CITY OF WILLIAMSBURG COURTHOUSE SITE LB4 ZONING MAP#460-01-00-002 P.B. 70, PG. 11&12 College Of 也 William And Mary 以 PARCEL B-1 BLAIR-WYATT ASSOCIATES, L.L.C. Whistle Walk CITY OF WILLIAMSBURG PARCEL#3930100043 COURTHOUSE SITE MÜ ZONING LB4 ZONING VICINITY MAP -20' JCSA SANITARY SEWER EASEMENT P.B. 77, PG. 43 INSTRUMENT#000009254 MAP#460-01-00-002 P.B. 70, PG. 11&12 15' BUILDING SETBACK-INSTRUMENT#010009976 P.B. 81, PG. 89 P.B. 81, PG. 89 OWNER'S STATEMENT 20' JCSA SANITARY SEWER EASEMENT P.B. 77, PG. 43 THE DEDICATION OF THE 15' JCSA UTILITY EASEMENT AND ABANDONMENT OF A O SAN MH A PORTION OF A 20' JCSA SANITARY SEWER EASEMENT AS SHOWN ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE EASEMENT TO BE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES. S 805356 EX **ABANDONED** (HATCHED AREA) S 79:44 03 E 6 23 04 (2,707 S.F. TOTAL) 53.87 -15' VIRGINIA POWER S 8053'56" E (TOTAL) E. 135.34 EASEMENT P.B. 70, PG. 17 -15' JCSA WATER -*15' JCSA UTILITY* OLD POINT NATIONAL BANK OF PHOEBUS LINE EASEMENT P.B. 77, PG. 43 EASEMENT TO BE **DEDICATED** STATE OF VIRGINIA (396 S.F. TOTAL) CITY/OCUNTY OF WILLIAMS BURGI, MARGARET A. SEYMOUR, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HERBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 2320 DAY OF JUNE . 2004. -VARIABLE WIDTH UTILITY EASEMENT FOR TELEPHONE AND ELECTRIC SERVICE HIGHWAY P.B. 3, PG. 170 -EXISTING VARIABLE WIDTH FUTURE R/W-INGRESS/EGRESS EASEMENT P.B. 81, PG. 89 INSTR.#9800001284 RESERVÉD FOR PARCEL B-2 PARCEL A MY COMMISSION EXPIRES FEB. 29, 2008 P.B. 81, PG. 89 CMM PROPERTIES PARCEL#3840100049 MŰ ZONING INSTRUMENT#000008799 OLD POINT NATIONAL BANK OF PHOEBUS P.B. 70, PG. 11&12 PARCEL B-2 STATE OF VIRGINIA #4139 IRONBOUND ROAD I, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS ______ DAY OF EXISTING INGRESS/ TAX PARCEL ID #3930100042 EGRESS EASEMENT M1 ZONING P.B. 77, PG. 43 1.556 AC. INSTRUMENT #010009976 P.B. 81, PG. 89 6. A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE. MY COMMISSION EXPIRES THIS MAP IS BASED UPON A CURRENT FIELD SURVEY, PERFORMED AUGUST 8 & 29, 2003. NOTARY PUBLIC NOTES: 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH 1. CURRENT OWNERS: STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. PARCEL#3930100043 -BLÄIR-WYATT ASSOCIATES, L.L.C. 9. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE PARCEL#3930100042 -USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OLÖ POINT NATIONAL BANK OF PHOEBUS OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN 2. RECORDED REFERENCES: AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. INSTRUMENT NO. 980013868 INSTRUMENT NO. 970002401 ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO INSTRUMENT NO. 980013869 INSTRUMENT NO. 980013970 IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE. 15' JCSA WATER INSTRUMENT NO. 000008799 INSTRUMENT NO. 980001284 LINE EASEMENT P.B. 77, PG. 43 **INSTRUMENT NO. 000009254** INSTRUMENT NO. 010009976 10. AREA OF EASEMENT TO BE ABANDONED: PB 65, PG. 91 PARCEL#3930100042 = 1649 S.F. City of Williamsburg & County of James City PB 70, PG, 11-12 PARCEL #3930100043 = 1058 S.F.Circuit Court: This PLAT was recorded on PB 77, PG, 42-43 6-23-2004 TOTAL = 2707 S.F.PB 81, PG. 89 HIGHWAY PB 3, PG. 166 & 170 at 2:03 PM. PB PG -DOCUMENT # 0400 15810 11. AREA OF EASEMENT TO BE DEDICATED: OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BERKELEY WILLIAMSBURG-JAMES CITY COUNTY, VA. PARCEL#3930100043 = 396 S.F.BETSY B. WOOLRIDGE, CLERK MIDDLE SCHOOL Retru & Woodridge 3. THIS SURVEY IS REFERENCED TO THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK, MONUMENT STATION #325. CURVE DATA TABLE: CHORD LENGTH 4. STREET ADDRESS: CHORD DIRECTION ARC LENGTH TANGENT NUMBER DELTA ANGLE RADIUS PARCEL#3930100042 - 4139 IRONBOUND RD. PARCEL#3930100043 - 4135 IRONBOUND RD. 325.18 S 24'06'06" W 1016.74 326.59 164.71 18'24'14" 99.24 S 36'06'26" W 49.68 05'35'41' 1016.74 99.28 S 1531'35" E 87.93 48.36 4975'17" 105.50 90.69 5. N.F.I.P. FLOOD ZONE X. (OUTSIDE OF 500 YR. FLOOD PLAIN). GRAPHIC SCALE: 1" = 40' 127.93 S 15'31'34" E 131.96 70.37 153.50 497517" SEE F.E.M.A. F.I.R.M. #510201-0035-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGES BY F.E.M.A. THIS DOCUMENT IS THE SOLE PROPERTY OF DJG, INC. OF WILLIAMSBURG, VIRGINIA. THE **PLAT** WEALTH OF REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS Committed to Excellence 1"=40' TO ABANDON A PORTION OF A 20' NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF DJG, INC., COPYRIGHT 2004. JCSA SANITARY SEWER EASEMENT AND DESIGNED nanco Climan 0105 DNW DESCRIPTION NO. DATE **ENGINEERS • ARCHITECTS • SURVEYORS** TO DEDICATE A 15' JCSA UTILITY EASEMENT DRAWN 1 6/10/04 ADD 15' JCSA UTILITY EASEM'T, OWNER'S CERT., NAMEY L HERMAN THOMPSON FOR Nc. 002254 449 McLAWS CIRCLE, P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187 NOTE 8 & 9. OLD POINT NATIONAL BANK OF PHOEBUS AND 6/10/04 50 CHECKE (757) 253-0673 · NORFOLK-VIRGINIA BEACH AREA (757)874-5015 NLHT

WAND SURVEYO

FAX: (757)253-2319 E-MAIL: williamsburg@djginc.com

BLAIR-WYATT ASSOCIATES, L.L.C.

VIRGINIA

BERKELEY DISTRICT JAMES CITY COUNTY

4/19/04