

#050000884

CERTIFICATE OF SOURCE OF TITLE:

PARCEL 4 AS SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAMSBURG DEVELOPMENTS, INC. TO LIBERTY DEVELOPMENT COMPANY BY DEED DATED 07/16/98 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 980013881.

OWNER'S CERTIFICATE: LIBERTY DEVELOPMENT COMPANY

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

OWNER: LIBERTY DEVELOPMENT COMPANY

BY: [Signature] 12-21-04 DATE

L. RONALD MILLER, GENERAL MEMBER

CERTIFICATE OF NOTARIZATION:

STATE OF VA CITY/COUNTY OF YORK I, [Signature] 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 21 DAY OF Dec 2004. MY COMMISSION EXPIRES Jan 20, 2007

(SIGNATURE)

OWNER: LIBERTY DEVELOPMENT COMPANY

BY: [Signature] Dec 21, 2004 DATE

A. WAYNE BRADY, GENERAL MEMBER

CERTIFICATE OF NOTARIZATION:

STATE OF VA CITY/COUNTY OF YORK I, Michael C. Hungins 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 21 DAY OF December 2004. MY COMMISSION EXPIRES

(SIGNATURE)

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.

12-16-04 Peter Farrell DATE PETER FARRELL, LS NO. 002036



CERTIFICATE OF APPROVAL:

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

12/16/04 [Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

1/5/05 [Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 18th DAY OF Jan, 2005 AS THE LAW DIRECTS.

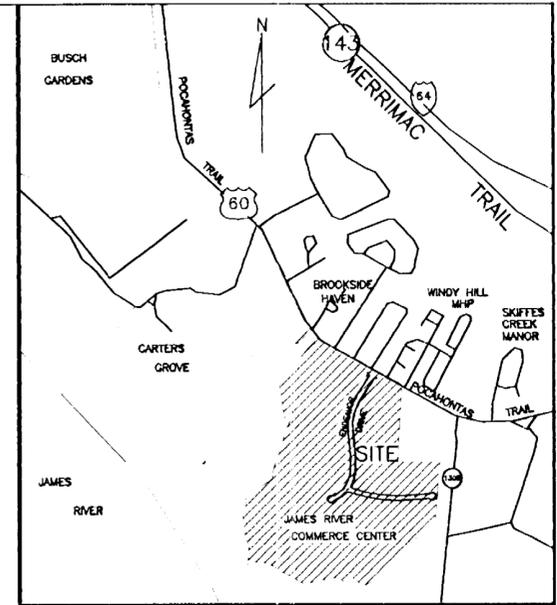
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 1-18-2005 at 2:03 PM, PG DOCUMENT # 050000884 BETSY B. WOOLRIDGE, CLERK [Signature] Clerk

TESTE: [Signature] Dep. CLERK

DOCUMENT NO. 050000884

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 5920100050.
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0060 B, DATED FEB. 6, 1991.
3. THIS PROPERTY IS ZONED "M1"-LIMITED BUSINESS/INDUSTRIAL DISTRICT, WITH PROFFERS.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS AND PUBLIC SEWER PROVIDED BY JCSA.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE: P.B. 80, PAGE 21 P.B. 56, PAGE 32 P.B. 88, PAGE 98 P.B. 55, PAGE 43 P.B. 87, PAGE 8 P.B. 65, PAGE 90 INST. NO. 980013881
7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 326 N 3600167.875 E 12033197.047
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 through 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
12. THIS PROPERTY DOES NOT CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
13. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY 'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
14. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
17. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.
18. LOT 4 IS SUBJECT TO CONDITIONS PURSUANT TO JAMES CITY COUNTY ZONING CASE # Z-14-95 AND TO RESTRICTIVE COVENANTS RECORDED IN D.B. 545, PG. 361.



VICINITY MAP 1" = 2000'

AREA TABULATION

Table with 2 columns: Description and Area. Rows include PARCEL 4, OLD AREA = 7.6097 AC., LESS PARCEL 4A = 2.0000 AC., and NEW TOTAL AREA = 5.6097 AC.

PLAT OF PARCEL 4A BEING A SUBDIVISION OF PARCEL 4 JAMES RIVER COMMERCE CENTER

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

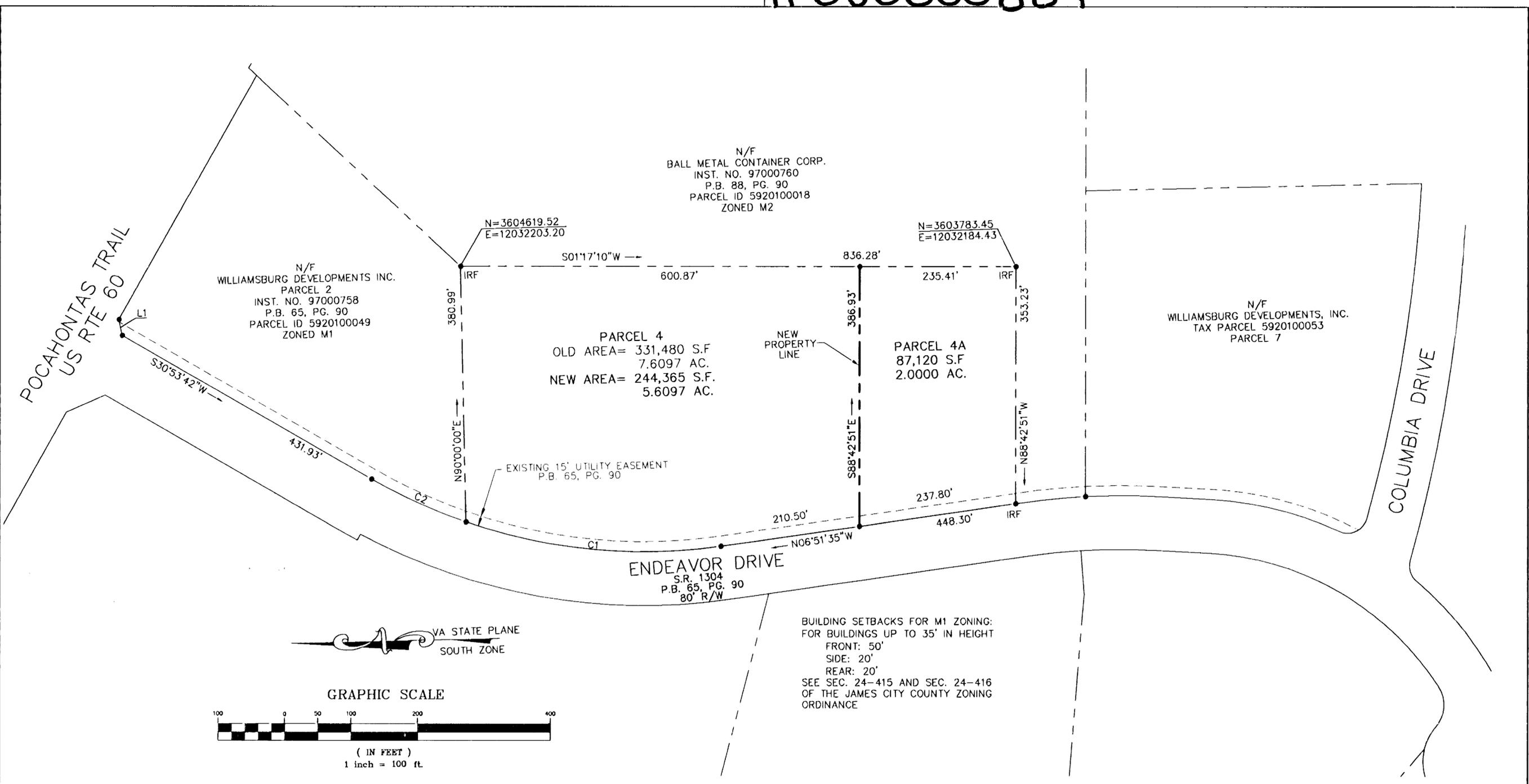
DATE: 12/16/04 SCALE: 1"=100' SHEET 1 OF 2



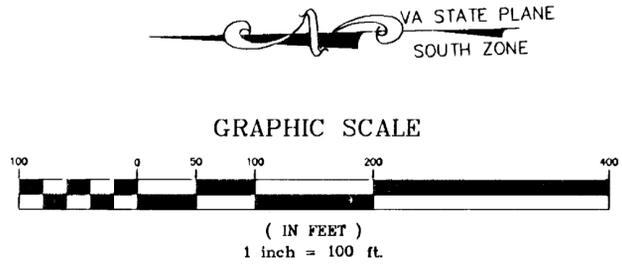
4029 Ironbound Road Suite 100 Williamsburg, VA 23188 Tel. (757) 253-2975 Fax (757) 229-0049 Email: lmdg@landmarkdgb.com

DRAWN BY: PF PRJ. NO.: 2004126-000.00 CHKD. BY: AST DWG. NO. 15504W

#050000884



BUILDING SETBACKS FOR M1 ZONING:
 FOR BUILDINGS UP TO 35' IN HEIGHT
 FRONT: 50'
 SIDE: 20'
 REAR: 20'
 SEE SEC. 24-415 AND SEC. 24-416
 OF THE JAMES CITY COUNTY ZONING
 ORDINANCE



PLAT OF PARCEL 4A
 BEING A SUBDIVISION OF
 PARCEL 4
 JAMES RIVER COMMERCE CENTER

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 12/16/04 SCALE: 1"=100'
 SHEET 2 OF 2

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 1-18-2005
 at 2:03 PM P.B. PG.
 DOCUMENT # 050000884
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	389.19'	827.00'	198.27'	385.61'	S06°37'20"W	26°57'50"
C2	155.75'	827.00'	78.11'	155.52'	S25°30'03"W	10°47'27"

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.15'	S79°24'11"W



LANDMARK DESIGN GROUP
 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@landmarkdg.com

5544 Greenwich Road
 Suite 200
 Virginia Beach, VA 23462
 Tel. (757) 473-2000
 Fax (757) 497-7933
 Email: lmdg@landmarkdg.com

DRAWN BY: PF PROJ. NO.: 2004126-000.00
 CHKD. BY: AST DWG. NO.: 15503W