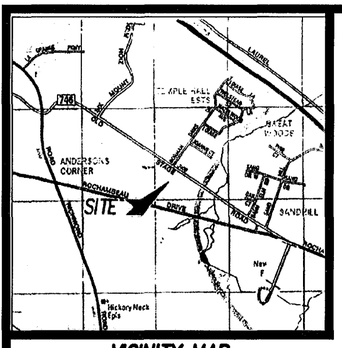
060029132

RESUBDIVISION
OF
THE IDA C. SHELDON ESTATE PARCELS A & B
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
JULY 11, 2006 SCALE 1"=60'



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\ALL EASEMENTS OR RESTRICTIONS THAT MAY 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.

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.

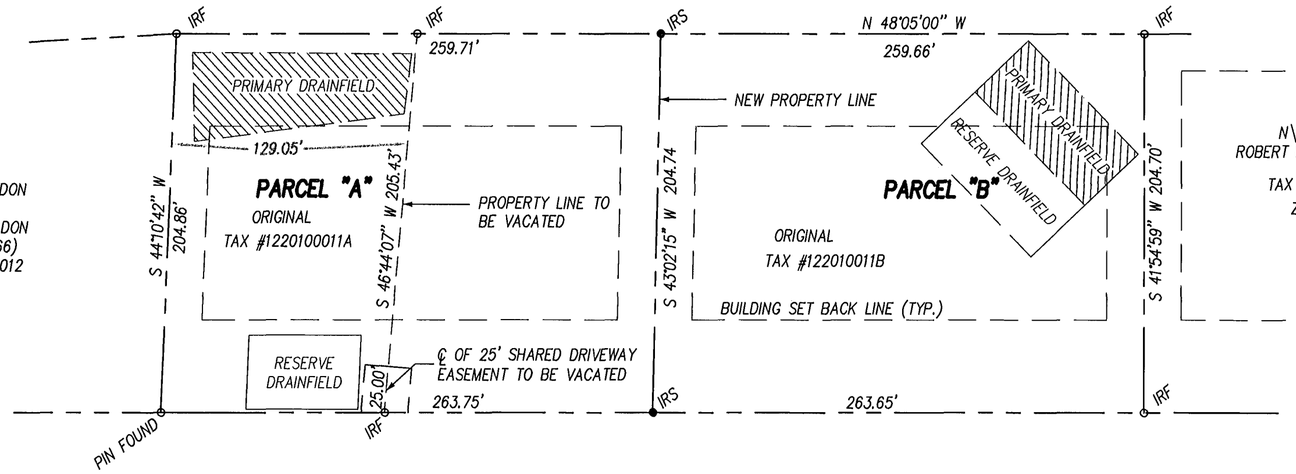
SUBDIVISION AGENT OF JAMES CITY COUNTY, VA — DATE 10/25/06

VIRGINIA DEPARTMENT OF TRANSPORTATION — DATE 10/24/06

VIRGINIA DEPARTMENT OF HEALTH — DATE 10/17/06

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.



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

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

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
6 December 2006
at 10:21 AM/~~PM~~ PB — PG —
DOCUMENT # 060029132
BETSY B. WOOLRIDGE, CLERK
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 ~~2002~~ 2006

NOTARY PUBLIC : Mary Elizabeth Morris

MY COMMISSION EXPIRES : 02-20-07

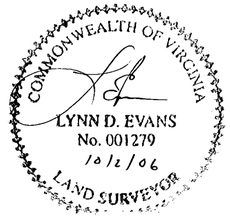
SOURCE OF TITLE

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.

10/2/06
LYNN D. EVANS



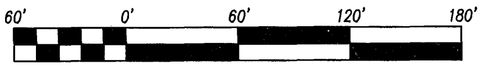
LEGEND

- IRS IRON ROD SET
- IRF IRON ROD FOUND

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. Hobbs Dep Clerk DATE 6 December 2006
PLAT BOOK ~~060029132 PAGE~~ ____



SCALE 1" = 60'

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

SHEET 1 OF 1

Bury+Partners
ENGINEERING SOLUTIONS
4095 Ironbound Road, Suite 200
Williamsburg, Virginia 23188
Tel. (757) 229-1776 Fax (757) 229-4663

Bury+Partners, Inc. ©Copyright 2006

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