

080030645

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT IS A PORTION OF THE PROPERTY THAT WAS CONVEYED BY MAURICE A. TIMBERLAKE, VIRGINIA W. TIMBERLAKE, ELVIN GRAHAM JR., SUSAN L. GRAHAM, JOHN C. GRAHAM, PATRICIA G. GRAHAM, JAMES H. TIMBERLAKE AND FANNIE M. TIMBERLAKE TO CHARLES A. PETERS AND MARY T. PETERS BY DEED DATED THE 23rd DAY OF APRIL, 1987 AND RECORDED IN DEED BOOK 342 PAGE 58 AND BY DEED FROM CHARLES A. AND MARY T. PETERS TO W. BARRY BRYANT DATED THE 11th DAY OF NOVEMBER, 1988, AND RECORDED ON THE 22nd DAY OF FEBRUARY, 1989 IN DEED BOOK 426 PAGE 551 AND FROM W. BARRY BRYANT TO W. BARRY BRYANT AND DONNA S. BRYANT BY DEED DATED 21st DAY OF AUGUST, 1993, AND RECORDED ON THE 1st DAY OF SEPTEMBER, 1993 IN DEED BOOK 638 PAGE 833, AND BY DEED FROM CHARLES A. AND MARY PETERS TO W. BARRY BRYANT AND DONNA S. BRYANT BY DEED DATED THE 28th DAY OF SEPTEMBER, 2007 AND RECORDED ON THE 2nd DAY OF OCTOBER, 2007 AT INSTRUMENT # 07027486. ALL DEEDS ARE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATE

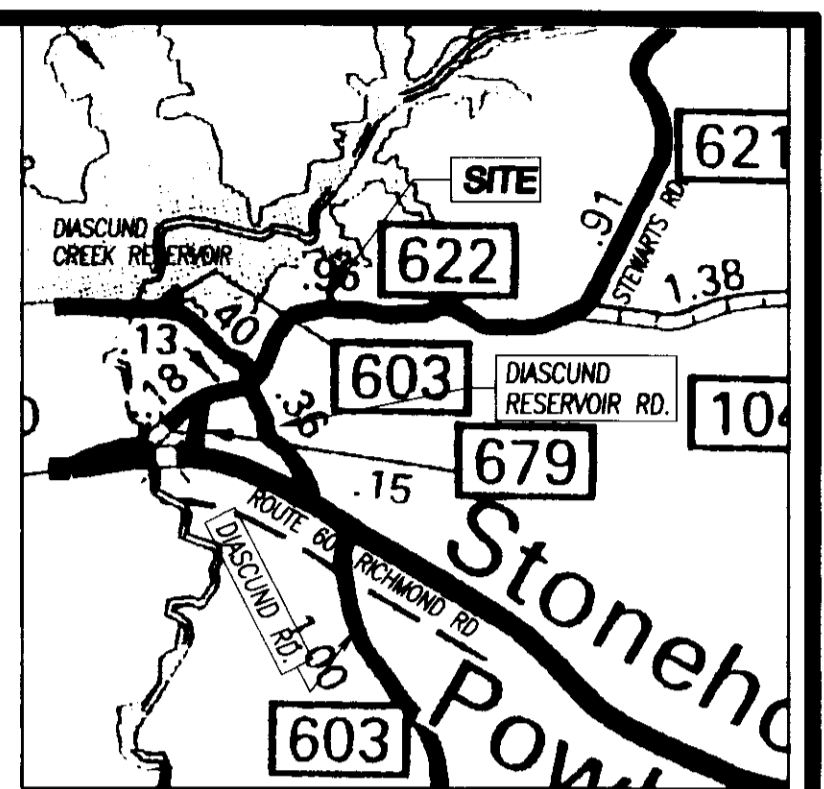
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS NO. 1000 STEWARTS ROAD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

DATE: 11-10-2008 CHARLES A. PETERS
MAY T. PETERS
DONNA S. BRYANT W. BARRY BRYANT

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE: 11-10-2008 PAUL A. JALBERT



VICINITY MAP SCALE: 1" = 2000'±

GENERAL NOTES:

- 1. NUMBER OF LOTS: ONE
2. ZONED: A1
3. PARCEL ID: 0240100008A
4. PRESENT OWNERS: W. BARRY & DONNA S. BRYANT 1000 STEWARTS ROAD LANEXA VA 23089
5. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE, EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
7. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
8. A PORTION OF THIS PARCEL LIES IN A HUD FLOOD HAZARD ZONE "A" PER MAP #51095X0020C EFFECTIVE DATE OF 9-28-2007.
9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
11. ALL LOTS SHOWN ARE TO BE SERVED BY PRIVATE WATER AND SEWER.
12. RPA SIGNS WILL BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.

REVISED: 11-10-2008

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/ COUNTY OF James City
I, Susan G. Jenkins, A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY IN THE STATE OF VIRGINIA DO HEREBY

CERTIFY THAT B. Elliot Beard WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF November, 2008

NOTARY PUBLIC # 13424
MY COMMISSION EXPIRES 11-30-2012

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/ COUNTY OF James City
I, Susan G. Jenkins, A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY IN THE STATE OF VIRGINIA DO HEREBY

CERTIFY THAT CHARLES A. PETERS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF November, 2008

NOTARY PUBLIC
MY COMMISSION EXPIRES 11-30-2012

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/ COUNTY OF James City
I, Susan G. Jenkins, A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY IN THE STATE OF VIRGINIA DO HEREBY

CERTIFY THAT MARY T. PETERS IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF November, 2008

NOTARY PUBLIC
MY COMMISSION EXPIRES 11-30-2012

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/ COUNTY OF James City
I, Susan G. Jenkins, A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY IN THE STATE OF VIRGINIA DO HEREBY

CERTIFY THAT DONNA S. BRYANT IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF November, 2008

NOTARY PUBLIC
MY COMMISSION EXPIRES 11-30-2012

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/ COUNTY OF James City
I, Susan G. Jenkins, A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY IN THE STATE OF VIRGINIA DO HEREBY

CERTIFY THAT W. BARRY BRYANT IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF November, 2008

NOTARY PUBLIC
MY COMMISSION EXPIRES 11-30-2012

CLERK'S CERTIFICATE STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 19th DAY OF Dec., 2008. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge, CLERK
By Claudia A. Brinkley, Dep. Clerk
PLAT BOOK: , PAGE:

CERTIFICATE OF APPROVAL

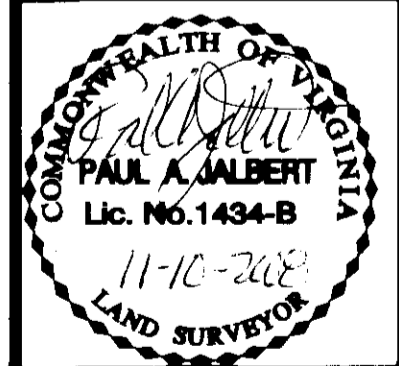
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

11/14/08 Paul A. Jalbert
DATE: VIRGINIA DEPARTMENT OF TRANSPORTATION

12/12/08 Betsy B. Woolridge
DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY

APPROVAL BLOCK

Goodfellow, Jalbert, Beard, and Associates Inc.
7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 746 - 7097 Fax (804) 730 - 7275
ENGINEERING - SURVEYING - PLANNING



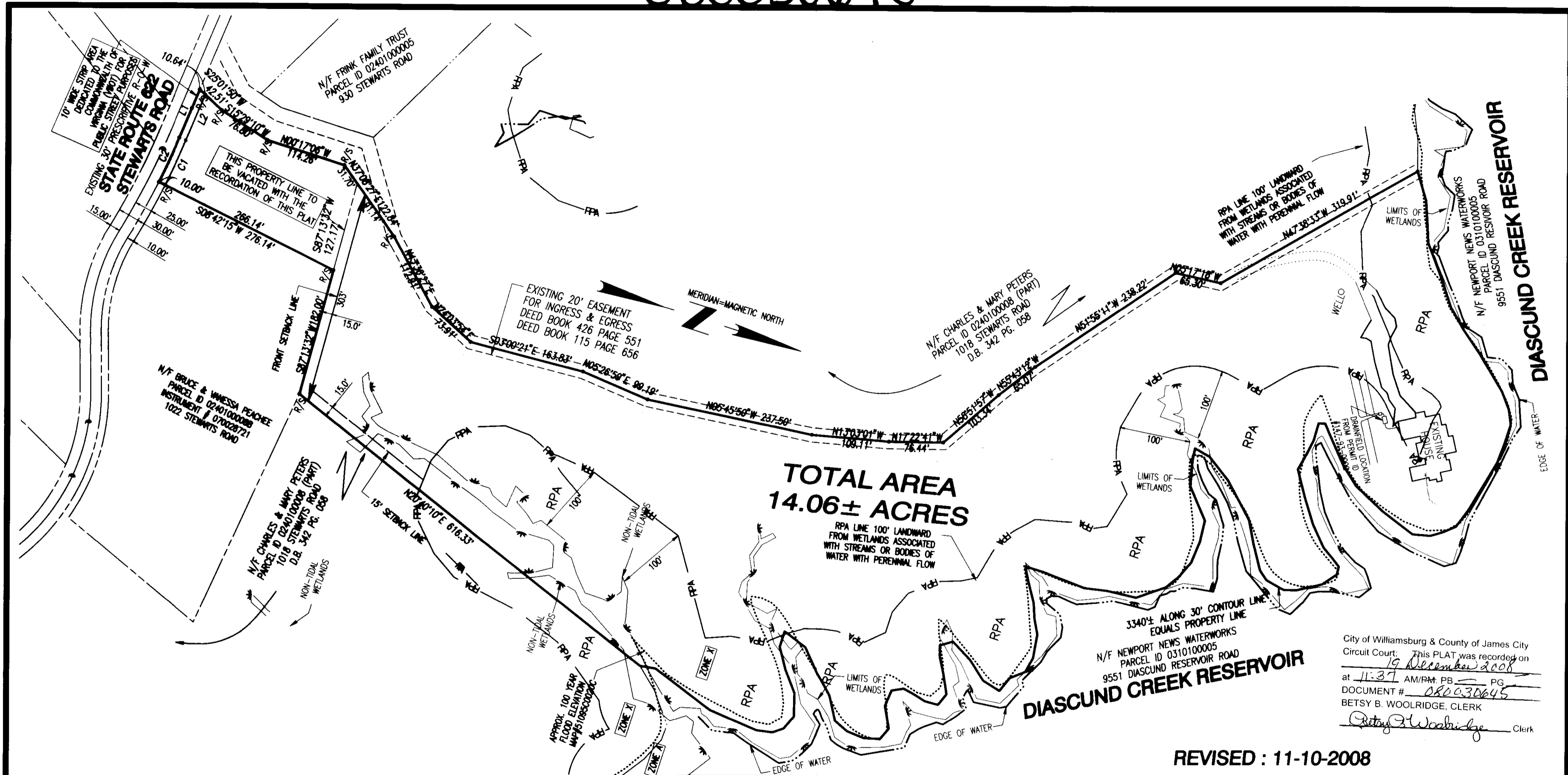
NO. 1000 STEWARTS ROAD
STONE HOUSE DISTRICT, JAMES CITY COUNTY VA

DESIGNED BY: PAJ DATE: 9-11-2008
DRAWN BY: PAJ SCALE: 1" = 100'
CHECKED BY: PAJ P.N. 3249-0037

2 Large/Small Plat(s) Recorded
herewith as # 080030645

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
19 December 2008
at 11:37 AM/PM/PB PG
DOCUMENT # 080030645
Betsy B. Woolridge, Clerk

080030645

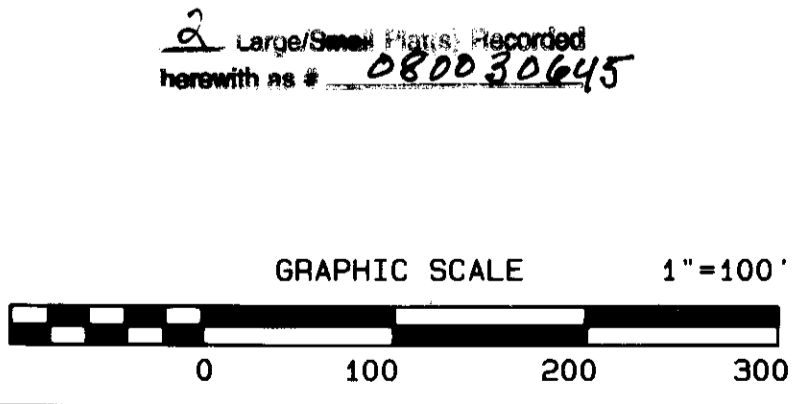


TOTAL AREA
14.06± ACRES

AREA TABULATION :
ORIGINAL BRYANT PARCEL PARCEL ID 0240100008A=10.05± ACRES
ADDON PARCEL TO BRYANT PARCEL ID 0240100008A = 3.27 ACRES
AREA ADDED TO BRYANT WITH THIS PLAT=0.763 ACRES
LESS AREA IN 10' DEDICATION STRIP = 0.026
FINAL AREA FOR PARCEL ID 0240100008A= 14.06± ACRES

LINE AND CURVE TABLE

LINE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
L1			74.16'	S84°58'10"E	
L2			70.52'	N84°58'10"W	
C1	1084.99'	3°40'25"	69.56'	N83°07'58"W	69.55'
C2	1075.00'	3°40'25"	68.92'	S83°07'58"E	68.91'



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

DATE: VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE: VIRGINIA DEPARTMENT OF HEALTH

DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY

APPROVAL BLOCK

Goodfellow, Jalbert, Beard, and Associates Inc.
7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 746-7087 Fax (804) 790-7275
ENGINEERING - SURVEYING - PLANNING

NO. 1000 STEWARTS ROAD
STONE HOUSE DISTRICT, JAMES CITY COUNTY VA

DESIGNED BY: PAJ DATE: 05-14-2008
DRAWN BY: PAJ SCALE: 1"=100'
CHECKED BY: PAJ P.N. 3249-0037

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 19 December 2008 at 11:37 AM/PM PG. DOCUMENT # 080030645 BETSY B. WOOLRIDGE, CLERK

REVISD : 11-10-2008