

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DARRELL J. MILLER, SOLE ACTING TRUSTEE TO LEONARD M. EPSTEIN BY DEED DATED MAY 4, 1993, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 817, PAGE 525.

OWNER'S CERTIFICATE

THE SUBMISSION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RAINTREE VILLAS, PHASE II IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

Leonard Epstein July 31, 1996
LEONARD EPSTEIN DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City
Sharon C. Wilson 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 31 DAY OF July, 1996. MY COMMISSION EXPIRES March 31, 1997.

Sharon C. Wilson
SIGNATURE

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.

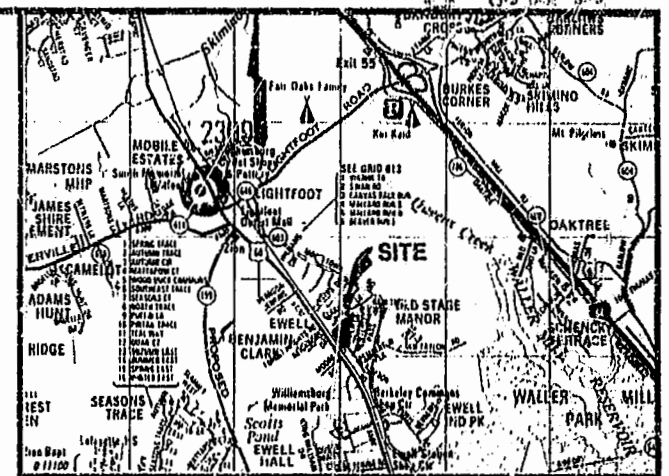
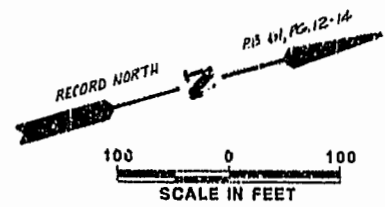
G. T. Wilson, Jr.
G. T. WILSON, JR., C.L.S. DATE 7-30-96

CERTIFICATE OF APPROVAL

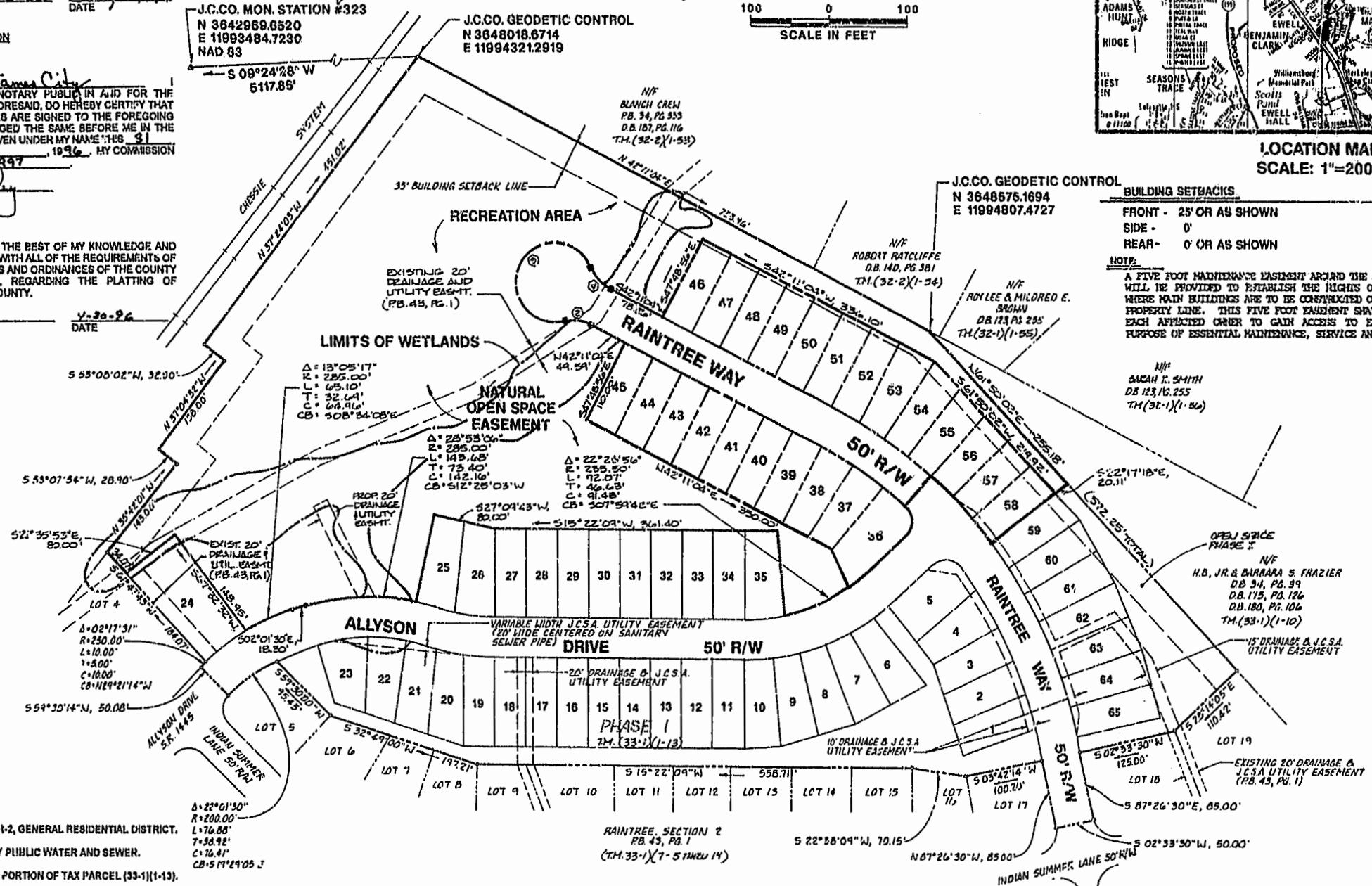
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

G. E. Means 8/1/96
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
Theresa Stefan 7/31/96
VIRGINIA DEPARTMENT OF HEALTH DATE
[Signature] 9/16/96
SUBDIVISION CLIENT OF JAMES CITY COUNTY DATE

NOTE:
J.C.CO. COORDINATES SHOWN ARE FOR COUNTY ORIENTATION ONLY.
PLAT BOUNDARY BASED ON RECORD MERIDIAN AS NOTED.



LOCATION MAP
SCALE: 1"=2000'



BUILDING SETBACKS
FRONT - 25' OR AS SHOWN
SIDE - 0'
REAR - 0' OR AS SHOWN

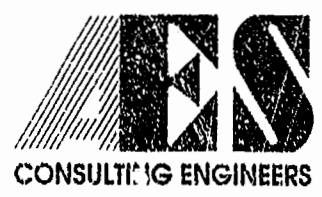
NOTE:
A FIVE FOOT MAINTENANCE EASEMENT AROUND THE SIDES AND REAR OF EACH LOT WILL BE PROVIDED TO ESTABLISH THE HEIGHTS OF TWO ADJUTING PROPERTIES WHERE MAIN BUILDINGS ARE TO BE CONSTRUCTED ON OR WITHIN FIVE FEET OF A PROPERTY LINE. THIS FIVE FOOT EASEMENT SHALL ESTABLISH THE RIGHTS OF EACH AFFECTED OWNER TO GAIN ACCESS TO EACH OWNER'S BUILDING FOR PURPOSE OF ESSENTIAL MAINTENANCE, SERVICE AND DRAINAGE.

- NOTES:**
1. PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT.
 2. ALL LOTS SERVED BY PUBLIC WATER AND SEWER.
 3. THIS SUBDIVISION IS A PORTION OF TAX PARCEL (33-1)(1-13).
 4. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 5. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
 6. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(1) OF THE JAMES CITY COUNTY CODE.

PLAT RECORDED IN
3:53 p.m.
Recorded 20th day of September, 1996
D.B. No. 809 page 216
[Signature]

NOTE: UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

NOTE: SEE SHEET 2 FOR LOTS AND CURVE DATA



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

PLAT OF SUBDIVISION
RAINTREE VILLAS
PHASE II, LOTS 36 - 58
OWNER/DEVELOPER: LEONARD M. EPSTEIN
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed S.O.W.	Drawn CLJ
Scale 1"=100'	Date 4/96
Project No. 5919-5	
Drawing No. 1 of 2	