

060029132

RESUBDIVISION OF

THE IDA C. SHELDON ESTATE PARCELS A & B

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA

JULY 11, 2006

SCALE 1"=60'

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY, VA

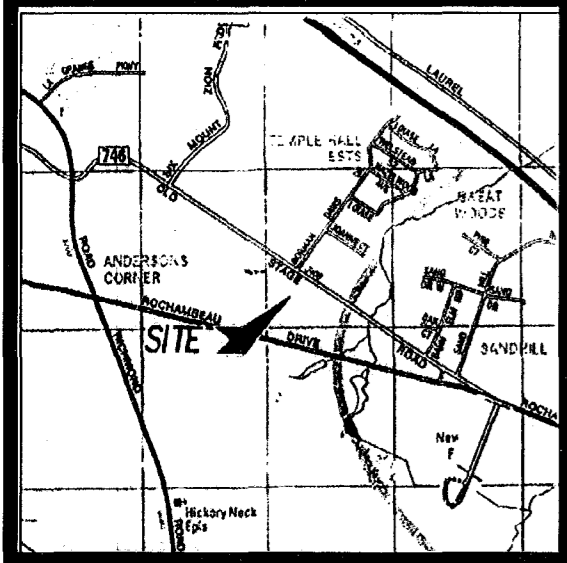
DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE

VIRGINIA DEPARTMENT OF HEALTH

DATE



VICINITY MAP NOT TO SCALE

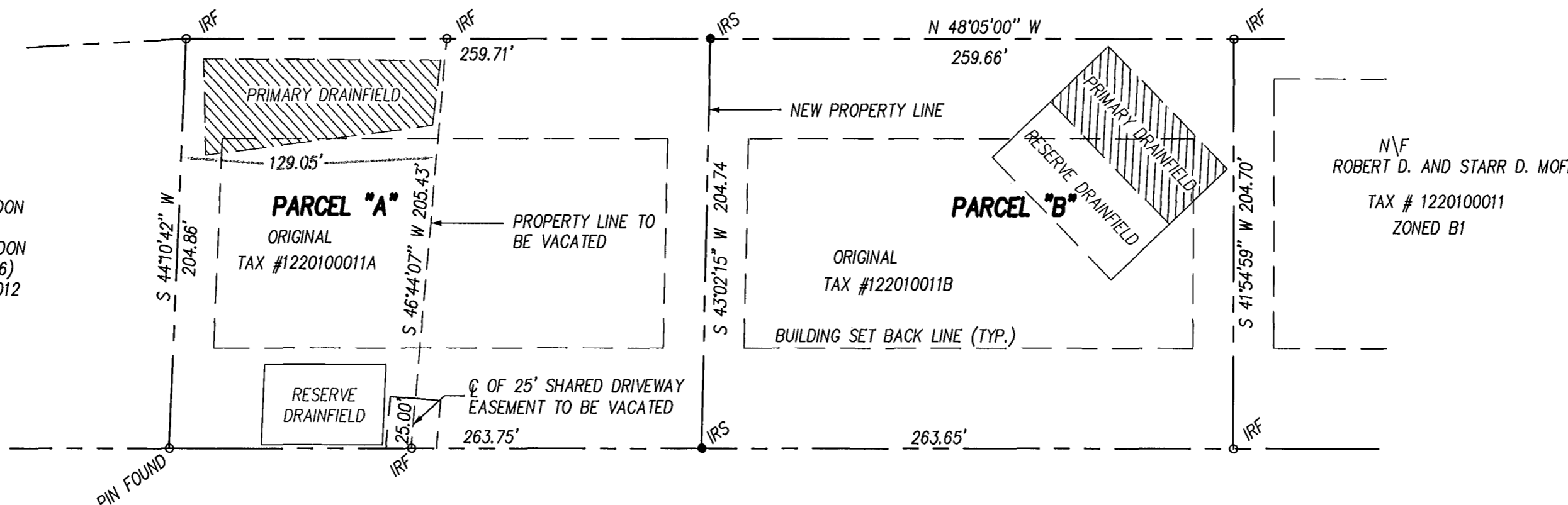
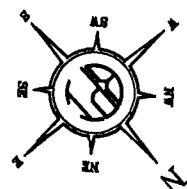
NOTES

- 1) NORTH MERIDIAN BASED ON PLAT RECORDED IN DEED BOOK 180, PAGE 567.
- 2) THIS SUBDIVISION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
- 3) TOTAL AREA ENCOMPASSED BY THIS RESUBDIVISION = 107,132 SF OR 2.460 AC.
- 4) THIS PROPERTY IS CURRENTLY ZONED B-1. THE SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 20', REAR = 50'
- 5) ALL NEW UTILITIES WILL BE PLACED UNDERGROUND.
- 6) ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 7) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 8) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.

N\F R.M. HAZELWOOD, JR. (DB.324, PG.95) TAX# 1220100014 ZONED R2

LOT AREA TABLE

PARCEL	ORIG. ID	ORIG. AREA		NEW AREA	
"A"	1220100011A	25,478 S.F.	0.59 Ac.	53,572 S.F.	1.23 Ac.
"B"	1220100011B	81,654 S.F.	1.87 Ac.	53,560 S.F.	1.23 Ac.
TOTAL	PARCEL "B"	107,132 S.F.	2.46 Ac.	107,132 S.F.	2.46 Ac.



N\F KEITH A. SHELDON & JEWEL W. SHELDON (DB.180, PG.566) TAX# 1220100012 ZONED B1

N\F ROBERT D. AND STARR D. MOFF TAX # 1220100011 ZONED B1

RTE. 746 - OLD STAGE ROAD (100' R\W) (FORMERLY RTE. 168 & 645)

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 16 December 2006 at 10:21 AM/PM: PB PG DOCUMENT # 060029132 BETSY B. WOOLRIDGE, CLERK

OWNERS CERTIFICATE

THE RESUBDIVISION OF LAND AS SHOWN ON THIS PLAT KNOWN AS SUBDIVISION OF THE IDA C. SHELDON ESTATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Howard G. Sheldon DATE 10-05-06 HOWARD G. SHELDON

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY, TO WIT:

I, Mary Elizabeth Morris A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 5 DAY OF October 2006

NOTARY PUBLIC: Mary Elizabeth Morris

MY COMMISSION EXPIRES: 2-20-07

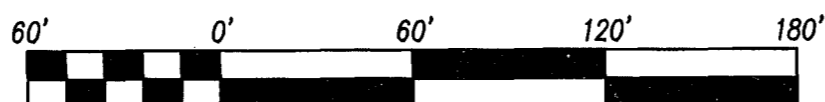
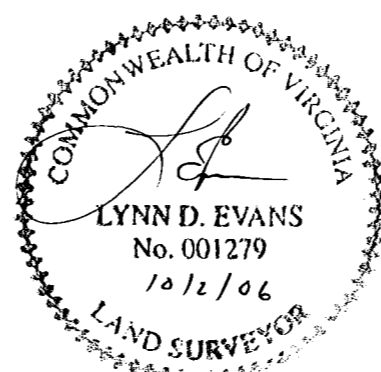
SOURCE OF TITLE

THE PROPERTY SHOWN HERON WAS ACQUIRED BY HOWARD G. SHELDON BY DEED OF CONFIRMATION DATED JULY 3, 1998, AND RECORDED IN INSTRUMENT NO. 990017547 IN THE OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA.

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.

LYNN D. EVANS 10/12/06



SCALE 1" = 60'

LEGEND

- IRS IRON ROD SET
- IRF IRON ROD FOUND

Large/Small Plat(s) Recorded herewith as # 060029132

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

Betsy B. Woolridge, Clerk TESTE By Claudia H. H. H. DATE 16 December 2006 PLAT BOOK 060029132

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 ENGINEERING SOLUTIONS
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Checked By: LDE	Drawn By: DRD	Scale: 1"=60'	Date: 7/11/06	Project No.: 00169
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