

**REFERENCE:**  
 THIS PLAT IS A COMPOSITE BASED UPON PRIOR RECORDED SURVEYS NOTED BELOW AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.  
 A) PLAT SHOWING PROPERTY STANDING IN THE NAME OF PEARL R. MCMANUS CONTAINING 13.48 ACRES±. PREPARED BY VINCENT D. MCMANUS, JR., DATED 11/20/02 AND RECORDED IN INSTRUMENT #020029547; PAGE 0306.  
 B) PLAT OF SURVEY SHOWING BOUNDARY LINE ADJUSTMENT, LOT LINE EXTINGUISHMENTS AND RIGHT-OF-WAY DEDICATIONS PREPARED BY AES, DATED 2/19/91 AND RECORDED IN DEED BOOK 575, PAGE 264.

- GENERAL NOTES:**
1. PROPERTY ADDRESS: #182 SADDLETOWN ROAD
  2. PROPERTY IS ALL OF TAX PARCEL (15-3)(1-37)
  3. PROPERTY IS CURRENTLY ZONED GENERAL AGRICULTURAL DISTRICT, A-1
  4. MINIMUM LOT SIZE = THREE ACRES FOR SINGLE FAMILY DWELLINGS.
  5. MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 250' (LOTS OF FIVE ACRES OR MORE)
  6. MINIMUM YARD REQUIREMENTS  
 FRONT B.S.L. = 50'  
 SIDE B.S.L. = 15'  
 REAR B.S.L. = 35'
  7. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  8. MONUMENTS SHOWN ARE IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. THIS IS A COMPOSITE PLAT. THE CORNERS SHOWN IN (PARENTHESIS) ARE PER RECORD PLAT AND HAVE NOT BEEN FIELD VERIFIED.

**CERTIFICATION OF SOURCE OF TITLE:**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID HOLLAND, EXECUTOR OF THE ESTATE OF PEARL R. MCMANUS BY DEED DATED DECEMBER, 4, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #020029547; PAGE 0304-0306.

**OWNER'S CONSENT AND DEDICATION:**  
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

Matthew A. Schon 6/20/03  
 MATTHEW A. SCHON DATE  
Heather M. Schon 6/20/03  
 HEATHER M. SCHON DATE

**CERTIFICATE OF NOTARIZATION:**  
 COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:  
 I, John F. Sluss A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.  
 GIVEN UNTO MY HAND THIS 20 DAY OF JUNE, 2003.  
 MY COMMISSION EXPIRES JULY 31, 2005  
John F. Sluss  
 NOTARY PUBLIC

**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. 5/14/03  
 G.T. WILSON, JR., C.L.S. #1183 DATE

**CERTIFICATE OF APPROVAL:**  
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Valerie Jordan 6/24/03  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE  
Am StHandy June 19, 2003  
 VIRGINIA DEPARTMENT OF HEALTH DATE  
Am StHandy 6/19/03  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

**50' EASEMENT OF R/W LINE TABLE**

RW1	S41°53'38"W	357.86'
RW2	S66°08'00"W	64.23'
RW3	S88°17'00"W	91.78'
RW4	S82°45'00"W	161.16'

**NOTE:**  
 THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0020B, DATED 2/6/91.

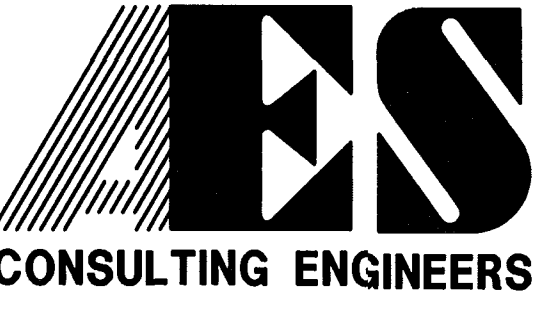
**PLAT OF SUBDIVISION**  
**TWO PARCELS OF LAND CONTAINING**  
**13.47 ACRES±**  
 OWNED BY  
**MATTHEW A. SCHON & HEATHER M. SCHON**  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
30 June 2003  
 at 2:25 AM/PM, PB 90, PG 70  
 DOCUMENT # 030019308  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	6/18/03	REVISED PER JCC COMMENT LETTER DATED 6/13/03	CMA

Designed AES	Drawn CMA
Scale 1"=100'	Date 5/14/03
Project No. <b>9274</b>	
Drawing No. <b>1 OF 1</b>	



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