

VICINITY MAP
SCALE: 1" = 2640'

GENERAL NOTES:

- PROPERTY IS ZONED A1, GENERAL AGRICULTURAL. TAX MAP NUMBERS (24-271-25)
- ADDRESS: 15001 FENTON MILL ROAD
- THE PROPERTY IS IN FLOOD ZONE "A" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL No. 510201 0020 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE FEBRUARY 6, 1991.
- BUILDING SETBACKS FRONT = 75', SIDE = 15', REAR = 35' OR AS SHOWN (100' RPA)

REFERENCES:
DB 99, PG 332
DB 140, PG 94
PD 15, PG 48
S.H.P.B. 4, PG 290

NOTES:

- LOTS OF FIVE ACRES OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 250 FEET.
- LOTS OF THREE ACRES OR MORE BUT LESS THAN FIVE ACRES SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 200 FEET.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTIONS 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- EACH LOT IS TO BE SERVED BY PRIVATE WELL AND SEPTIC.
- AREA FORMERLY = 643,820.35 S.F. OR 14.78 AC.
- NEW AREA = 695,353.8120 OR 15.963 ACRES.
- WETLANDS AND LAND WITHIN A RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY CONSTRUCTION.

PIR PROPOSED PRIMARY/RESERVE DRAINFIELD LOCATIONS

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
8-5-02 Donald L. Hazelwood, Inc.
DATE DONALD L. HAZELWOOD, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
I, Carol M. Mitchell, A NOTARY PUBLIC IN AND FOR THE CITY-COUNTY OF James City, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN CITY-COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 8th DAY OF August, 2002. MY COMMISSION EXPIRES 12/31/05.
Carol M. Mitchell
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LLOYD L. OTEY & GLADY'S C. OTEY TO DONALD L. HAZELWOOD, INC., BY DEED DATED JANUARY 9, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT # 020002139.
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GAYLE ELIZABETH HICKS TO DONALD L. HAZELWOOD, INC., BY DEED DATED JANUARY 9, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT # 020002140.
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GRAHAM S. FERGOUSON, NANCY TAYLOR TOPPING WALLS, FAYE L. COPE, DEBORAH H. O'CONNOR, HOLLY F. GOODE AND ELSIE HOLLEY TO DONALD L. HAZELWOOD, INC., BY DEED DATED NOV. 22 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT # 020027996.

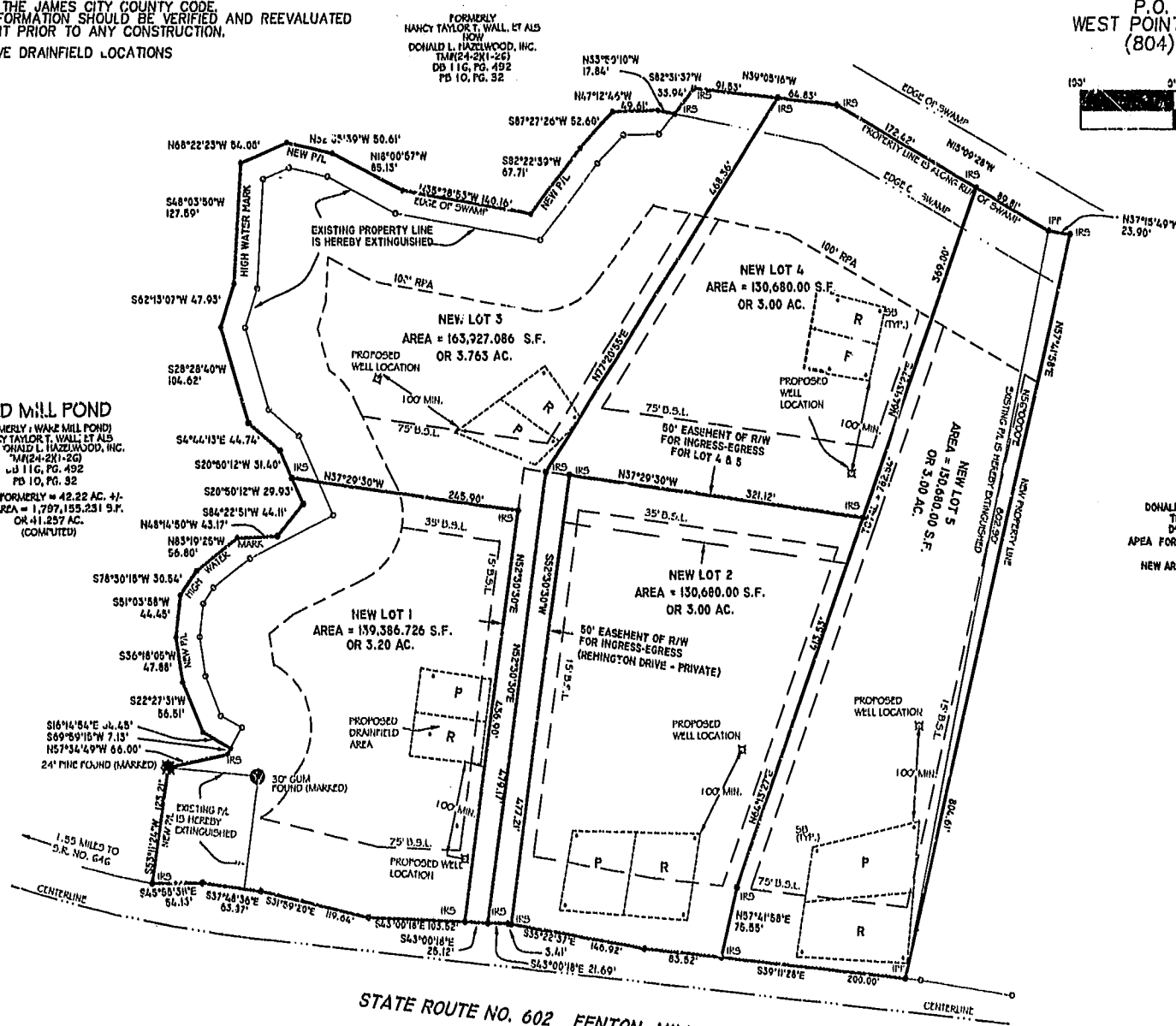
SURVEYOR'S CERTIFICATE

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 SUBDIVISION WITHIN THE COUNTY.
7-30-02
DATE JAMES E. MITCHELL, LAND SURVEYOR

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
9/5/2002
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
9/5/2002
DATE VIRGINIA DEPARTMENT OF HEALTH
11/22/02
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
NOV. 26, 2002
at 9:08 AM PM, PD 88 PG 69
DOCUMENT # 020028257
BETSY B. WOODRIDGE, CLERK
C. Schenck Dep. Clerk



SUBDIVISION & BOUNDARY
LINE ADJUSTMENT
OF PROPERTY STANDING IN THE NAME OF
DONALD L. HAZELWOOD, INC
BEING
5 LOTS
CONTAINING 15.963 ACRES
KNOWN AS "REMINGTON"
LOCATED: STONEHOUSE DISTRICT,
JAMES CITY COUNTY, VIRGINIA
DATE: JANUARY 22, 2002 SCALE: 1" = 100'
REVISED DATE: MAY 6, 2002
REVISED DATE: JULY 30, 2002
MITCHELL-WILSON ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
720 MAIN STREET, SUITE 112
P.O. BOX 1269
WEST POINT, VIRGINIA 23181
(804) 843-9744



STATE ROUTE NO. 602 FENTON MILL ROAD
VARIABLE WIDTH R/W (70' MIN.)

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY DATED DECEMBER 18, 2002. THIS PLAT MEETS ALL THE REQUIRED MINIMUM STANDARDS TO THE BEST OF MY KNOWLEDGE AND BELIEF.
James E. Mitchell
DATE
JAMES E. MITCHELL, LAND SURVEYOR
VIRGINIA LICENSE # 1452B.

