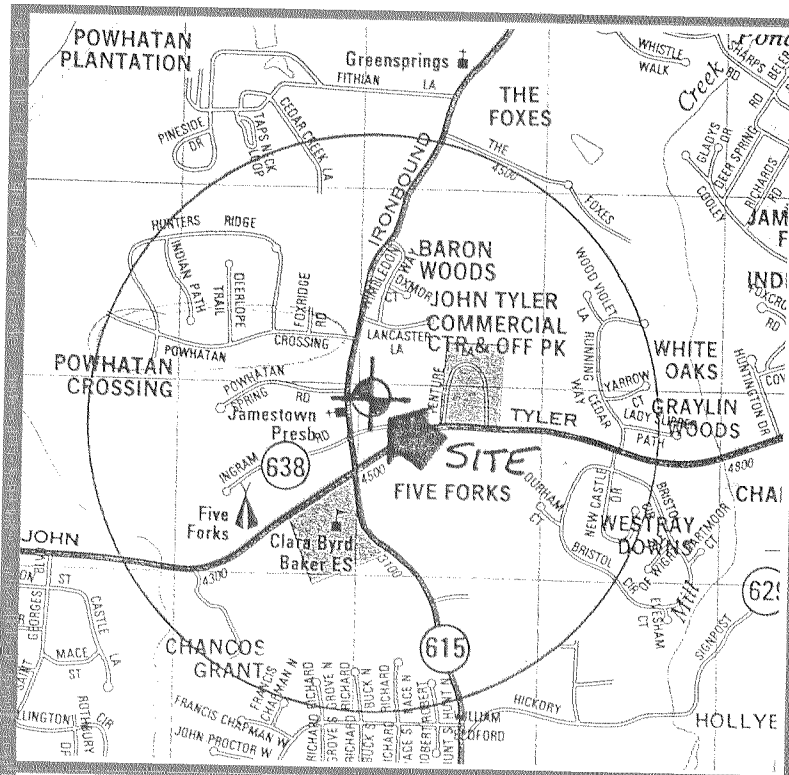


#050024046



VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES:**
- PROPERTY IS ZONED B-1, GENERAL BUSINESS, WITH PROFFERS
 - TAX MAP NUMBERS (47-1)(1-24) AND (47-1)(1-26)
 - ADDRESS: #3292 AND 3356 IRONBOUND ROAD
 - THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 510201 0045 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE FEBRUARY 6, 1991.
 - BUILDING SETBACKS
FRONT = 50'
SIDE = 20'
REAR = 20'
 - TOTAL AREA = 306,101.83 S.F.
OR 7.03 ACRES

NOTES:

- NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTION 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND
- PROPERTY SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN EASEMENTS. NO TREES, SHRUBS STRUCTURES, FENCES OR OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET AND TREES A MINIMUM OF 10 FEET, FROM THE CENTER OF WATER AND SEWER PIPELINES.
- THE JCSA CONSTRUCTION INSPECTOR SHALL BE NOTIFIED 72 HOURS PRIOR TO MAKING CONNECTIONS TO THE JCSA WATER AND SEWER UTILITIES AT (757) 592-1809. WATER AND SEWER SERVICE LINE INSTALLATIONS SHALL BE IN ACCORDANCE WITH JCSA STANDARDS.

REFERENCES:
Document No. 970020233
Document No. 040005380

OWNERS CERTIFICATE
THE BOUNDARY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION 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.

Jeanette Brady 9/21/05
JEANETTE BRADY, TRUSTEE DATE
JEANETTE BRADY DESCENDANT'S TRUST

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
COUNTY OF JAMES CITY, I, CAROL M. MITCHELL, 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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 21st DAY OF September, 2005. MY COMMISSION EXPIRES 12/31/05.

Carol M. Mitchell
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JENWAY, L.P. TO JEANETTE BRADY, TRUSTEE OF THE JEANETTE BRADY DESCENDANT'S TRUST BY DEED DATED DECEMBER 22, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT# 970020233; AND
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ELIZABETH N. VAIDEN TO JEANETTE BRADY, TRUSTEE OF THE JEANETTE BRADY DESCENDANT'S TRUST BY DEED DATED JANUARY 26, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT#040005380.

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.

James E. Mitchell 9-21-05
JAMES E. MITCHELL, LAND SURVEYOR DATE

CERTIFICATE OF APPROVAL
THIS BOUNDARY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Betsy B. Woolridge 9/23/05
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY 10/5/05 DATE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 6 October 2005 at 9:40 AM, P.B. PG. DOCUMENT # 050024046
BETSY B. WOOLRIDGE, CLERK

DEED BOOK 127, PAGE 435

IRONBOUND ROAD
STATE ROUTE 615 VARIABLE WIDTH R/W

5' x 10' JCSA UTILITY EASEMENT HEREBY CONVEYED AREA=50.00 s.f. or 0.001 Ac.

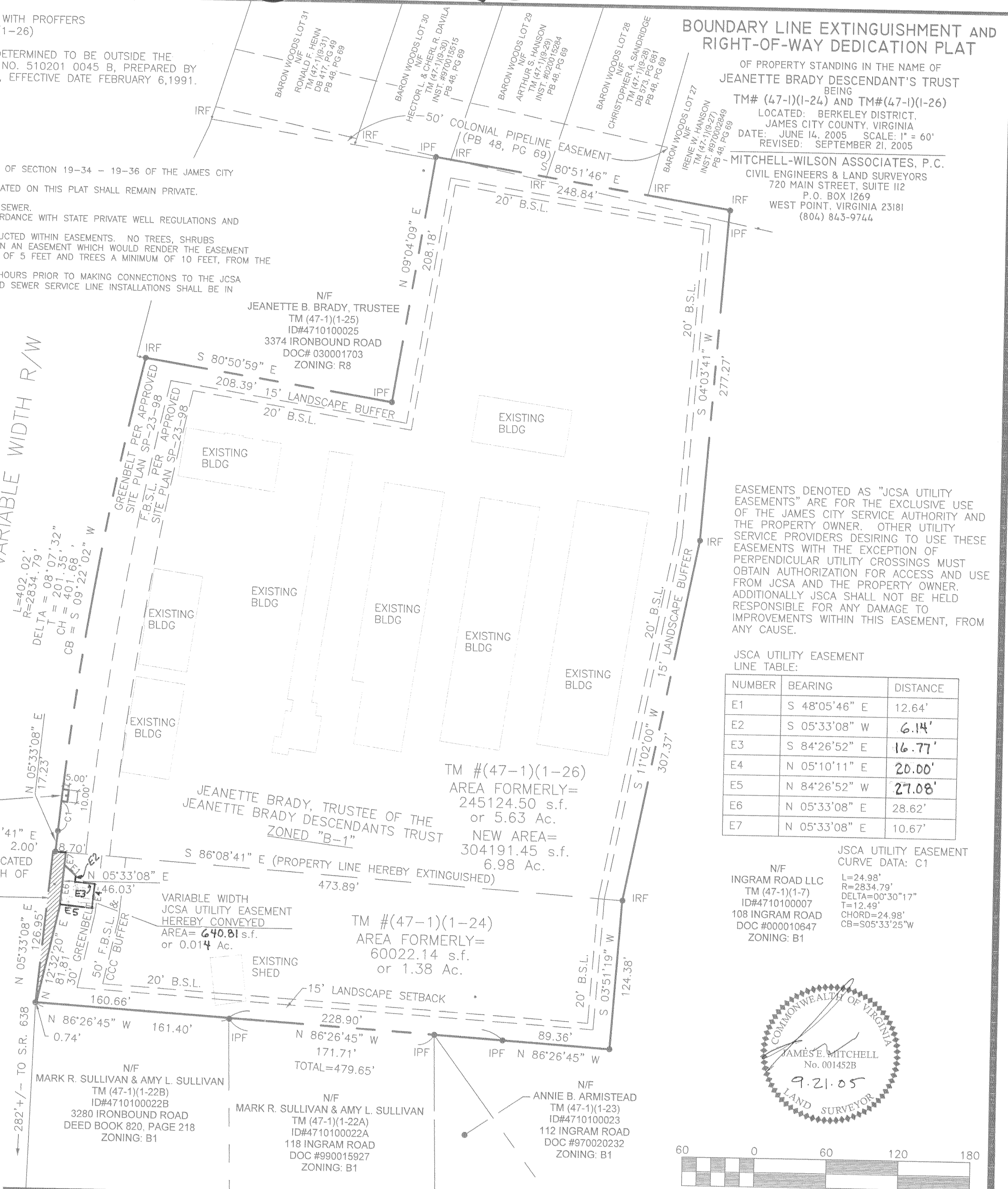
NEW R/W HEREBY DEDICATED TO THE COMMONWEALTH OF VIRGINIA AREA = 955.19 s.f. or 0.022 Ac.

VARIABLE WIDTH JCSA UTILITY EASEMENT HEREBY CONVEYED AREA= 640.81 s.f. or 0.014 Ac.

JEANETTE BRADY, TRUSTEE OF THE JEANETTE BRADY DESCENDANTS TRUST ZONED "B-1"
NEW AREA= 304191.45 s.f. 6.98 Ac.

TM #(47-1)(1-24)
AREA FORMERLY= 60022.14 s.f. or 1.38 Ac.

TM #(47-1)(1-26)
AREA FORMERLY= 245124.50 s.f. or 5.63 Ac.
NEW AREA= 304191.45 s.f. 6.98 Ac.



BOUNDARY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION PLAT

OF PROPERTY STANDING IN THE NAME OF JEANETTE BRADY DESCENDANT'S TRUST BEING TM# (47-1)(1-24) AND TM#(47-1)(1-26) LOCATED: BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA DATE: JUNE 14, 2005 SCALE: 1" = 60' REVISED: SEPTEMBER 21, 2005
MITCHELL-WILSON ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
720 MAIN STREET, SUITE 112
P.O. BOX 1269
WEST POINT, VIRGINIA 23181
(804) 843-9744

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.

JCSA UTILITY EASEMENT LINE TABLE:

NUMBER	BEARING	DISTANCE
E1	S 48°05'46" E	12.64'
E2	S 05°33'08" W	6.14'
E3	S 84°26'52" E	16.77'
E4	N 05°10'11" E	20.00'
E5	N 84°26'52" W	27.08'
E6	N 05°33'08" E	28.62'
E7	N 05°33'08" E	10.67'

JCSA UTILITY EASEMENT CURVE DATA: C1
N/F INGRAM ROAD LLC TM (47-1)(1-7) ID#4710100007 108 INGRAM ROAD DOC #000010847 ZONING: B1
L=24.98'
R=2834.79'
DELTA=0°30'17"
T=12.49'
CHORD=24.98'
CB=S05°33'25" W

