

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
 DATE
Heather M. Schon 6/20/03
 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
 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
 DATE
 VIRGINIA DEPARTMENT OF HEALTH
Ann StHandy 6/19/03
 DATE
 VIRGINIA DEPARTMENT OF TRANSPORTATION

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.

N OR F
 THOMAS B. BALLARD
 D.B. 104, PG. 463
 P.B. 23, PG. 18
 TAX MAP (15-3)(1-35)

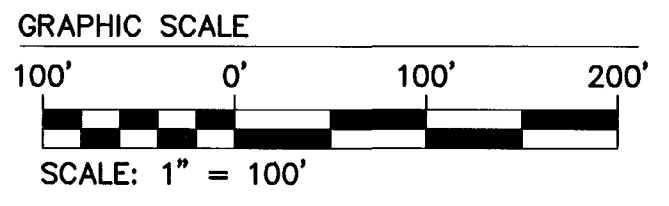
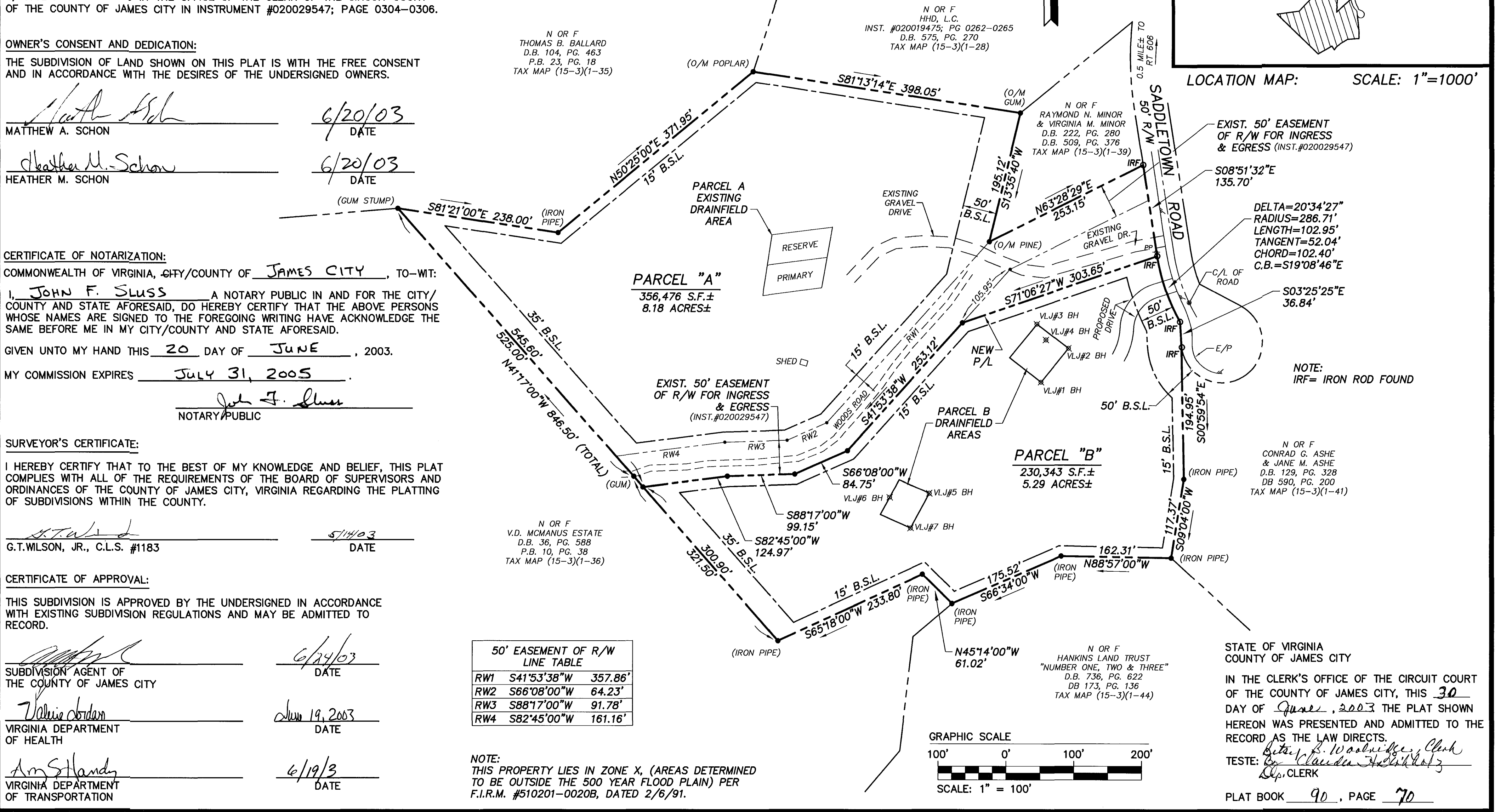
N OR F
 HHD, L.C.
 INST. #020019475; PG 0262-0265
 D.B. 575, PG. 270
 TAX MAP (15-3)(1-28)

N OR F
 RAYMOND N. MINOR & VIRGINIA M. MINOR
 D.B. 222, PG. 280
 D.B. 509, PG. 376
 TAX MAP (15-3)(1-39)

N OR F
 CONRAD G. ASHE & JANE M. ASHE
 D.B. 129, PG. 328
 DB 590, PG. 200
 TAX MAP (15-3)(1-41)

N OR F
 V.D. MCMANUS ESTATE
 D.B. 36, PG. 588
 P.B. 10, PG. 38
 TAX MAP (15-3)(1-36)

N OR F
 HANKINS LAND TRUST
 "NUMBER ONE, TWO & THREE"
 D.B. 736, PG. 622
 DB 173, PG. 136
 TAX MAP (15-3)(1-44)



CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

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. 9274	
Drawing No. 1 OF 1	