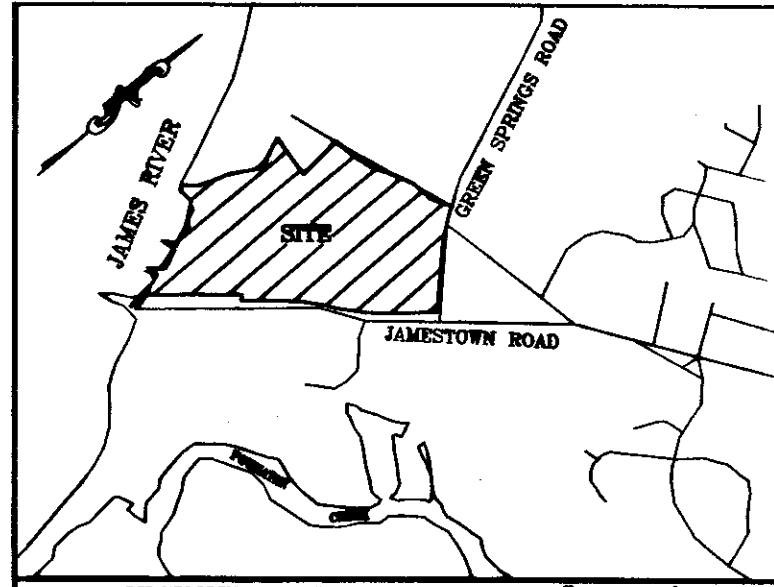


#070035408



VICINITY MAP SCALE: 1"=2000'

STATE OF VIRGINIA COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
 COUNTY OF JAMES CITY THIS 27 DAY OF Dec 2007
 1999, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED
 TO THE RECORD AS THE LAW DIRECTS.
 TESTE: Betsy B. Woolridge, Clerk CLERK
Betsy B. Woolridge PAGE

PLAT SHOWING A SUBDIVISION & PROPERTY LINE EXTINGUISHMENTS ON THE PROPERTIES OF JAMES CITY COUNTY

BEING A PARCEL OF LAND CONTAINING
 4,127,223± SQ. FT.
 94.7480± ACRES

JAMESTOWN DISTRICT
 JAMES CITY COUNTY, VIRGINIA

A.D. POTTS & ASSOCIATES, INC.
 11524 JEFFERSON AVENUE
 NEWPORT NEWS, VIRGINIA 23601

SCALE: 1"=200' SEPTEMBER 5, 2007
 REV: 12/11/07

SHEET 1 OF 3

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	01°56'56"	1154.16'	391.65'	195.84'	391.63'	S 39°47'26" W
C2	13°41'17"	2345.69'	560.39'	261.53'	559.06'	S 45°39'37" W
C3	06°41'55"	2434.34'	264.61'	142.47'	284.44'	S 44°06'52" W
C4	01°56'56"	11624.16'	395.39'	197.71'	395.37'	N 39°47'26" E
C5	05°29'41"	2484.16'	238.23'	119.21'	238.14'	N 45°30'44" E

OWNER'S CERTIFICATE
 THE BOUNDARY LINE ESTABLISHMENT, SUBDIVISION, AND
 EASEMENTS SHOWN ON THIS PLAT ARE WITH THE FREE
 CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
 UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

12/21/07 Sanford B. Wanner
 DATE SANFORD B. WANNER
 CLERK OF THE CIRCUIT COURT

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA, JAMES CITY
 I, Betsy B. Woolridge, CLERK
 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 HAVE
 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY
 AFORESAID.
 GIVEN UNDER MY NAME THIS 21st DAY OF DECEMBER, 2007.
 MY COMMISSION EXPIRES July 31, 2008
Betsy B. Woolridge
 NOTARY PUBLIC
 NOTARY NO: 536336

NOTES: UNDERGROUND UTILITIES EXCEPT AS SHOWN
 THIS PROPERTY IS LOCATED IN FIRM ZONES X,
 (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE 500-YEAR
 FLOOD PLAIN) & AE. (BASE FLOOD ELEVATIONS DETERMINED:
 7.5 NAVD88), AS SHOWN ON COMMUNITY NO.
 510201 185C DATED SEPTEMBER 28, 2007

NOT ALL IMPROVEMENTS SHOWN

- REF. INST. #010013768
- INST. #010013770
- INST. #030018734
- INST. #030018735
- INST. #060031150
- INST. #060031151
- D.B. 41 PG. 488
- D.B. 58 PG. 271
- D.B. 58 PG. 335
- D.B. 58 PG. 556
- D.B. 58 PG. 559
- D.B. 58 PG. 582
- D.B. 59 PG. 145
- D.B. 60 PG. 429
- D.B. 60 PG. 471
- D.B. 62 PG. 570
- D.B. 65 PG. 246
- D.B. 130 PG. 576
- P.B. 4 PG. 48
- P.B. 14 PG. 81
- P.B. 18 PG. 28
- STATE HIGHWAY P.B. 9 PG. 255
- HWY PROJECT #0359-047-101
- STATE HIGHWAY P.B. 1 PG. 91-94
- HWY PROJECT #2847-03

ALL EASEMENTS MAY NOT BE SHOWN
 NO TITLE REPORT PROVIDED
 THE PROPERTY SHOWN ON THIS PLAT
 IS LOCATED IN ZONING DISTRICT
 B-1 (GENERAL BUSINESS DISTRICT),
 FRONT SETBACK = 50'
 REAR SETBACK = 20'
 SIDE SETBACKS = 20'

WETLANDS AND LAND WITHIN RESOURCE
 PROTECTION AREAS SHALL REMAIN IN
 NATURAL UNDISTURBED STATE EXCEPT
 FOR THOSE ACTIVITIES PERMITTED BY
 SECTION 23-7(c) OF THE JAMES CITY
 COUNTY CODE.

NATURAL OPEN SPACE EASEMENTS SHALL
 REMAIN IN A NATURAL UNDISTURBED
 STATE EXCEPT FOR THOSE ACTIVITIES
 REFERENCED ON THE DEED OF EASEMENT

THE PROPERTIES ON THIS PLAT ARE
 TO BE SERVED BY JCSA SEWER
 AND WATER

ALL MONUMENTS SET ON THIS PROPERTY
 SHALL BE PLACED IN ACCORDANCE WITH
 SECTION 19-34 THROUGH 19-36 OF THE
 JAMES CITY COUNTY SUBDIVISION ORDINANCE

ANY EXISTING UNUSED WELLS SHALL BE
 ABANDONED IN ACCORDANCE WITH STATE WELL
 REGULATIONS AND JAMES CITY COUNTY CODE

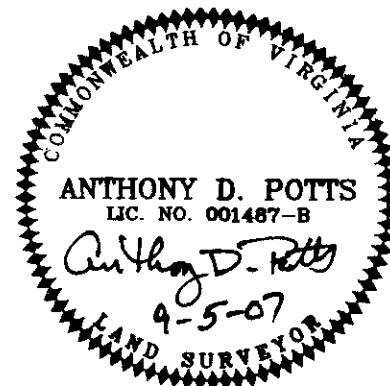
LINE	BEARING	DISTANCE
L1	S 38°48'49" W	183.28'
L2	N 04°51'45" W	312.98'
L3	N 19°59'59" W	112.40'
L4	S 80°47'37" W	125.77'
L5	N 51°50'07" E	130.32'
L6	N 15°47'34" W	259.53'
L7	S 74°41'55" W	146.40'
L8	N 59°38'15" E	154.25'
L9	N 23°31'23" W	227.43'
L10	N 36°57'27" W	276.10'
L11	S 82°38'27" W	154.56'
L12	N 52°02'08" W	82.81'
L13	N 39°41'08" E	191.44'
L14	N 21°41'08" E	180.50'
L15	N 17°11'08" E	139.00'
L16	N 28°41'08" E	314.30'
L17	N 03°54'54" W	141.73'
L18	N 20°58'53" W	255.21'
L19	S 84°30'32" E	465.23'
L20	N 04°32'54" W	489.23'
L21	N 85°37'48" E	38.18'
L22	N 80°17'31" E	118.00'
L23	N 82°51'12" E	59.80'
L24	N 73°31'01" E	87.33'
L25	N 71°45'54" E	169.97'
L26	N 62°06'02" E	124.86'
L27	N 57°57'23" E	31.28'
L28	N 61°21'28" E	107.00'
L29	N 63°53'20" E	133.05'
L30	N 65°40'14" E	79.28'
L31	N 82°38'31" E	49.92'
L32	N 82°38'40" E	82.00'
L33	N 82°27'18" E	20.92'
L34	N 82°32'42" E	75.79'
L35	N 65°46'25" E	87.15'
L36	N 58°42'51" E	92.95'
L37	N 58°42'33" E	48.38'
L38	N 54°27'30" E	27.70'
L39	S 31°26'31" E	54.85'
L40	S 34°48'49" E	111.35'
L41	S 35°29'10" E	83.28'
L42	S 36°41'14" E	79.82'
L43	S 41°21'23" E	93.73'
L44	S 44°43'04" E	715.65'
L45	S 38°48'58" W	477.88'
L46	S 52°30'18" W	100.00'
L47	S 51°35'32" W	78.85'
L48	S 31°00'42" W	145.09'
L49	S 40°45'52" W	1001.31'
L50	N 19°59'18" W	128.61'
L51	N 38°48'58" E	23.47'
L52	N 40°45'54" E	579.47'
L53	S 49°14'08" E	60.00'
L54	N 40°45'54" E	421.84'
L55	N 49°57'55" E	191.56'
L56	N 49°14'08" W	272.21'
L57	N 40°45'54" E	471.81'
L58	S 43°46'35" E	314.91'
L59	S 40°45'54" W	19.47'
L60	S 49°57'55" W	4.83'
L61	N 49°57'55" E	186.73'

3 Large/Small Plat(s) Recorded
 herewith as # 070035408

AREA TOTALS	
EXISTING CONDITIONS	
PARCEL I.D. # (46-3)(1-14)	2,5548 ACRES
PARCEL I.D. # (46-3)(1-13)	2,7134 ACRES
UNKNOWN PARCEL I.D. #	2,5305 ACRES
PARCEL I.D. # (46-3)(1-6)	4,3975 ACRES
PARCEL I.D. # (46-3)(1-9)	2,4346 ACRES
PARCEL I.D. # (46-3)(1-5)	80,1172 ACRES
TOTAL	94,7480 ACRES
AFTER SUBDIVISION	
PARCEL I.D. # (46-3)(1-5)	88,2595 ACRES
PRO PARCEL "D"	3,0000 ACRES
PRO PARCEL "E"	3,4885 ACRES
TOTAL	94,7480 ACRES

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY
 AMBLERS / JAMESTOWN CAMPSITES, LLC, AND HUNTER S.
 VERMILLION, SUCCESSOR TRUSTEE OF THE THOMAS R. VERMILLION
 TRUST UNDER AGREEMENT DATED MAY 18, 2000, TO
 COUNTY OF JAMES CITY, VIRGINIA, A BODY POLITIC OF THE
 COMMONWEALTH OF VIRGINIA BY DEED DATED DECEMBER 1, 2006
 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
 OF JAMES CITY COUNTY AT INSTRUMENT #060031150

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.
 9-5-07 Anthony D. Potts
 DATE ANTHONY D. POTTS L.S.



City of Williamsburg & County of James City
 Circuit Court. This PLAT was recorded on
27 December 2007
 at 4:00 AM/PM, PB _____ PG _____
 DOCUMENT # 070035408
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

LEGEND
 --- PROPERTY LINE
 --- RPA BUFFER
 --- FLOOD ZONE

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN
 ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND
 MAY BE ADMITTED TO RECORD.
 DATE _____ VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE _____ VIRGINIA DEPARTMENT OF HEALTH
 12/21/07 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY