

#060009197

CERTIFICATE OF SOURCE OF TITLE: TAX PARCEL 0640100001

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY STONEHOUSE AT WILLIAMSBURG, LLC TO COMMERCE PARK AT STONEHOUSE, LLC, BY DEED DATED 12/12/03 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 040002791.

OWNER'S CERTIFICATE: COMMERCE PARK AT STONEHOUSE, LLC

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.

COMMERCE PARK AT STONEHOUSE, LLC

BY: Kenneth G. McDermott FEB 21, 2006

SIGNATURE DATE
KENNETH G. MCDERMOTT PRESIDENT
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF NEW JERSEY
CITY/COUNTY OF SOMERSET
I, Gloria La Stella 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 21st DAY OF FEBRUARY, 2006. MY COMMISSION EXPIRES

[Signature]
(SIGNATURE)

CERTIFICATE OF APPROVAL:

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

2/24/06 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

3/23/06 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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 21st DAY OF April, 2006 at 3:20 pm. AS THE LAW DIRECTS.

TESTE: [Signature] Deputy
CLERK

DOCUMENT NO. 060009197

3 Large/Small Plats Recorded
herewith as # 060009197

SURVEYOR'S CERTIFICATE:

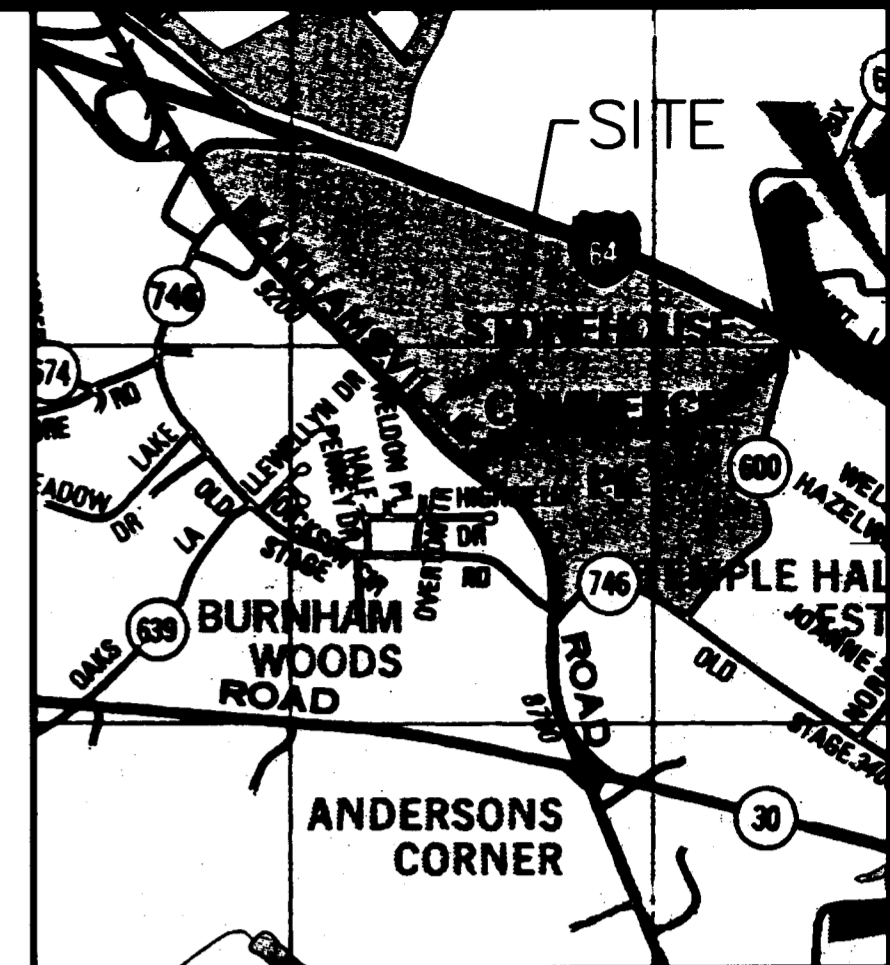
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

2-17-06 Peter Farrell
DATE PETER FARRELL, LS NO. 002036



NOTES:

- 1. THIS PROPERTY IS A PORTION OF JAMES CITY COUNTY TAX PARCEL NO. 0640100001.
- 2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201-0010 B, DATED FEB. 6, 1991.
- 3. THIS PROPERTY IS ZONED "PUD C"-PLANNED UNIT DEVELOPMENT DISTRICT-COMMERCIAL WITH PROFFERS. (D.B. 747, P. 476)
- 4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY JCSA.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. THE REFERENCES USED IN THE PREPARATION OF THIS PLAT ARE:
INSTR. NO. 040002791
INSTR. NO. 020030024
P.B. 87, PG. 89
P.B. 50, PG.11
P.B. 68, PG. 61
- 7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 340
N 3680567.542
E 11970044.785
- 8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT 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.



VICINITY MAP 1" = 2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20504121

AREA TABULATION

OLD TAX PARCEL 0640100001	300.25± AC.
LESS NEW PARCEL A	0.5689 AC.
LESS NEW PARCEL B	2.3163 AC.
LESS PROPERTY TO BE CONVEYED TO OWNERS ASSOC.	0.0506 AC.
REMAINING TAX PARCEL 0640100001	297.31± AC.

SUBDIVISION PLAT
OF
PARCEL A & PARCEL B
SECTION D,
STONEHOUSE COMMERCE PARK
BEING A PORTION OF THE PROPERTY OF
COMMERCE PARK AT STONEHOUSE, LLC

TAX PARCEL NUMBER 0640100001
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 02/16/06
SHEET 1 OF 3



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