

**CERTIFICATION OF SOURCE OF TITLE** T.M.#(24-1)(1-5A)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HILL PLEASANT FARM, INC. TO HARBIN PROPERTIES, L.L.C. BY DEED, DATED OCTOBER 16, 2008 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #060026096, RECORDED OCTOBER 23, 2008.

**OWNER'S CERTIFICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND TITLED PLEASANT HILL STATION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

9/10/08 DATE Wayne N. Herbin Jr. SIGNATURE  
Wayne N. Herbin Jr. NAME PRINTED  
 Member

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF James City County

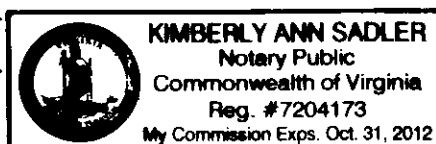
I, Kimberly Ann Sadler A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 10<sup>th</sup> DAY OF September, 2008

Kimberly Ann Sadler NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: Oct. 31, 2012

NOTARY REGISTRATION NUMBER: 7204173



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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 07-29-08 DATE  
 RONALD W. EADS, L.S. #001948

**CERTIFICATE OF APPROVAL**

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

9/12/08 DATE Paul L. Darr, P.E.  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

10/8/08 DATE Ellen Cook  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

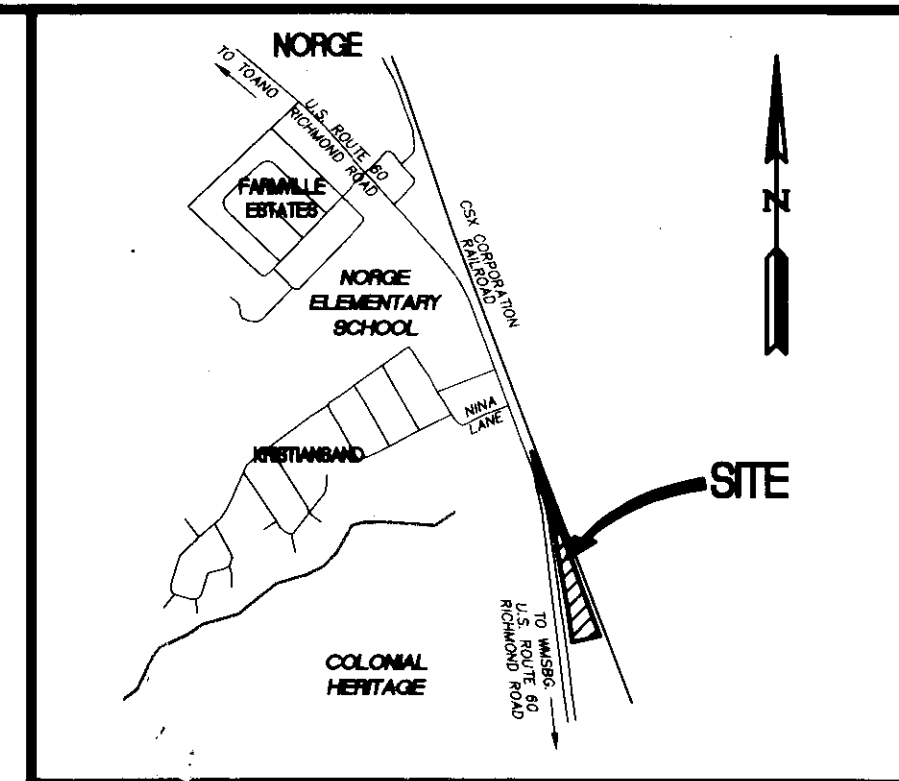
**GENERAL NOTES**

- PROPERTY BOUNDARY AS SHOWN IS BASED ON A FIELD BOUNDARY SURVEY OF THE PROPERTY. 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 MAP ID: 241010005A
- PROPERTY ADDRESS: #6950 RICHMOND ROAD
- TOTAL AREA SUBDIVIDED = 231,959 S.F.±, OR 5.325 ACRES± (INSTR. #060026096)
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- PROPERTY IS CURRENTLY ZONED B-1 (LIMITED RESIDENTIAL DISTRICT).

**SETBACKS (B-1):**

FRONT: 50' MIN. (SEE PLAT)  
 SIDE: 20' MIN. (SEE PLAT)  
 REAR: 50' (IF REAR YARD ADJOINS PROPERTY IN A RESIDENTIAL OR AN AGRICULTURAL DISTRICT THAT IS DESIGNATED FOR RESIDENTIAL USE - 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. #510201-0110 C, MAP NUMBER 51095C0110C, 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.
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION BMP OR ITS STRUCTURE AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.
- 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 CROSSING 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.
- THIS SUBDIVISION AND ANY RESULTING PARCELS IS SUBJECT TO TERMS, CONDITIONS AND PROFFERS RESULTING FROM CASES Z-0003-2006/MP-0004-2006/SUP-0021-2006, INCLUDING THE APPROVED MASTER STORMWATER MANAGEMENT PLAN REQUIRED BY PROFFER AND APPROVED UNDER SITE PLAN SP-0060-2007.



**LOCATION MAP**  
 SCALE 1"=2000'

**ADDITIONAL REFERENCES:**

PROFFERS - INSTRUMENT #060023805  
 DEED BOOK 36A, PAGE 513 (V.E.P.CO. ESMT.)  
 DEED BOOK 27, PAGE 422 (V.E.P.CO. ESMT.)  
 DEED BOOK 25, PAGE 210 (V.E.P.CO. ESMT.)  
 V.E.P.CO. PLAT BOOK 4, PAGE 37  
 DEED BOOK 96, PAGE 396 (V.E.P.CO. ESMT.)  
 V.E.P.CO. PLAT BOOK 2, PAGE 303  
 DEED BOOK 23, PAGE 114 (V.E.P.CO. ESMT.)  
 V.E.P.CO. PLAT BOOK 3, PAGE 48  
 INSTRUMENT #080010211

**TABLE OF AREAS**

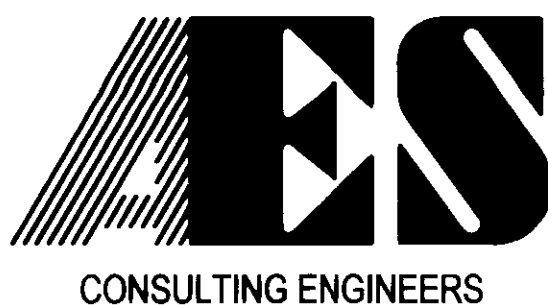
FORMER AREA OF PARCEL "A"		
AREA PARCEL "A"	231,959 S.F.±	5.325 ACRES±
NEW AREA OF PARCELS		
AREA PARCEL "1"	149,849 S.F.±	3.440 ACRES±
AREA PARCEL "2"	82,110 S.F.±	1.885 ACRES±
TOTAL AREA	231,959 S.F.±	5.325 ACRES±

2 Large/Small Plat(s) Recorded  
 herewith as # 080026000

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 22 DAY OF October, 2008.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:07 PM/PM  
 INSTRUMENT # 080026000

TESTE: Betsy B. Woolridge Deputy  
 BETSY B. WOOLRIDGE, CLERK  
 BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

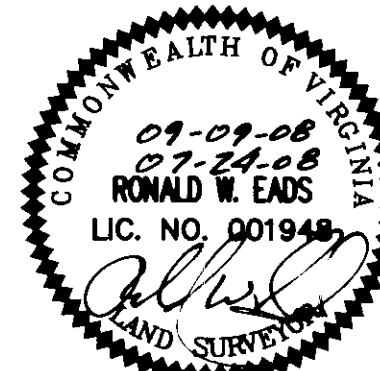
080026000



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

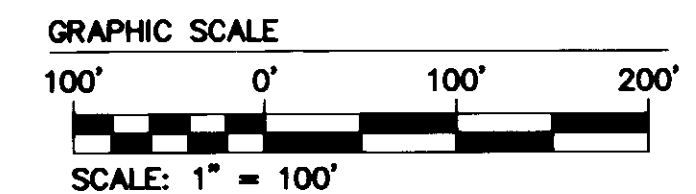
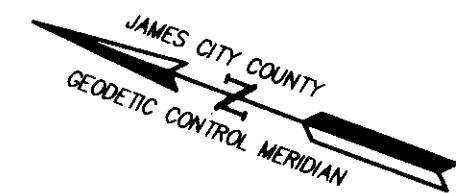
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

PLAT OF SUBDIVISION  
 "PLEASANT HILL STATION"  
 OWNED BY HARBIN PROPERTIES, L.L.C.  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



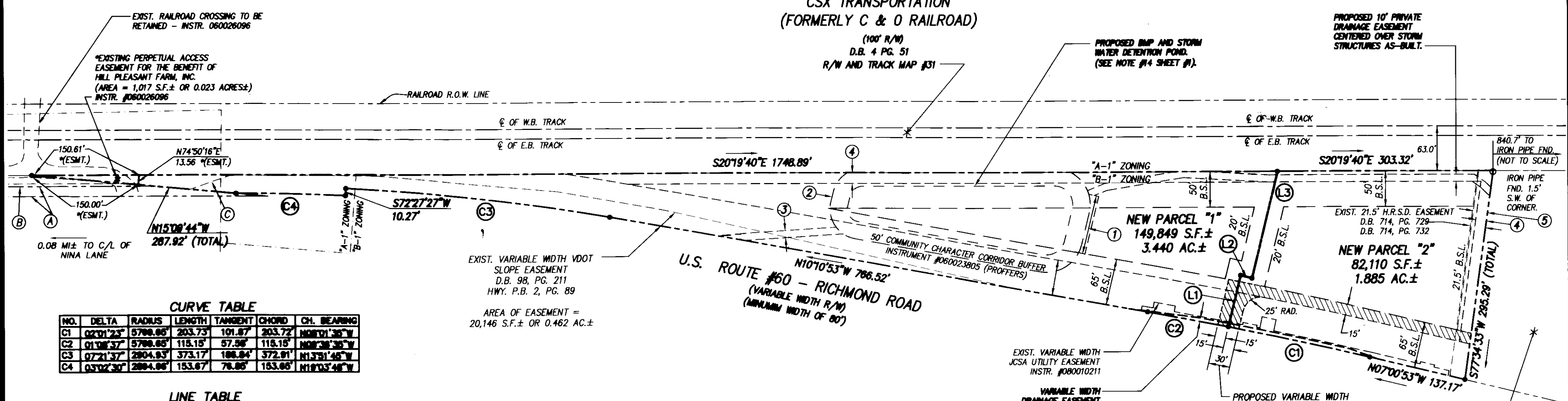
No.	DATE	REVISION / COMMENT / NOTE	BY
1.	9/9/08	REVISED AS COUNTY COMMENTS DATED 9/3/08	JDB

Designed AES	Drawn JDB
Scale AS SHOWN	Date 7/24/08
Project No. 9668-01	
Drawing No. 1 OF 2	



HILL PLEASANT FARM, INC.  
 TAX MAP PARCEL #24-1(1-5)  
 PROPERTY ADDRESS: #7152 RICHMOND ROAD  
 PARCEL AREA = 420.0 ACRES± TO REMAIN  
 D.B. 158, PG. 176  
 D.B. 4, PG. 51  
 D.B. 25, PG. 146  
 DEED BOOK 98, PAGE 211  
 ST. HWY. PLAT BOOK 2, PAGE 89

CSX TRANSPORTATION  
 (FORMERLY C & O RAILROAD)



**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	02°11'25"	5788.85'	203.73'	101.87'	203.72'	N07°01'36"W
C2	01°08'37"	5788.85'	115.15'	57.96'	115.15'	N08°38'36"W
C3	07°21'37"	2804.83'	373.17'	186.84'	372.91'	N13°51'45"W
C4	03°02'30"	2804.83'	153.67'	76.85'	153.66'	N18°03'48"W

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N83°18'30"E	73.84'
L2	S08°40'30"E	16.50'
L3	N83°18'30"E	153.88'

- EASEMENT NOTES:**
- (A) EASEMENT GRANTED BY DEED PENINSULA DISTRICT NO. 880 DATED: JULY 15, 1963 PER C&O RAILROAD TRACK MAP #31
  - (B) RIGHT OF WAY AS SHOWN ON SHEET #5 OF HIGHWAY PLAN FOR PROJECT 0060-047 101, R/W 203 DATED: 10-7-65.
  - (C) EXISTING VARIABLE WIDTH VDOT SLOPE EASEMENT. D.B. 98, PG. 211. HWY. P.B. 2, PG. 89. AREA OF EASEMENT = 20,146 S.F.± OR 0.462 AC.±
  - (D) PROFFERS RECORDED AS INSTRUMENT #060023805

- PROPOSED EASEMENTS AND BUFFERS NOTES:**
- (1) PROPOSED BMP MAINTENANCE ACCESS EASEMENT
  - (2) PROPOSED PRIVATE DRAINAGE EASEMENT AND POND BUFFER. (SEE NOTE #14 SHEET #1)
  - (3) PROPOSED 10' PRIVATE DRAINAGE EASEMENT CENTERED OVER STORM STRUCTURES AS-BUILT.
  - (4) PROPOSED 15' LANDSCAPE BUFFER AS PER CURRENT ZONING ORDINANCE.
  - (5) 20' BUILDING SETBACK LINE AS PER CURRENT ZONING ORDINANCE.

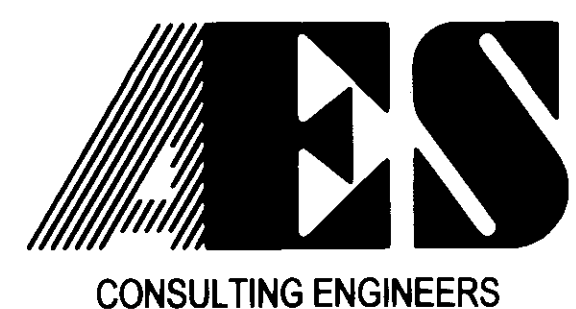
EXIST. VARIABLE WIDTH JCSA UTILITY EASEMENT INSTR. #080010211  
 VARIABLE WIDTH DRAINAGE EASEMENT HEREBY DEDICATED TO VDOT  
 AREA OF EASEMENT - PARCEL #1 = 444 S.F.± OR 0.010 ACRES±  
 AREA OF EASEMENT - PARCEL #2 = 987 S.F.± OR 0.022 ACRES±  
 TOTAL AREA OF EASEMENT = 1,411 S.F.± OR 0.032 ACRES±

EXIST. 21.5' H.R.S.D. EASEMENT D.B. 714, PG. 729 D.B. 714, PG. 732  
 AREA OF EASEMENT - PARCEL 1 = 976 S.F.± OR 0.022 ACRES±  
 AREA OF EASEMENT - PARCEL 2 = 5,901 S.F.± OR 0.136 ACRES±  
 TOTAL AREA OF EASEMENT = 6,877 S.F.± OR 0.158 ACRES±

**LEGEND**  
 D.B. = DEED BOOK  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 ⚡ = POWER POLE  
 --- = EASEMENT LINES  
 ● = IRON PIPE FOUND  
 ○ = IRON ROD SET

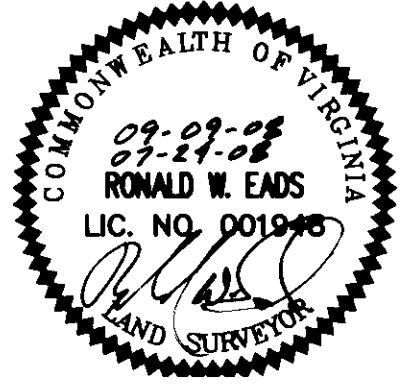
Large Plat(s) Recorded herewith as # **080026000**

TAX MAP ID: 2410100005A  
 STREET ADDRESS: #6950 RICHMOND ROAD



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 Williamsburg, Virginia 23188  
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PLAT OF SUBDIVISION  
 "PLEASANT HILL STATION"  
 OWNED BY HARBIN PROPERTIES, L.L.C.  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on October 22, 2008  
 at 2:07 PM, PG. 1  
 DOCUMENT # 080026000  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge*, Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1.	9/9/08	REVISED AS COUNTY COMMENTS DATED 9/3/08	JDB

Designed	Drawn
AES	JDB
Scale	Date
1"=100'	7/24/08
Project No.	
9668-01	
Drawing No.	
2 OF 2	

080026000