

#090020884

OWNER'S CERTIFICATE/ CERTIFICATE OF NOTARIZATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FENWICK HILLS SECTION 3 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

6/29/09 DATE
 ABBITT MANAGEMENT, INC. SIGNATURE
 Charles W. Wolcott NAME PRINTED

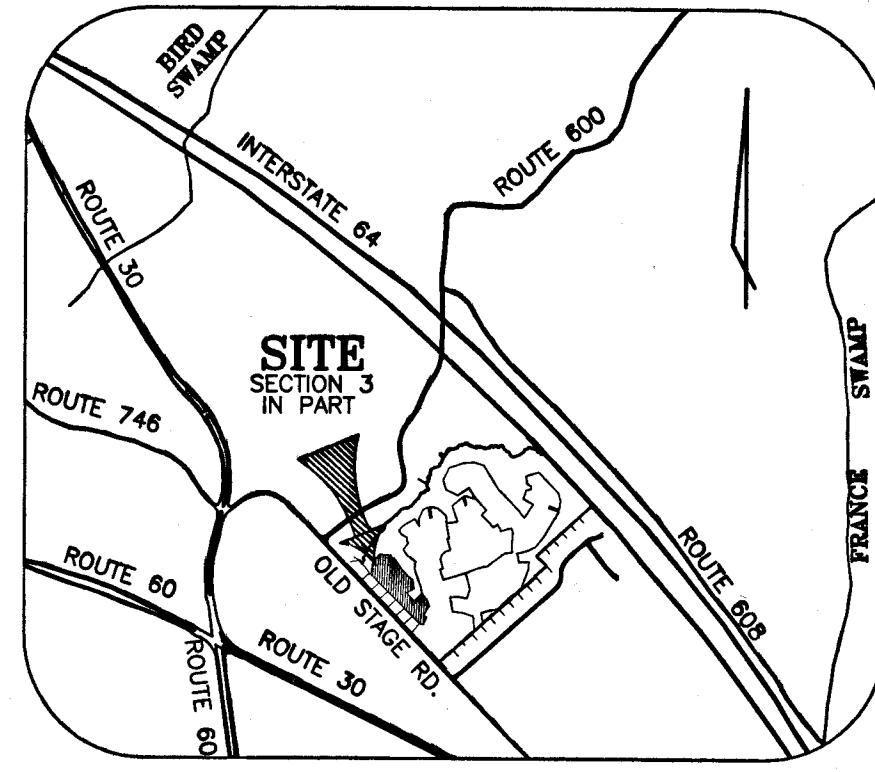
COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF: NEWPORT NEWS, B.M. Millin

A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 20th DAY OF June, 2009.

B.M. Millin
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3/31/2013
 NOTARY REGISTRATION NO: 208794

PLAT SHOWING LOT LINE ADJUSTMENT & EXTINGUISHMENT ON LOTS 116, 117, 118, 119 & PARCEL 1B SECTION THREE "FENWICK HILLS" LOCATED IN THE STONEHOUSE DISTRICT OF JAMES CITY COUNTY, VIRGINIA

APRIL 23, 2009
 REVISED: JUNE 23, 2009 FOR COUNTY COMMENTS



JAMES CITY CO. GIS MAPS 14083 VA SOUTH ZONE
 NOTE: COORDINATES SHOWN HEREON ARE FOR JAMES CITY COUNTY PURPOSES ONLY

CERTIFICATE OF APPROVAL

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

7-17-09 DATE
Paul M. Deane SUBDIVISION/AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
21 July 2009
 at 11:54 AM/PM, PB PG
 DOCUMENT # 090020884
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

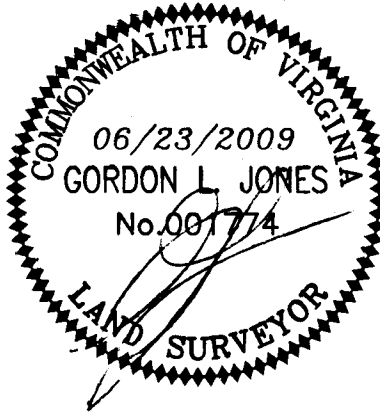
Large/Small Plat(s) Recorded
 herewith as # 090020884

CERTIFICATE OF SOURCE OF TITLE:

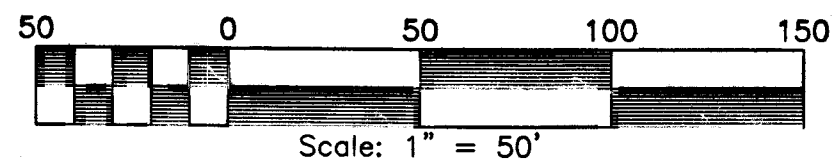
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R.M. HAZELWOOD, JR. TO FENWICK HILLS, L.L.C. BY DEED DATED JUNE 9, 2000 AND RECORDED JUNE 28, 2000 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #000012580.

SURVEYOR'S CERTIFICATE:

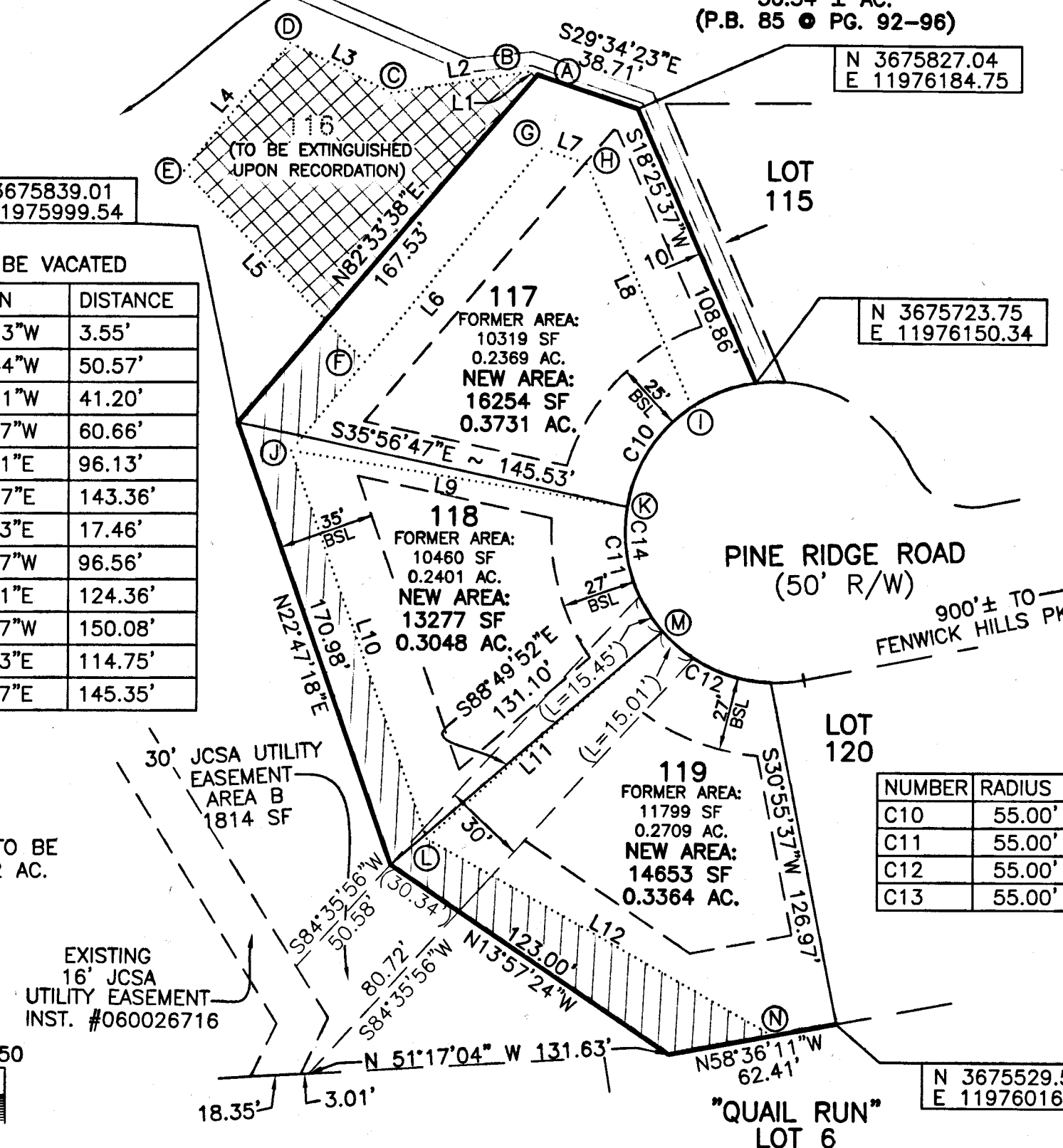
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.



COMMON AREA/CONSERVATION EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY 0.1422 AC.
 EXISTING COMMON AREA/CONSERVATION EASEMENT TO BE VACATED 0.1422 AC.



VICINITY MAP SCALE: 1" = 2000'



NUMBER	DIRECTION	DISTANCE
L1	N29°34'23"W	3.55'
L2	N56°58'44"W	50.57'
L3	N21°46'21"W	41.20'
L4	S81°25'37"W	60.66'
L5	S01°32'21"E	96.13'
L6	N81°25'37"E	143.36'
L7	S29°34'23"E	17.46'
L8	S18°25'37"W	96.56'
L9	S38°44'31"E	124.36'
L10	S22°31'37"W	150.08'
L11	S89°34'23"E	114.75'
L12	S18°37'27"E	145.35'

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BRG.
C10	55.00'	72°59'44"	70.07'	40.69'	65.43'	S87°45'21"W
C11	55.00'	50°49'52"	48.79'	26.13'	47.21'	S25°50'33"W
C12	55.00'	46°53'52"	45.02'	23.86'	43.77'	N23°01'19"W
C13	55.00'	12°36'08"	12.10'	6.07'	12.07'	N52°46'19"W

GENERAL NOTES

- THE LAND DELINEATED HEREON IS LOCATED ON COUNTY TAX MAP NO. 12-2(6) AS PARCEL NO. 116, 117, 118, 119 & 1B
- THIS AREA LIES OUTSIDE THE 100 YEAR FLOOD PLAIN PER FEMA MAP #510201-0001A DATED SEPTEMBER 24, 1982
- PROPERTY REFERENCES: INSTR. #000012580; INSTR. #000012581; PLAT INSTR. #060026719
- OWNER: FENWICK HILLS, L.L.C. c/o ABBITT MANAGEMENT, INC. 734 THIMBLE SHOALS BLVD. NEWPORT NEWS, VIRGINIA 23606
- NUMBER OF LOTS - 49
 TOTAL LOT AREA - 12.8342 ACRES
 AREA IN R/W - 2.6303 ACRES
 TOTAL AREA SECTION 3 - 15.4645 ACRES
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE OR SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE COUNTY SUBDIVISION ORDINANCE.
- THE COORDINATE VALUES SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE REFERENCED TO THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK. THEY WERE ESTABLISHED USING GPS EQUIPMENT AND THE FOLLOWING COUNTY CONTROL MONUMENTS: STATION NO. 302 (N-3672750.778, E-11980141.903) STATION NO. 303 (N-3670041.228, E-11975645.441) STATION NO. 340 (N-3680567.542, E-11970044.785)
- ALL LOTS SHOWN HEREON SHALL BE SERVED WITH PUBLIC WATER AND SEWER.
- PROPERTY IS ZONED R-2
- ALL ROADS ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FOR ANY DAMAGES.
- COMMON AREA/CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- ZONING SETBACKS: R-2
 FRONT 25'
 SIDE 10'
 REAR 35'
 UNLESS OTHERWISE SHOWN
- ALL NEW MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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 THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS 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.
- PROPERTY LINES SHOWN HEREON AS (A) TO (B) TO (C) TO (D) TO (E) TO (F) TO (G) TO (H) TO (I); (J) TO (K); (L) TO (M) AND (N) ARE HEREBY VACATED UPON RECORDATION OF THIS PLAT.
- THE LOTS AFFECTED BY THIS PLAT ARE CURRENTLY ADDRESSED AS 3543, 3547, 3548 AND 3544 PINE RIDGE RD.

JCC-S-0023-2009

COMP: CB/HDB
 CAD: HDB
 CHECKED: GLJ
 JUN: 98091-
 FILED: 98091BLA

BAY design group
 Engineering Surveying & Land Planning