

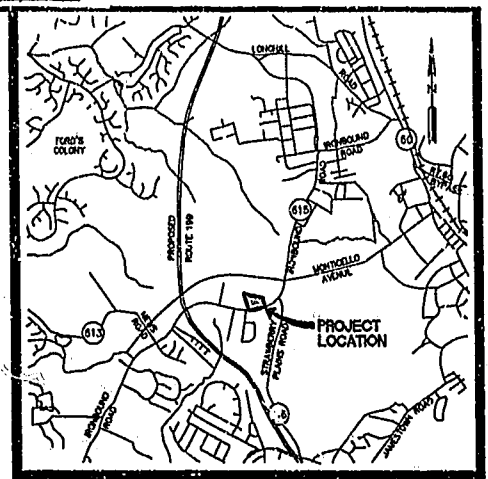
CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY VIRGINIA ELECTRIC AND POWER COMPANY TO TRIMAX, L.L.C. BY SPECIAL WARRANTY DEED DATED FEBRUARY 6, 1999 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R. #990007246 AND FROM TRIMAX, L.L.C. TO COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C. BY DEED DATED AUGUST 3, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R. #000015796.

| AREA TABULATION | S.F.± | AC.± |
|-----------------------|---------|------|
| AREA OF PARCEL A | 108,449 | 2.49 |
| AREA OF PARCEL B | 46,695 | 1.07 |
| AREA OF PARCEL C | 90,723 | 2.08 |
| AREA OF PARCEL D | 58,779 | 1.35 |
| TOTAL AREA SUBDIVIDED | 304,646 | 6.99 |

NOTES:

1. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. A 10' UTILITY EASEMENT EXISTS ALONG THE PERIMETER OF EACH PARCEL.
3. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. THESE EASEMENTS ARE FOR THE BENEFIT OF PARCELS A, B, C AND D AND ARE TO BE MAINTAINED BY THE OWNERS OF PARCELS A, B, C AND D.
4. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
5. THE VARIABLE WIDTH INGRESS/EGRESS EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C AND D.
6. THE LANDSCAPE EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C AND D.



VICINITY MAP
APPROX. SCALE 1"=4000'

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 OWNER.

COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: Eugene M. Levin 7/25/01
EUGENE M. LEVIN, PRESIDENT
COURTHOUSE GREEN OF WILLIAMSBURG, INC.
A VIRGINIA CORPORATION, ITS MANAGER

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Newport News, TO-WIT:
Bambi L. Letzelte A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 25th DAY OF July, 2001.

MY COMMISSION EXPIRES Nov 31, 2002.

Bambi L. Letzelte
NOTARY PUBLIC
(I was commissioned Bambi L. Siebe)

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. 7/25/01
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.

John Bann 7/27/01
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature]
VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 7/26/01
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

/// DENOTES VARIABLE WIDTH INGRESS/EGRESS EASEMENT

| CURVE TABLE | | | | | | |
|-------------|----------|---------|--------|---------|--------|---------------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
| C1 | 9°22'02" | 1884.86 | 308.15 | 154.42 | 307.81 | N79°35'31"E |
| C2 | 4°54'22" | 1884.86 | 161.40 | 80.75 | 161.35 | N86°43'43"E |

TOTAL CURVE
D=14°16'24"
R=1884.86'
L=469.55'
T=238.00'
Ch=488.34'
CB=S82°02'42"W

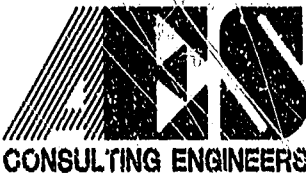
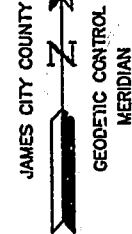
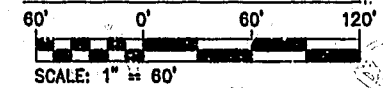
REFERENCES

JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STATION #325

GENERAL NOTES

1. PROPERTY ADDRESS IS 4091 IRONBOUND ROAD, WILLIAMSBURG, VA
2. PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL #510201 0035 B, DATED 2/8/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
3. PROPERTY IS TAX ASSESSOR'S PARCEL (38-4) (1-46).
4. PROPERTY IS CURRENTLY ZONED "M1"-LIMITED BUSINESS/INDUSTRIAL.
5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

GRAPHIC SCALE

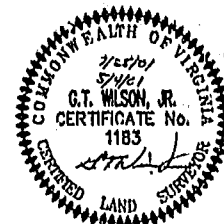


5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 263-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION

PROPERTY OF COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C.

BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



| | |
|---|------|
| City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on <u>September 10, 2001</u> at <u>11:31 AM</u> PM, <u>9:53</u> AM, 2001. | |
| DOCUMENT # <u>010016192</u> | |
| BETSY D. WOOLRIDGE, CLERK | |
| <u>Betsy D. Woolridge</u> , Dep. Clerk | |
| No. | DATE |
| REVISION / COMMENT / NOTE | |
| BY | |

| | |
|-------------|--------|
| Designed | Drawn |
| MAR | RMK |
| Scale | Date |
| 1"=60' | 5/4/01 |
| Project No. | |
| 8686-1 | |
| Drawing No. | |
| 1 OF 1 | |