

130020795

OWNER'S CERTIFICATION

THE BUILDING SETBACK LINE ADJUSTMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

8/27/13 DATE
 Ross Cooper Haines
 ROSS COOPER HAINES
 Ann Holt Haines
 ANN HOLT HAINES

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Williamsburg / James City

I, John F. Sluss, 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

27th DAY OF August, 2013

John F. Sluss
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: July 31, 2017
 NOTARY REGISTRATION NUMBER: 312410

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ALLEN L. AND CYNTHIA B. CURL TO ROSS COOPER HAINES AND ANN HOLT HAINES BY DEED DATED MAY 4, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 050011362.

NOTES:

1. THE LINES SHOWN AS 100' RPA AND 50' RPA ALONG WITH THE POINT OF PERENNIALITY WETLAND CONNECTION ARE PER A PERENNIAL FLOW DETERMINATION BY JAMES CITY COUNTY DATED JULY 26, 2013.
2. REFER TO INSTRUMENT #020021127 (P.B. 87, PG. 58-60) FOR ORIGINAL SUBDIVISION PLAT OF SECTION VII-A "RICHARDSON'S MILL" SECTION 1 AT STONEHOUSE.
3. THIS PLAT IS INTENDED FOR BUILDING SETBACK LINE ADJUSTMENT PURPOSES ONLY. PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

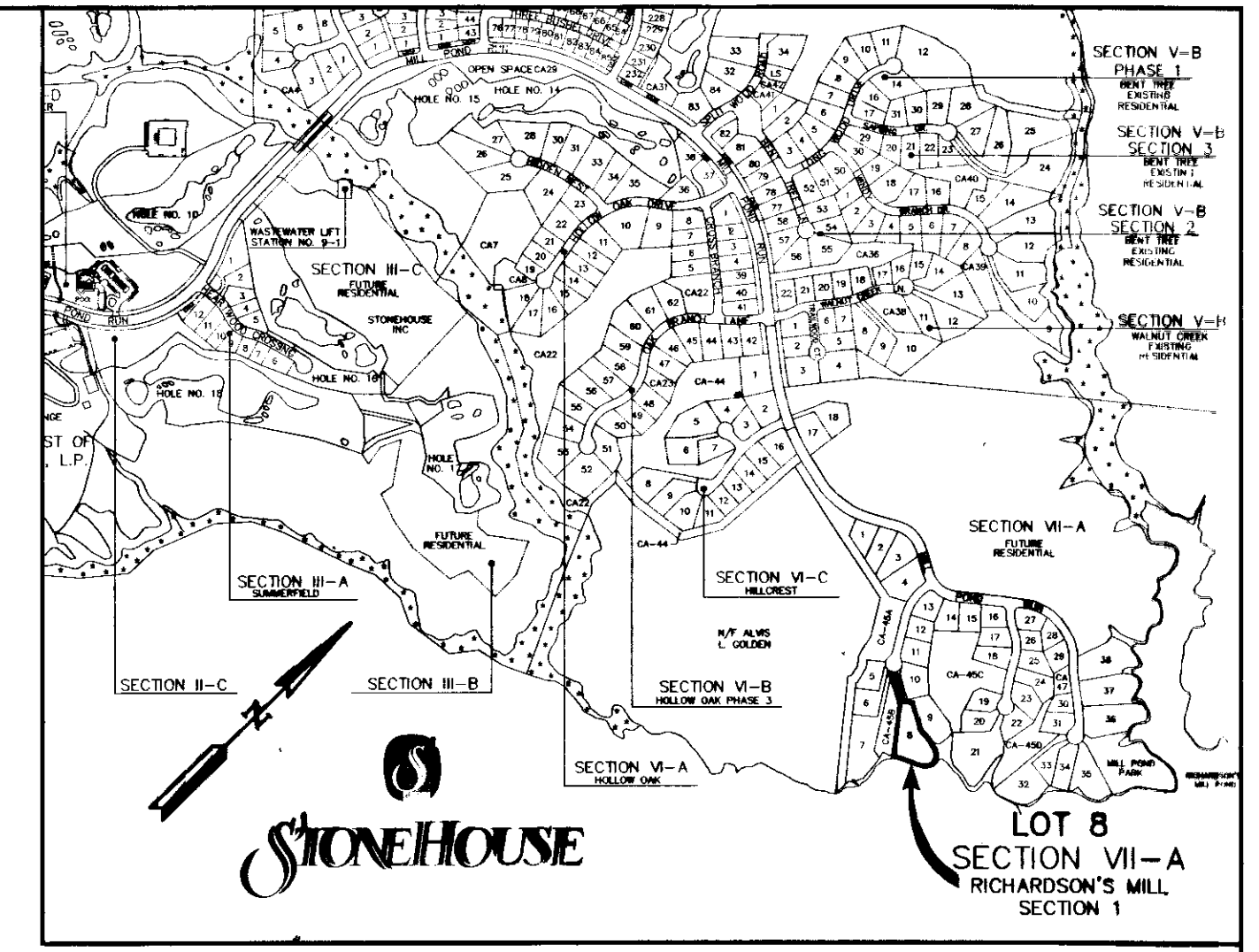
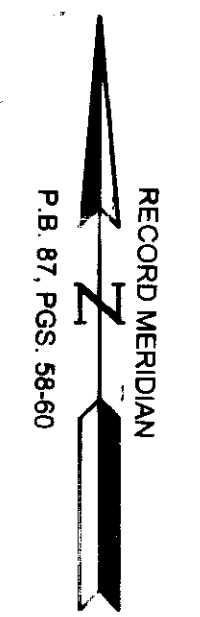
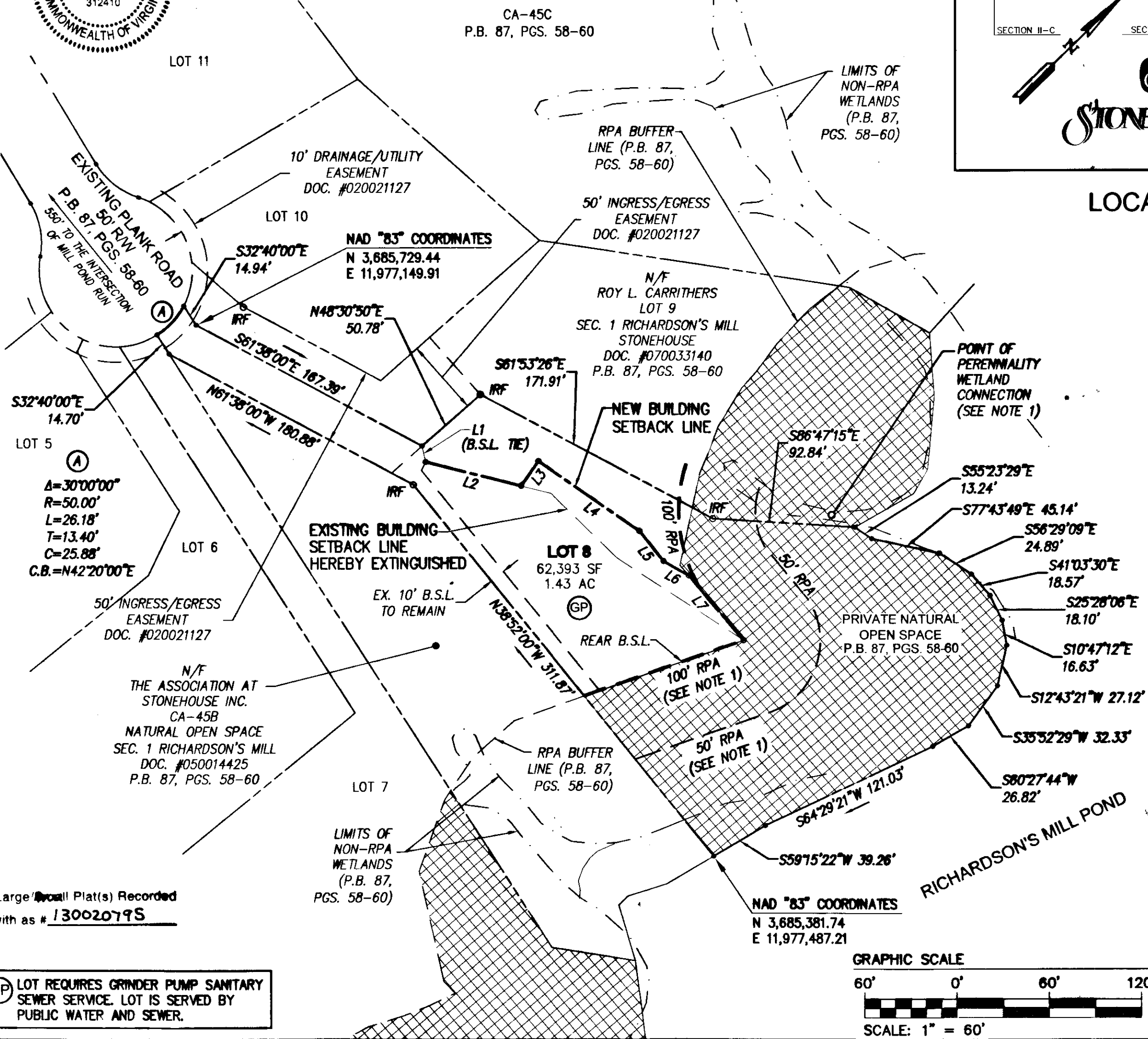
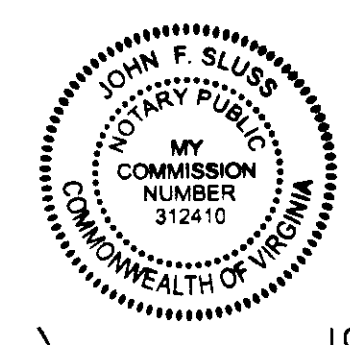
BOUNDARY LINES ALONG RICHARDSON'S MILL POND ARE 5' ABOVE POND HIGH WATER MARK (P.B. 66, PG. 80-88)

1 Large Plat(s) Recorded herewith as # 130020795

INDICATES EXISTING JAMES CITY COUNTY PRIVATE NATURAL OPEN SPACE EASEMENT. PRIVATE OPEN SPACE EASEMENTS ARE TO REMAIN UNDISTURBED.

GP LOT REQUIRES GRINDER PUMP SANITARY SEWER SERVICE. LOT IS SERVED BY PUBLIC WATER AND SEWER.

LINE	BEARING	LENGTH
L1	S12°27'28"E	10.75'
L2	S75°52'00"E	64.23'
L3	N34°36'20"E	19.67'
L4	S55°20'58"E	80.38'
L5	S38°41'14"E	25.10'
L6	S60°16'18"E	18.79'
L7	S40°10'52"E	55.41'



LOCATION MAP SCALE: 1"=1000'±

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.

Thomas C. Sublett 7/30/2013
 THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

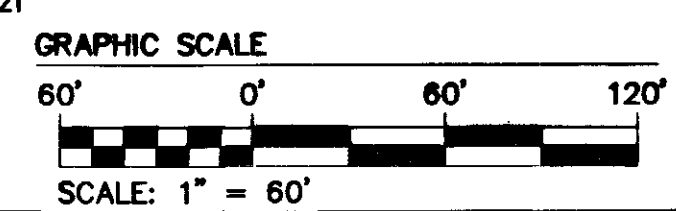
THIS BUILDING SETBACK LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

8/30/13 DATE
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

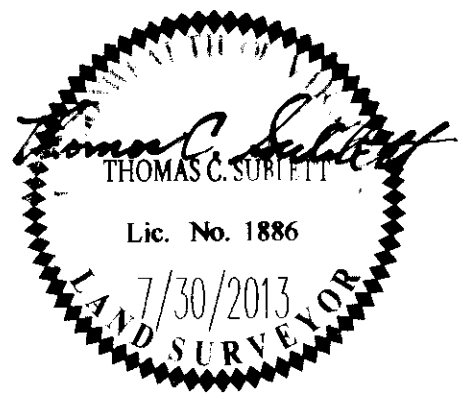
PROPERTY ADDRESS: 3323 PLANK ROAD
 PARCEL ID: 054030008
 ZONING: PR PUD RESIDENTIAL

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 4th DAY OF September, 2013.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:38 AM/PM
 INSTRUMENT # 130020795

TESTE: Patrick Woodruff copy clerk
 BETSY B. WOOLRIDGE, CLERK



Rev	Date	Description	Revised By



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PLAT SHOWING BUILDING SETBACK LINE ADJUSTMENT
 BEING LOT 8 SECTION VII-A "RICHARDSON'S MILL" SECTION 1
 AT STONEHOUSE
 FOR
 ROSS COOPER HAINES AND ANN HOLT HAINES
STONEHOUSE
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TCS/JFS
Project Number:	26099
Scale:	1"=60'
Date:	7/30/2013
Sheet Number:	1 OF 1