#### CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL ID #3330100011B IS IN THE NAME OF DIAMOND HEALTHCARE OF WILLIAMSBURG, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM DIAMOND HEALTHCARE CORPORATION BY DEED DATED DECEMBER 14, 1990 AND RECORDED AS DEED BOOK 498, PAGE 34 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL ID #3330100011C IS IN THE NAME OF DIAMOND HEALTHCARE OF WILLIAMSBURG, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM MOORETOWN ASSOCIATES II BY DEED DATED MARCH 20, 1997 AND RECORDED AS INSTRUMENT NO. 970005223 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

#### OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

tichard NAME: RICHARD V. WOODARD TITLE: PRESIDENT, ENSTERN DIVISION

# CERTIFICATE OF NOTARIZATION

#### STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg, UA.

, Katherine Ann lette 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 DAY OF OCHOOL 19

MY COMMISSION EXPIRES 331 2010

## REFERENCES

P.B. 50, PG. 56 — PLAT

D.B. 36A, PG. 316 - VIRGINIA POWER EASEMENT

D.B. 95, PG. 628 - VIRGINIA POWER EASEMENT

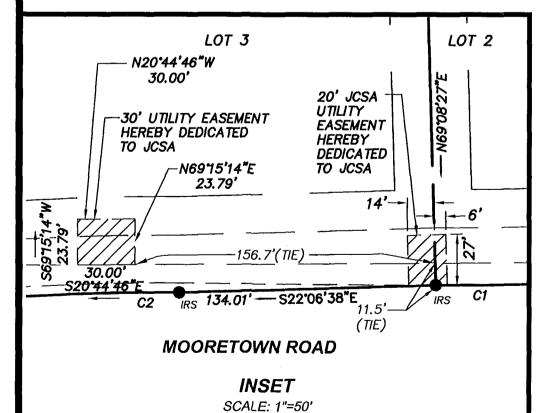
D.B. 45, PG. 28 - VIRGINIA POWER EASEMENT

D.B. 469, PG. 213 - VERIZON TELEPHONE EASEMENT

D.B. 468, PG. 328 - VERIZON TELEPHONE EASEMENT

D.B. 495, PG. 283 - VIRGINIA POWER EASEMENT D.B. 496, PG. 471 - VERIZON TELEPHONE EASEMENT

D.B. 426, PG. 474 - VIRGINIA POWER EASEMENT



## SURVEYOR'S CERTIFICATE

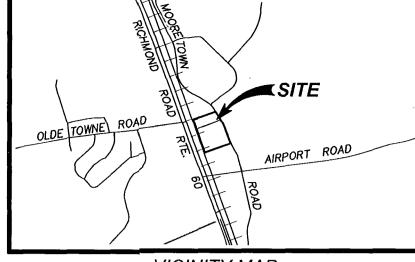
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA. REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

ROBERT D. MANN, L.S. #2509

#### CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY



**VICINITY MAP** SCALE: 1"=2000'

1. THE PROPERTIES AS SHOWN ARE ALL OF TAX PARCELS

5. THE PROPERTIES AS SHOWN ARE CURRENTLY ZONED M-1

DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN)

6. THE PROPERTY AS SHOWN LIES IN ZONE "X", (AREAS

3. T.M. #(33-3)(1-11B) - #5477 MOORETOWN ROAD 4. T.M. #(33-3)(1-11C) - #5485 MOORETOWN ROAD

(33-3)(1-11B) AND (33-3)(1-11C).

−LIMITED BUSINE\$S/INDUSTRIAL.

2. PROPERTY ADDRESSES:

OLD AREA NEW AREA LOT NO. 6.573 AC.± 3.690 AC.± LOT 2 (T.M.#(33-3)(1-11C) 2.563 AC.± 5.446 AC.± LOT 3 T.M.#(33-3)(1-11B) & T.M. #(33-3)(1-11C)TOTAL AREA 9.136 AC.± 9.136 AC.±

AREA TABLE

CURVE TABLE								
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING		
C1	11'33'05"	1238.24	249.64'	125.24'	249.22'	N25'44'53"W		
C2	10'54'19"	1175.92'	223.82'	112.25'	223.48'	S25°25'30"E		
C3	100111"	681.20'	11.93'	5.96'	11.93'	N30'22'33"W		
C4	77'00'20"	113.00'	151.87'	89.89'	140.70	S30*38'17"W		

*3.53'*\_\_

LOT 4B SUBDIVISION OF

LOT 4

160 WEST BUSINESS PARK

| FLEET ENTERPRISES, L.L.C.

INSTR.#040025076

TAX PARCEL ID

#3330100011E

LOT 4A

SUBDIVISION OF LOT 4 60 WEST BUSINESS PARK

LOUIS B. FINE FAMILY LIMITED

PARTNERSHIP

D.B. 776, PG. 48

TAX PARCEL ID #3330100011A

EXISTING VARIABLE-

WIDTH DRAINAGE &

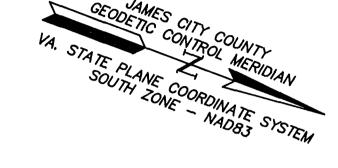
UTILITY EASEMENT

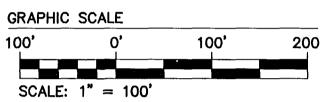
P.B.50, PG.56

Large/Small Plat(s) Recorded herewith as # <u>26028708</u>

ROUT

AIRPOF STATE R





GRAPHIC	SCA	LE_			
100'		o,	100'		200'
SCALE:	1"	= 100'			

LOT 2

OLD AREA=6.573 ACRES±

*NEW AREA=3.690 ACRES±* 

T.M.#(33-3)(1-11C)

160,746.2 S.F.±

NEW PROPERTY LINE

20' JCSA

**EASEMENT** 

DEDICATED

(SEE INSET)

UTILITY

HEREBY

TO JCSA

B.S.L.

C1

# U.S. ROUTE 60

OLD AREA=2.563 ACRES±

NEW AREA=5.446 ACRES±

T.M.#(33-3)(1-11B)

237,210.6 S.F.±

B.S.L.

EXISTING VARIABLE

D.B. 469, PG. 212

TELEPHONE EASEMENT

**WIDTH VERIZON** 

T.M. #(33-3)(1-11C)

30' UTILITY

**EASEMENT** 

DEDICATED

(SEE INSET)

134.01' IRS S22'06'38"E

MOORETOWN ROAD

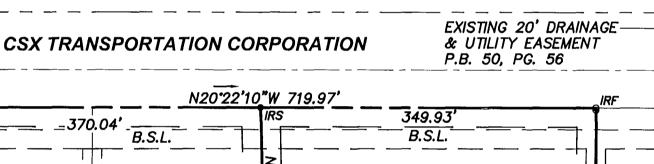
STATE ROUTE 603

VARIABLE WITDTH R/W

HEREBY

TO JCSA

IRS



PER F.I.R.M. #510201 0035 B, DATED FEBRUARY 6, 1991. 7. PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER. 8. ANY NEW CONSTRUCTION SHALL ADHERE TO THE SETBACK REQUIREMENTS AND YARD REGULATIONS LISTED IN SECTION 24-415 AND SECTION 24-416 OF THE JAMES

CITY COUNTY ZONING ORDINANCE.

BUILDING SETBACKS FRONT: 50' SIDE: 20'

REAR:

NOTES:

- PROPERTY LINES AS SHOWN ARE BASED ON FOUND MARKERS AS NOTED, RECORD, AND OTHER AVAILABLE INFORMATION AND DO NOT REPRESENT A FIELD BOUNDARY SURVEY OF ALL PROPERTIES.
- 10. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
- 11. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

60 WEST BUSINESS PARK WILLIAMSBURG CONGREGATION OF JEHOVAH'S WITNESSES INSTR.#990026404 TAX PARCEL ID#3330100011D

### <u>LEGEND</u>

IRON ROD FOUND IRON PIPE FOUND • IRS IRON ROD SET

B.S.L. BUILDING SETBACK LINE

#### STATE OF VIRGINIA COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 1 DAY OF Desember, 2006 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS,

TESTE: Beter B. Woolnedge Clark
CHERK By Claudia HOrth Poly PLAT BOOK \_\_\_\_, PAGE \_\_\_

**CONSULTING ENGINEERS** 

WILLIAMSBURG • RICHMOND • GLOUCESTER

5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

BOUNDARY LINE ADJUSTMENT BETWEEN LOT 2 AND LOT 3 60 WEST BUSINESS PARK

IRS C3 S28'07'12"E IRS

EXISTING 15' VIRGINIA POWER EASEMENT

D.B. 495, PG. 283

DIAMOND HEALTHCARE OF WILLIAMSBURG, INC. OWNER/DEVELOPER

BERKELEY DISTRICT

JAMES CITY COUNTY

**VIRGINIA** 

NO. 002509 6/15/06

M4444444

-City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on at 3:/0 AM/PM PB \_\_\_\_ PG DOCUMENT # 06 00 28 708 BETSY B. WOOLRIDGE, CLERK Retry Woodridge 1 06/15/06 RDM REVISED PER JCC COMMENTS BY DATE REVISION / COMMENT / NOTE

EXISTING VARIABLE

WIDTH DRAINAGE &

UTILITY EASEMENT

P.B. 50, PG. 56

30' PUBLIC ACCESS

DEDICATED TO JAMES

EASEMENT HEREBY

CITY COUNTY

Designed	Drawn			
RDM	RDM/EAW			
Scale	Date			
1"=100'	7/6/05			
Project No.				
8834-03				
Drawing No.				
10	F 1			