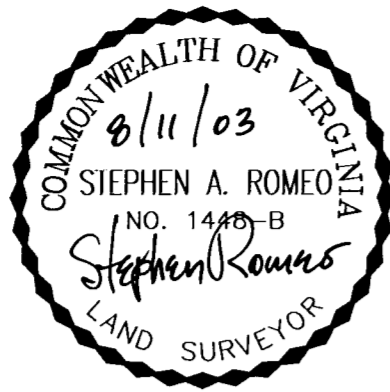


SURVEYOR'S CERTIFICATE

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 SUBDIVISIONS WITHIN THE COUNTY.

8/11/03 *Stephen Romeo*  
 DATE STEPHEN A. ROMEO



#030025247

91 PAGE 34

CERTIFICATE OF SOURCE OF TITLE (T.P.I.D. 4810100033)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NORMAN G. AND KATHARINE M. BEATTY TO WILLIAMSBURG LANDING, INC., BY DEED, DATED MAY 27, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, BY INSTRUMENT# 020013717.

CERTIFICATE OF SOURCE OF TITLE (T.P.I.D. 4820100003)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY AMERICAN RETIREMENT CORPORATION TO WILLIAMSBURG LANDING, INC., BY DEED, DATED SEPTEMBER 13, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN D.B. 809, PG. 797.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

8-13-03 *Paul A. Dresser, Jr.*  
 DATE WILLIAMSBURG LANDING, INC.

*Paul A. Dresser, Jr.* President & Chairman of the Board  
 (PRINT NAME) TITLE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia  
 CITY/COUNTY OF James City  
 I, *Joani R. Lyman* 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 13th DAY OF August, 2002. MY COMMISSION EXPIRES 8-31-04

*Joani R. Lyman* (SIGNATURE)

CERTIFICATE OF APPROVAL

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

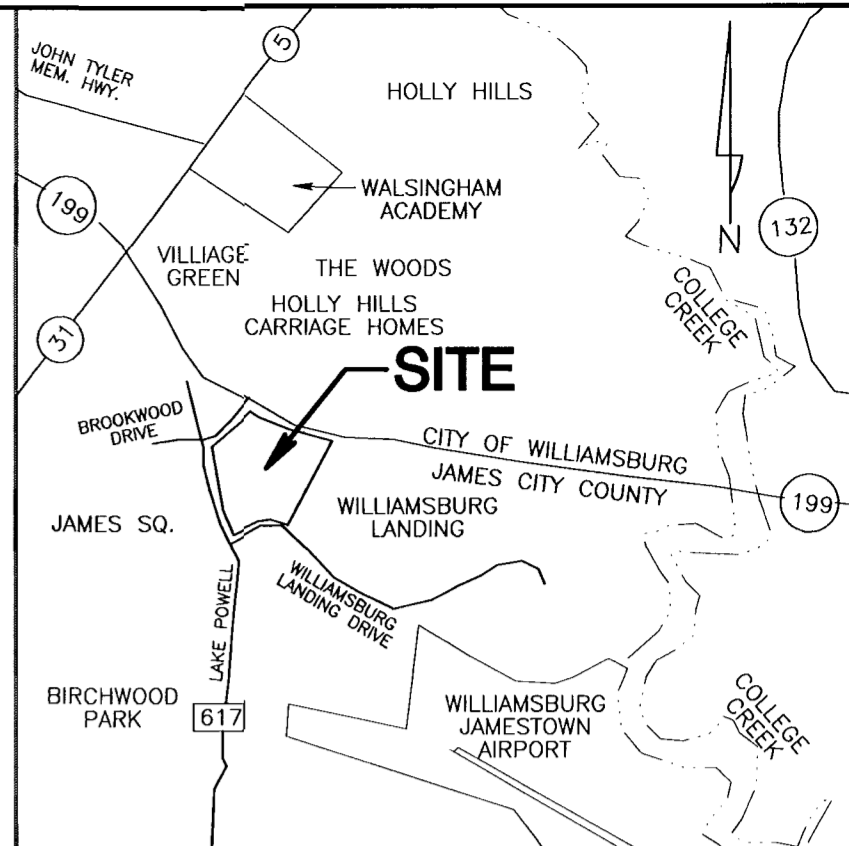
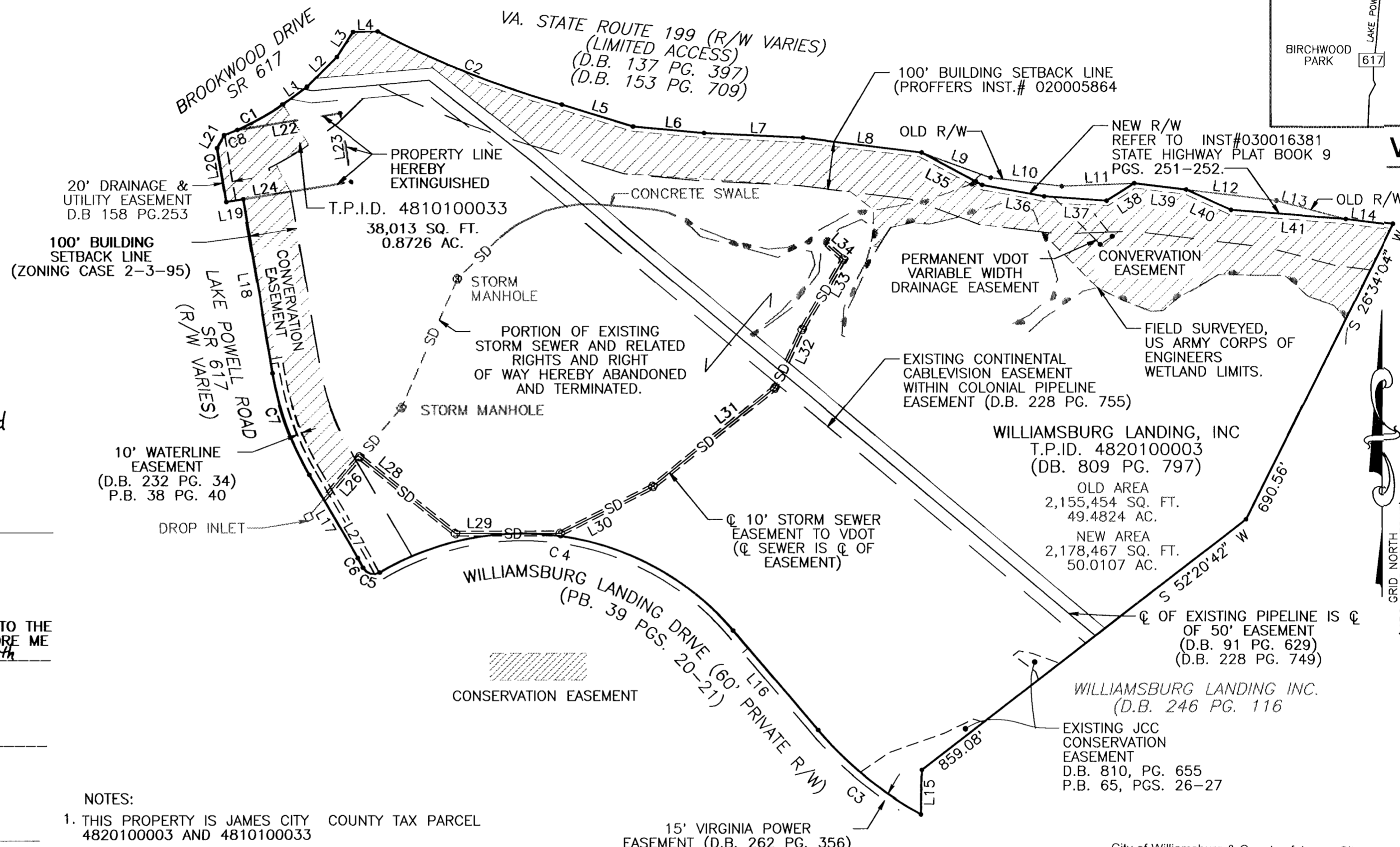
DATE 8/19/03 VIRGINIA DEPARTMENT OF HEALTH  
 DATE 8/18/03 SUBDIVISION AGENT OF JAMES CITY COUNTY  
 DATE 8/18/03 VIRGINIA DEPARTMENT OF TRANSPORTATION

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 25th DAY OF August 2003 THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: *Betsy B. Woolridge*, CLERK  
*Claudia H. Beckholz, Dep. Clerk*  
 PLAT BOOK 91 PAGE 34

LINE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA	TANGENT
C1	535.46'	139.04'	N62°17'33"E	138.65'	14°52'38"	69.91'
C2	1979.86'	414.88'	S68°16'59"E	414.13'	12°00'23"	208.20'
C3	754.16'	278.68'	N50°55'23"W	277.10'	21°10'20"	140.95'
C4	580.00'	814.01'	N80°32'36"W	748.83'	80°24'46"	490.25'
C5	25.00'	40.50'	N74°20'22"W	36.21'	92°49'14"	26.26'
C6	615.95'	23.64'	N29°01'43"W	23.64'	2°11'58"	11.82'
C7	634.00'	227.75'	N19°50'13"W	226.53'	20°34'55"	115.11'
C8	535.46'	30.03'	N68°07'28"E	30.03'	3°12'49"	15.02'



VICINITY MAP  
 SCALE = 1" = 2000'

LINE	BEARING	DISTANCE
L1	N53°44'14"E	62.00'
L2	N45°09'46"E	87.95'
L3	N32°43'19"E	63.22'
L4	N89°05'27"E	51.46'
L5	S72°48'46"E	156.11'
L6	S84°37'00"E	148.71'
L7	S87°12'52"E	207.66'
L8	S83°00'42"E	249.82'
L9	S69°56'51"E	153.92'
L10	S83°09'19"E	150.00'
L11	N87°42'38"E	152.07'
L12	S82°59'12"E	299.76'
L13	S75°27'41"E	151.36'
L14	S82°54'07"E	99.99'
L15	S01°00'53"W	91.88'
L16	N40°20'13"W	273.83'
L17	N30°07'41"W	200.73'
L18	N09°32'46"W	370.09'
L19	S80°49'45"W	36.00'
L20	N09°32'46"W	114.48'
L21	N28°49'54"E	30.60'
L22	N80°49'48"E	217.08'
L23	S09°10'20"E	145.19'
L24	S80°49'45"W	228.47'
L25	S30°07'41"E	58.65'
L26	N40°28'45"E	116.96'
L27	S30°07'41"E	142.08'
L28	S51°09'02"E	256.00'
L29	S89°56'51"E	219.00'
L30	N63°07'52"E	218.00'
L31	N51°06'07"E	327.37'
L32	N25°10'31"E	135.53'
L33	N30°19'08"E	170.57'
L34	N47°51'35"W	41.65'
L35	S61°53'59"E	143.96'
L36	S79°21'34"E	131.51'
L37	S86°05'02"E	131.34'
L38	N57°54'34"E	68.68'
L39	S82°59'12"E	109.65'
L40	S65°32'10"E	103.07'
L41	S85°36'40"E	242.10'

- NOTES:
- THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 4820100003 AND 4810100033
  - THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0045 B, DATED FEB. 6, 1991.
  - PARCEL 4810100033 IS ZONED R-5, CASE Z-6-01 AND IS SUBJECT TO CONDITIONS OF SUP-19-01 WITH PROFFERS AND HEIGHT LIMITATION WAIVER HW-2-01
  - PARCEL 4820100003 IS ZONED R-5 AND IS SUBJECT TO CONDITIONS OF SUP-19-01 WITH PROFFERS AND HEIGHT LIMITATION WAIVER HW-2-01
  - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
  - ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
  - THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:  
 P.B. 65 PAGE 18  
 D.B. 809 PAGE 797  
 INSTRUMENT# 020013717
  - COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 332 N 3617282.579 E 12000709.219

- THIS PLAT WAS PREPARED BASED ON A TITLE REPORT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO. G011168L, DATED 8/22/01 FOR T.P.I.D. 4810100033 AND ON TITLE REPORT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO. G021291L, DATED MAY 1, 2002 FOR T.P.I.D. 4820100003.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- SIGNS SHALL COMPLY WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- THIS PROPERTY CONTAINS NO RESOURCE PROTECTION AREA AS DEFINED BY JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION EASEMENT.
- THIS PROPERTY IS SUBJECT TO A PROFFER AGREEMENT RECORDED AS INSTRUMENT #020005864, AND DECLARATION OF COVENANTS, INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY RECORDED IN D.B. 810, PG. 876.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- PROPERTY IMPROVEMENTS ARE NOT SHOWN DUE TO PENDING DEMOLITION.

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 25 August 2003  
 at 12:25 AM/PM, PB 91, PG 34  
 DOCUMENT # 030025247  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

BOUNDARY LINE ADJUSTMENT PLAT  
 OF THE PROPERTY OF  
 WILLIAMSBURG LANDING, INC.

JAMES CITY COUNTY, JAMESTOWN DISTRICT  
 COMMONWEALTH OF VIRGINIA  
 SCALE: 1" = 200' DATE: 6-27-02  
 REVISED 3-31-03  
 SHEET 1 OF 1



Engineers • Planners • Surveyors  
 Landscape Architects • Environmental Consultants

4029 Ironbound Road  
 Suite 100  
 Williamsburg, VA 23188  
 Tel. (757) 253-2975  
 Fax (757) 229-0049  
 Email: lmdg@landmarkdgb.com

5544 Greenwich Road  
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