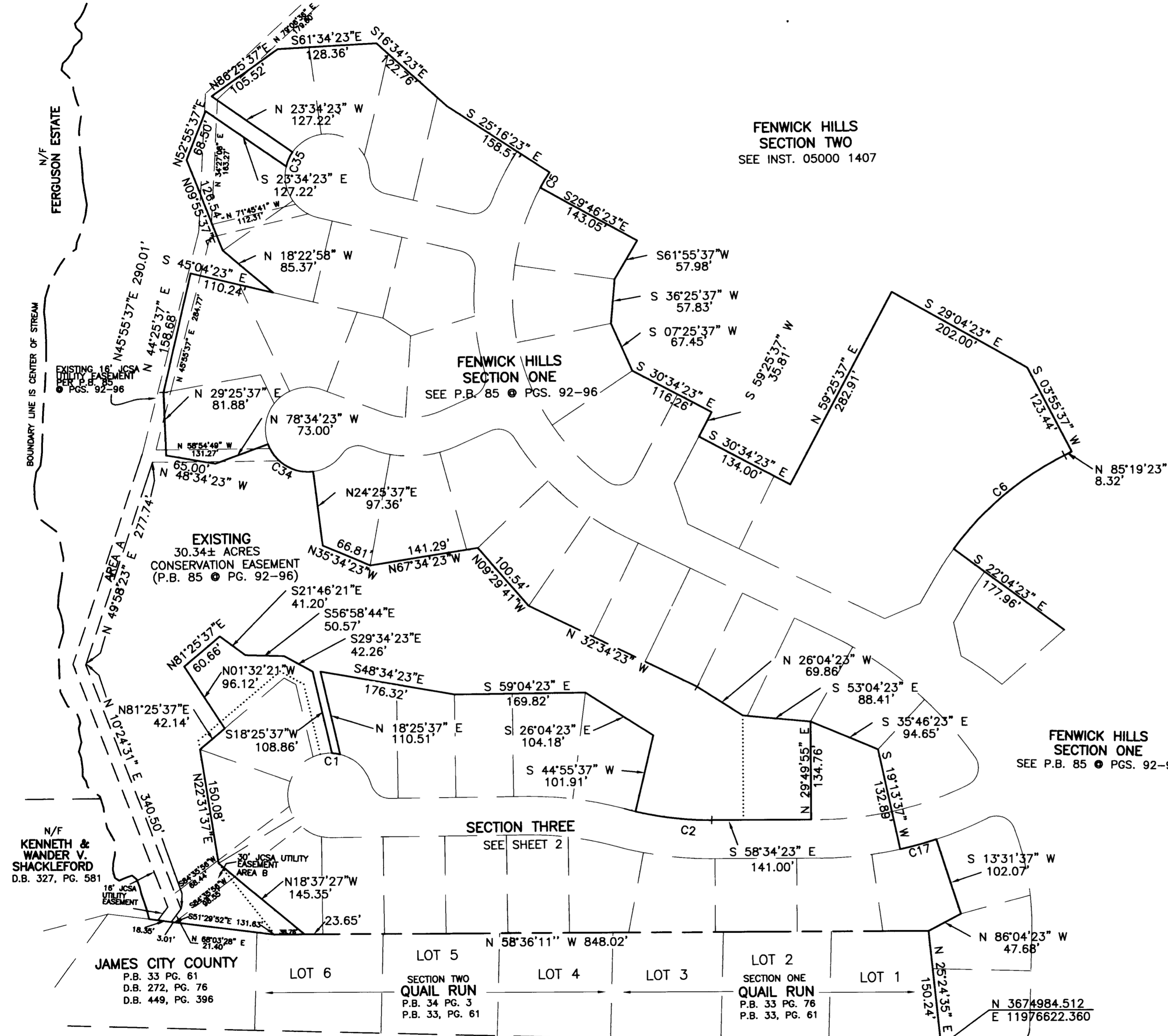
CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	27°02'00"	55.00	25.95	13.22	25.71	S 58°03'19" E
C2	13°30'00"	423.22	99.72	50.09	99.49	S 51°49'23" E
C5	04°30'00"	296.33	23.27	11.64	23.27	S 62°28'37" W
C6	27°30'00"	401.15	192.54	98.16	190.69	S 81°40'37" W
C17	05°42'00"	489.01	48.65	24.34	48.63	S 73°37'23" E
C34	77°00'00"	55.00	73.91	43.75	68.48	N 27°04'23" W
C35	21°19'25"	55.00	20.47	10.35	20.35	N 55°45'54" E



SECTION THREE  
 "FENWICK HILLS"  
 STONEHOUSE DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 MARCH 10, 2006

Scale: 1" = 100'  
 SHEET 4 OF 4



OLD STAGE ROAD  
 (STATE ROUTE #746)

0.43 MI. TO  
 STATE ROUTE #600

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 21 October 2006  
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