

080015299

CERTIFICATION OF SOURCE OF TITLE T.M.#(12-2)(1-11A)
T.M.#(12-2)(1-11B)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION BEING PARCEL "A" OF THE IDA C. SHELDON ESTATE SUBDIVISION IS IN THE NAME OF TODD E. KOOB AND LISA R. KOOB AND WAS ACQUIRED FROM HOWARD G. SHELDON BY DEED DATED DECEMBER 13, 2006 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #060031416 AND RECORDED DECEMBER 21, 2006.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION BEING PARCEL "B" OF THE IDA C. SHELDON ESTATE SUBDIVISION IS IN THE NAME OF TODD E. KOOB AND LISA R. KOOB AND WAS ACQUIRED FROM HOWARD G. SHELDON BY DEED DATED DECEMBER 13, 2006 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #070021954 AND RECORDED JULY 31, 2007.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Todd E. KooB 5-29-08
TODD E. KOOB DATE

Lisa R. KooB 5-29-08
LISA R. KOOB DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City County TO-WIT:
Elizabeth Bay Barr A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 29th DAY OF May, 2008

MY COMMISSION EXPIRES July 31, 2011

Elizabeth Bay Barr #7123871
NOTARY PUBLIC

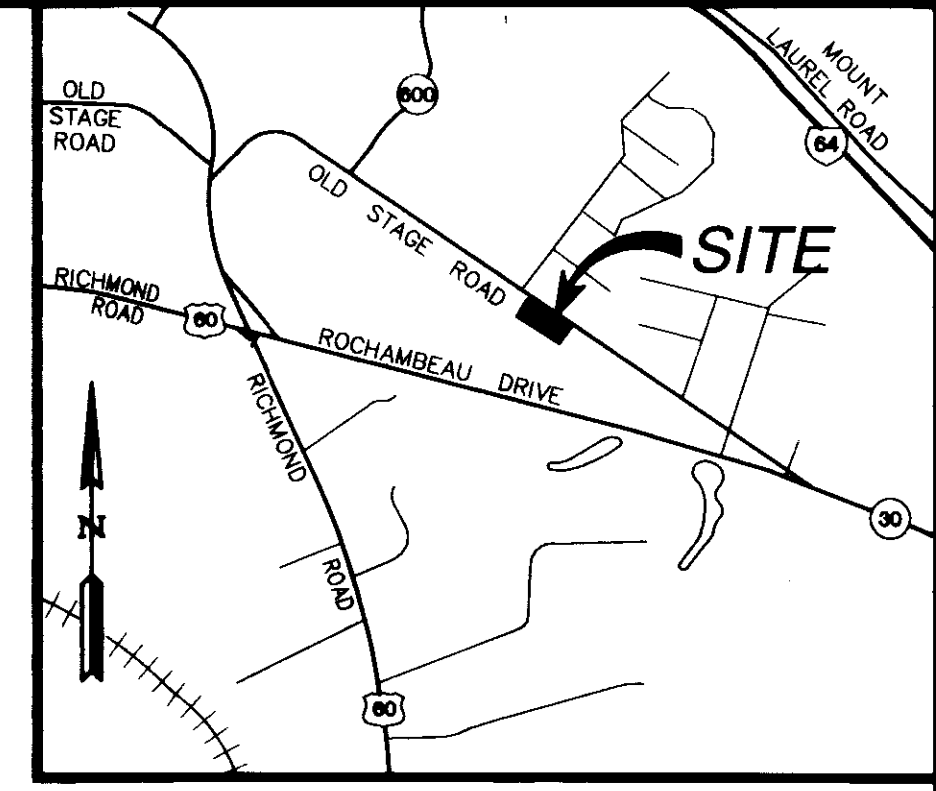
SURVEYOR'S CERTIFICATE

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.

Ronald W. Eads 04-25-08
RONALD W. EADS, L.S. #001948 DATE

GENERAL NOTES

- PROPERTY BOUNDARY BASED ON FOUND MARKERS AS NOTED AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY OF THE ENTIRE PROPERTY. BOUNDARY, EASEMENTS, AND SETBACK INFORMATION AS SHOWN WERE TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED OR VERIFIED BY THIS SURVEY. CONTRACTOR TO CONTACT "MISS UTILITY" PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - PROPERTY SHOWN IS ALL OF TAX PARCELS #12-2(1-11B) & #12-2(1-11A).
 - PROPERTY ADDRESS: #3425 OLD STAGE ROAD & #3435 OLD STAGE ROAD.
 - TOTAL AREA SUBDIVIDED = 107,158 S.F.±, OR 2.460 ACRES± (PLAT BOOK 78, PAGE 39)
 - ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
 - ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
 - PROPERTY IS CURRENTLY ZONED R-1 (LIMITED RESIDENTIAL DISTRICT).
- SETBACKS (R-1):
FRONT: 35' MINIMUM LOT WIDTH AT SETBACK IS 100' (SEE PLAT)
SIDE: 15'
REAR: 35' (SEE PLAT)
 - ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - PROPERTY SHOWN LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #510201-0045 C, MAP NUMBER 51095C0045C, DATED SEPTEMBER 28, 2007.
 - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 - WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE. (REFER TO 19-29(g) OF THE SUBDIVISION ORDINANCE.)
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 - ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF JAMES CITY COUNTY ZONING ORDINANCE.
 - TAX MAP 1220100011A REZONE B-1 TO R-1 WITH PROFFERS FOR ZONING CASE Z-0003-2007 B.O.S. DATED: JULY 10, 2007.
TAX MAP 1220100011B REZONE B-1 TO R-1 ZONING CASE Z-0001-2007 B.O.S. DATED: MAY 8, 2007.



VICINITY MAP
SCALE 1"=2000'

TABLE OF AREAS

FORMER AREA OF PARCELS				
PARCEL	ID#	ADDRESS	ORIG. SQ. FT.	ORIG. ACRES
"A"	1220100011A	3435 OLD STAGE ROAD	53,572 S.F.±	1.23 ACRES±
"B"	1220100011B	3425 OLD STAGE ROAD	53,560 S.F.±	1.23 ACRES±
TOTAL AREA			107,132 S.F.±	2.46 ACRES±

NEW AREA OF PARCELS

AREA PARCEL "A"	25,322 S.F.±	0.581 ACRES±
AREA PARCEL "B"	32,682 S.F.±	0.750 ACRES±
AREA PARCEL "C"	24,564 S.F.±	0.564 ACRES±
AREA PARCEL "D"	24,564 S.F.±	0.564 ACRES±
TOTAL AREA	107,132 S.F.±	2.459 ACRES±

REFERENCE INSTRUMENT: PLAT BOOK 78, PAGE 39.

CERTIFICATE OF APPROVAL

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

Julie L. De... 5/30/08
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 6/1/08
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 17th DAY OF June, 2008.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:18 AM/PM
INSTRUMENT # 080015299

2 Large/Small Plat(s) Recorded
herewith as # 080015299

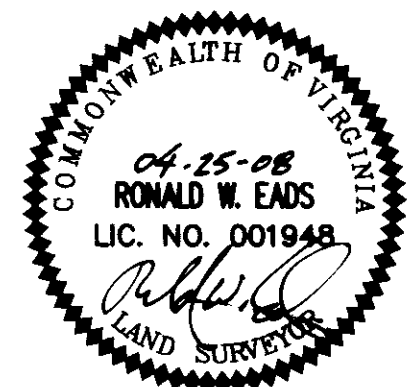
TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
By Claudia H. Binkholz, Dep. Clerk



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF BOUNDARY LINE EXTINGUISHMENT AND
SUBDIVISION OF PARCELS "A" AND "B" OF
THE IDA C. SHELDON SUBDIVISION
STANDING IN THE NAME OF
TODD E & LISA R KOOB

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
17 June 2008
at 11:18 AM/PM: PB PG
DOCUMENT # 080015299
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

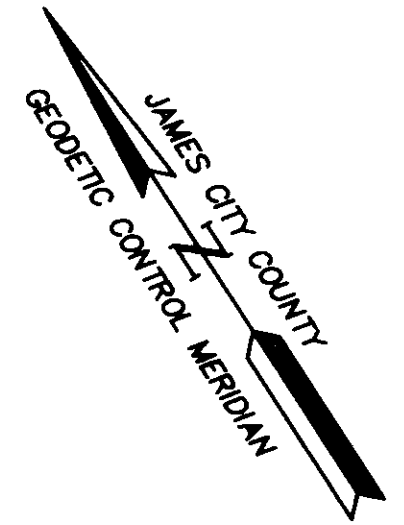
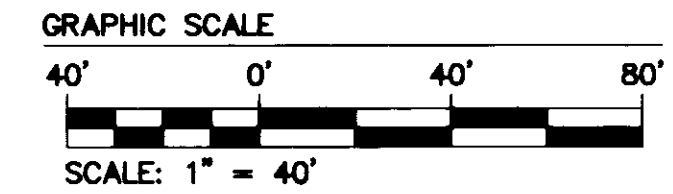
Designed	Drawn
AES	JOB
Scale	Date
AS SHOWN	4/25/08
Project No.	9881
Drawing No.	1 OF 2

080015299

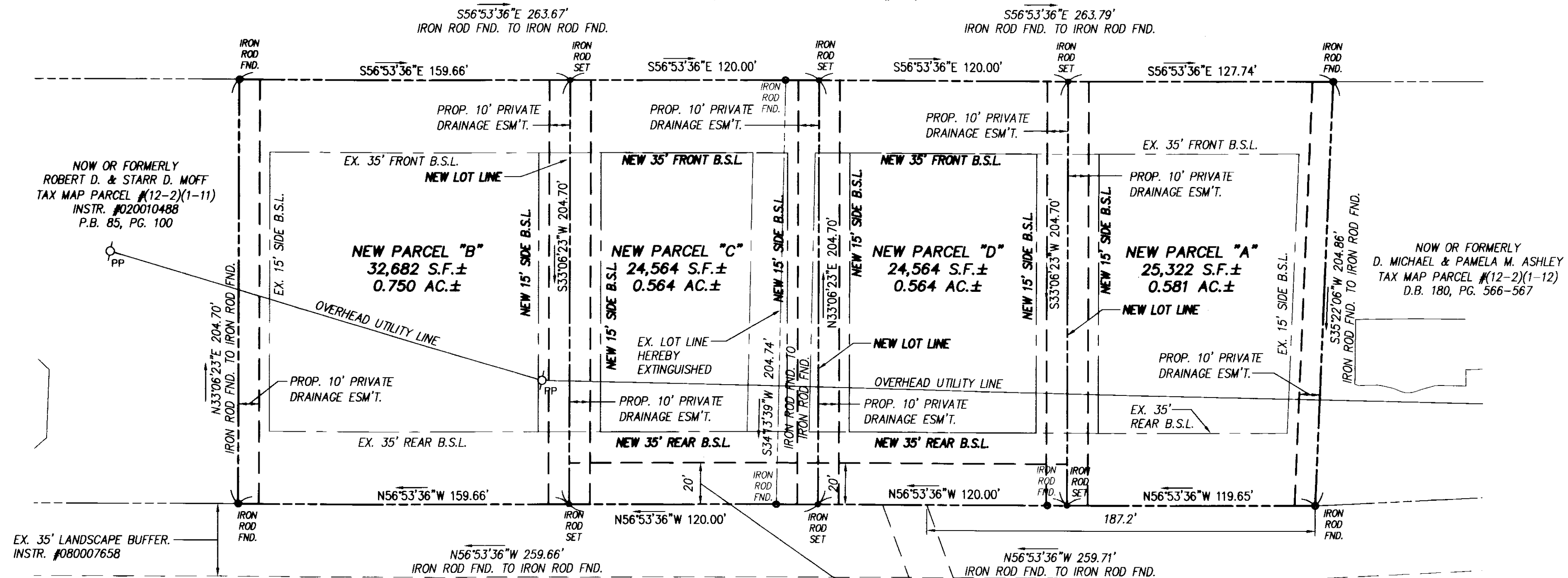
TABLE OF AREAS

FORMER AREA OF PARCELS				
PARCEL	ID#	ADDRESS	ORIG. SQ. FT.	ORIG. ACRES
"A"	1220100011A	3435 OLD STAGE ROAD	53,572 S.F.±	1.23 ACRES±
"B"	1220100011B	3425 OLD STAGE ROAD	53,580 S.F.±	1.23 ACRES±
TOTAL AREA			107,132 S.F.±	2.46 ACRES±

NEW AREA OF PARCELS		
AREA PARCEL	SQ. FT.±	ACRES±
AREA PARCEL "A"	25,322 S.F.±	0.581 ACRES±
AREA PARCEL "B"	32,682 S.F.±	0.750 ACRES±
AREA PARCEL "C"	24,564 S.F.±	0.564 ACRES±
AREA PARCEL "D"	24,564 S.F.±	0.564 ACRES±
TOTAL AREA	107,132 S.F.±	2.459 ACRES±



STATE ROUTE #746 - OLD STAGE ROAD - 100' R/W
(FORMERLY STATE ROUTE #168)



NOW OR FORMERLY
ROBERT D. & STARR D. MOFF
TAX MAP PARCEL #12-2(1-11)
INSTR. #020010488
P.B. 85, PG. 100

NOW OR FORMERLY
D. MICHAEL & PAMELA M. ASHLEY
TAX MAP PARCEL #12-2(1-12)
D.B. 180, PG. 566-567

NOW OR FORMERLY
RAUCH DEVELOPMENT CO, L.L.C.
TAX MAP PARCEL #12-2(1-14)
WHITE HALL SEC. 1A
INSTR #060002581
INSTR #080007658

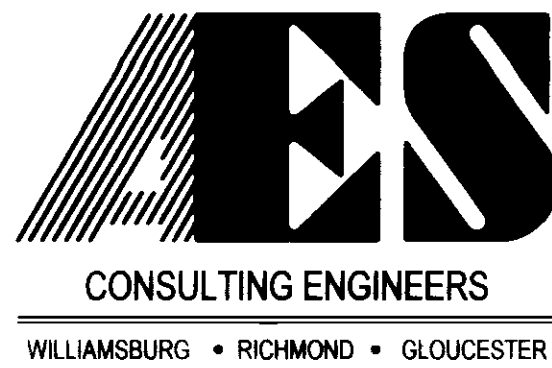
EXISTING 20' PRIVATE UTILITY
EASEMENT FOR THE BENEFIT OF
TAX MAP PARCEL #12-2(1-11A)
INSTR. #080007658. RECORDED
MARCH 14, 2008 IN THE CITY OF
WILLIAMSBURG AND COUNTY OF
JAMES CITY CIRCUIT COURT.

LEGEND
IRF= IRON ROD FOUND
IPF= IRON PIPE FOUND
IRS= IRON ROD SET
IPS= IRON PIPE SET
PP= POWER POLE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT
COURT. THIS 17TH DAY OF June, 2008.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED
TO THE RECORD AS THE LAW DIRECTS. @ 11:18 AM/PM
INSTRUMENT # 080015299

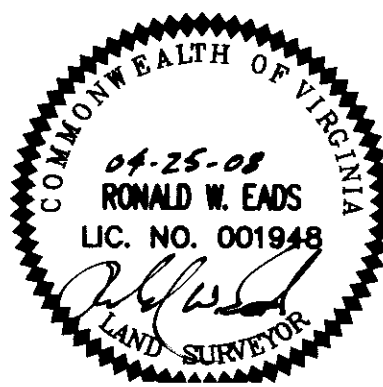
2 Large/Small Plat(s) Recorded
herewith as # 080015299

TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
By Claudia H. Bickholz, Dep. Clerk



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF BOUNDARY LINE EXTINGUISHMENT AND
SUBDIVISION OF PARCELS "A" AND "B" OF
THE IDA C. SHELDON SUBDIVISION
STANDING IN THE NAME OF
TODD E & LISA R KOOB
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
17 June 2008
at 11:18 AM/PM. PG.
DOCUMENT # 080015299
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn JOB
Scale 1"=40'	Date 4/25/08
Project No. 9881	
Drawing No. 2 OF 2	