

140010816

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MCFARLIN PARK, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO NOL, L.L.C. BY DEED DATED SEPTEMBER 12, 2011 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 110019146.

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE COTTAGES AT STONE HAVEN, PHASE I, LOTS 12-27 AND 38-46 AND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES:

*Scott A. Wilc*, Manager 4/21/14  
 NOL, L.L.C. DATE  
 Scott A. Wice  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF James City County  
*Cynthia A. Sliver* 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  
21 DAY OF April, 2014  
*Cynthia A. Sliver*  
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: June 30, 2018  
 NOTARY REGISTRATION NUMBER: 172174

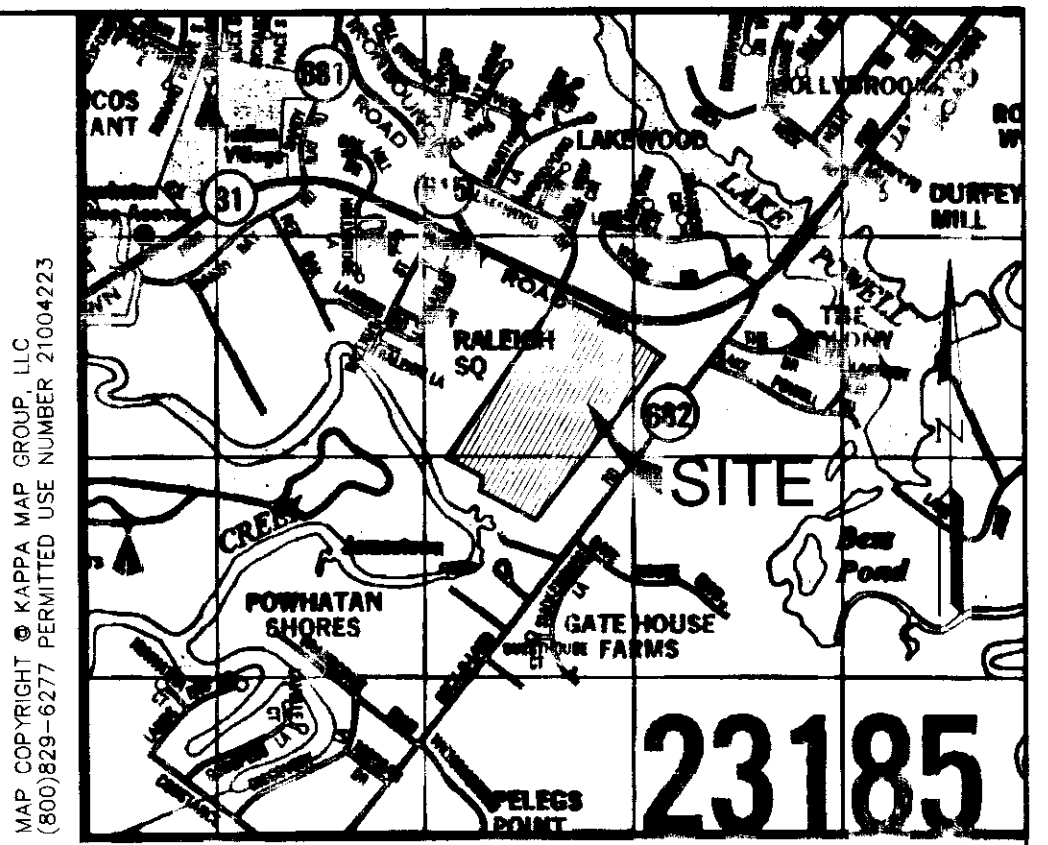
**AREA TABULATION**  
 THE COTTAGES AT STONEHAVEN, PHASE I  
 LOTS 12-27, AND 38-46 (25 LOTS)

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	312,968 S.F.±	7.185 AC.±
AREA OF PUBLIC RIGHT-OF-WAY	106,598 S.F.±	2.447 AC.±
AREA OF COMMON AREA #1	64,754 S.F.±	1.487 AC.±
AREA OF COMMON AREA #2A	390,005 S.F.±	8.953 AC.±
AREA OF COMMON AREA #2B	71,834 S.F.±	1.649 AC.±
<b>TOTAL AREA SUBDIVIDED (PHASE I)</b>	<b>946,159 S.F.±</b>	<b>21.721 AC.±</b>
AVERAGE LOT SIZE	12,519 S.F.±	0.287 AC.±
SMALLEST LOT (LOTS 20-23)	10,400 S.F.±	0.239 AC.±
LARGEST LOT (LOT 26)	17,538 S.F.±	0.403 AC.±
GROSS LOTS PER ACRE IN PHASE I	1.15	
UNDISTURBED NATURAL OPEN SPACE EASEMENT #4A	17,848 S.F.±	0.410 AC.±
UNDISTURBED NATURAL OPEN SPACE EASEMENT #5	50,277 S.F.±	1.154 AC.±
UNDISTURBED NATURAL OPEN SPACE EASEMENT #6	10,142 S.F.±	0.233 AC.±
UNDISTURBED NATURAL OPEN SPACE EASEMENT #4B	143,068 S.F.±	3.284 AC.±

- NOTES:  
 1. SEE SHEETS 4 AND 5 FOR DESCRIPTION OF NATURAL OPEN SPACE EASEMENTS  
 2. SEE SHEET 6 FOR DESCRIPTION OF BMP #1

**NOTES:**

- PROPERTY IS ZONED R-2, (GENERAL RESIDENTIAL).
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED.
- ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE AND HEREBY DEDICATED TO THE COTTAGES AT STONE HAVEN HOMEOWNER'S ASSOCIATION.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE LOTS SHOWN LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER F.I.R.M. #51095C, PANEL 185 C, FOR COMMUNITY #510201, DATED SEPTEMBER 28, 2007.
- ALL ROADS SHALL BE PUBLIC RIGHT-OF-WAYS AND SHALL BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AFTER ACCEPTANCE INTO THE STATE-MAINTAINED ROAD SYSTEM.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORDED PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- THIS PLAT IS BASED ON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- WETLAND AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTAINED RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.
- THE DRG GRANTED APPROVAL TO EXCEPTIONS TO SECTIONS 18-43 AND 19-45 ON MARCH 28, 2008.
- THE ADDRESS FOR THE PARCEL IS 201 NECK-O-LAND ROAD.
- THIS PROPERTY IS A PORTION OF TAX PARCEL ID 4741400002.
- BUILDING SETBACKS PER ORDINANCE FOR R2-ZONING:  
 FRONT - 25'  
 REAR - 35'  
 SIDE - 10'
- ALL COMMON AREAS SHALL BE DEDICATED TO THE COTTAGES AT STONE HAVEN HOMEOWNER'S ASSOCIATION.
- ALL BMP MAINTENANCE/ACCESS EASEMENTS SHALL BE PRIVATE AND HEREBY DEDICATED TO THE COTTAGES AT STONE HAVEN HOMEOWNER'S ASSOCIATION.
- PER COMMENT LETTER FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION DATED AUGUST 9, 2013 THE PUBLIC RIGHTS-OF-WAY ARE INTENDED TO BE DEDICATED FOR STATE MAINTENANCE AT A LATER DATE AND ARE TO BE KNOWN IN THE FUTURE AS "ROUTE 1758" (STONE HAVEN DRIVE) AND "ROUTE 1759" (BROWNSTONE CIRCLE).



VICINITY MAP SCALE 1"=2000'  
 REFERENCE:  
 INSTRUMENT #090018209  
 JCC CASE #S-0032-2013

**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.  
*Thomas C. Sublett* 7/18/13  
 THOMAS C. SUBLETT, L.S. #001886 DATE

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
*Cynthia A. Sliver* 7/1/14  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

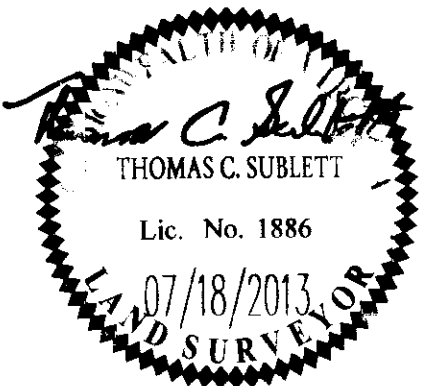
**VDOT APPROVAL**

*Charles Carter* 4/16/14  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 2<sup>ND</sup> DAY OF JULY, 2014.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:47 AM/PM  
 INSTRUMENT # 140010816  
 TESTE: *Betsy B. Woolridge*, DC  
 BETSY B. WOOLRIDGE, CLERK

6 Large/Small Plat(s) Recorded  
 herewith as # 140010816

Rev.	Date	Description	Revised By
1	8/22/13	REVISED PER COUNTY COMMENTS DATED JULY 31, 2013	JFS



**AES**  
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 Hampton Roads | Central Virginia | Middle Peninsula

**PLAT OF SUBDIVISION**  
 PHASE I, LOTS 12-27, AND 38-46  
**THE COTTAGES AT STONE HAVEN**  
 OWNER/DEVELOPER: NOL, L.L.C.  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS  
 Project Number: 9700-02  
 Scale: NA Date: 07/18/13  
 Sheet Number  
**1 of 6**