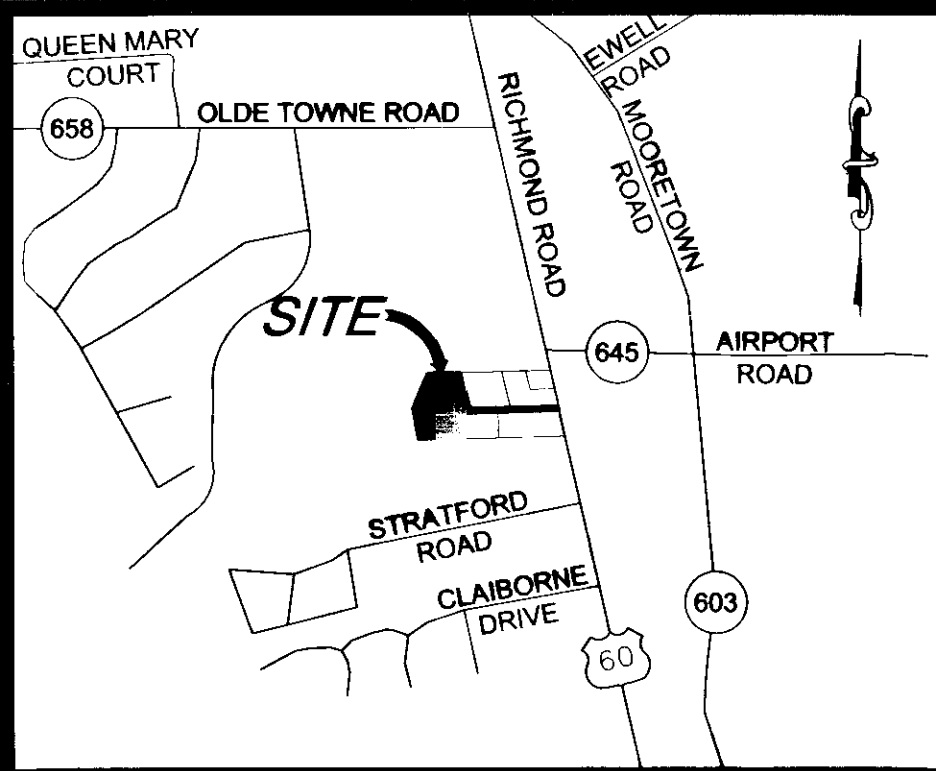


080001798



VICINITY MAP
SCALE 1"=2000'

N/F
BUSH DEVELOPMENT CORP.
TAX MAP#(33-3)(1-4)
INSTRUMENT # 020017143
P.B. 58, PG 50

OWNER'S CERTIFICATE:

THE DEDICATION OF UTILITY EASEMENTS SHOWN ON THIS PLAT AND KNOWN AS "DEDICATION PLAT, UTILITY EASEMENTS TO BE DEDICATED TO JAMES CITY SERVICE AUTHORITY", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Joseph H. Steele
SIGNATURE DATE 1-08-08
Judy H. Steele
NAME PRINTED
Joseph H. Steele
SIGNATURE DATE 1-08-08
Judy H. Steele
NAME PRINTED

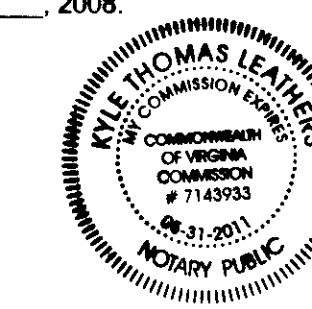
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY COUNTY
I, *Kyle Thomas Leather*, 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 8 DAY OF January, 2008.
Kyle Thomas Leather
(SIGNATURE)
MY COMMISSION EXPIRES 5/31/2011
NOTARY REGISTRATION NUMBER: 7143933



CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY COUNTY
I, *Kyle Thomas Leather*, 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 8 DAY OF January, 2008.
Kyle Thomas Leather
(SIGNATURE)
MY COMMISSION EXPIRES 5/31/2011
NOTARY REGISTRATION NUMBER: 7143933



CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE AMERICAN ROAD MUSEUM AND JERROLD A. LEVINSON TO JOSEPH H. STEELE, III AND JUDY H. STEELE BY DEED, DATED MAY 14, 1981 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 213, PAGE 43.

EASEMENT AREAS:
"A" = 19,305 SF OR 0.443 AC
"B" = 16,495 SF OR 0.379 AC
TOTAL 35,800 SF OR 0.822 AC

LINE	LENGTH	BEARING
L1	20.00'	N01°29'00"W
L2	18.01'	N88°31'00"E
L3	423.41'	N88°31'00"E
L4	502.59'	N88°31'00"E
L5	20.46'	S13°38'17"E
L6	271.20'	S88°33'21"W
L7	121.88'	S88°28'08"W
L8	365.55'	S88°37'22"W
L9	189.86'	S88°31'00"W
L10	22.10'	N00°15'05"W
L11	196.40'	N88°44'38"E
L12	87.50'	N88°44'16"E
L13	477.12'	N88°21'31"E
L14	22.80'	S13°36'06"W
L15	644.91'	S88°31'00"W
L16	121.37'	S88°31'00"W

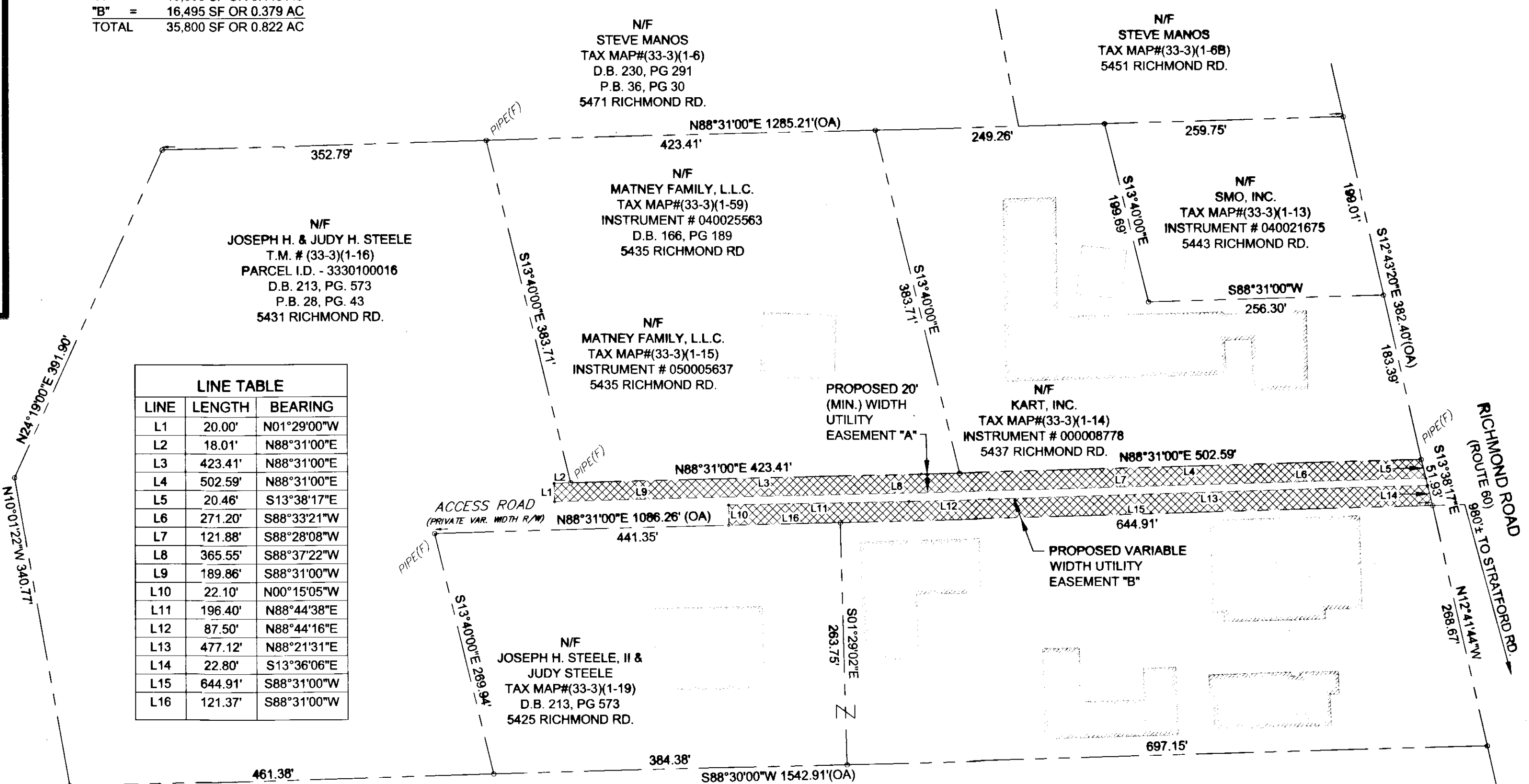
NOTES:

1. THIS PLAT OF EASEMENT IS BASED ON RECORDED INFORMATION AND PROPOSED DRAINAGE AND UTILITY PLANS. A FIELD SURVEY WAS NOT PERFORMED.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OR RESTRICTIONS EFFECTING THE PROPERTY.
3. STREET ADDRESS: 5431 RICHMOND ROAD, WILLIAMSBURG, VIRGINIA, 23188.
4. ZONING: B1, GENERAL BUSINESS.
5. PROPERTY LIES IN N.F.I.P. ZONE X. SEE F.E.M.A. F.I.R.M. # 510201-0035B, EFFECTIVE DATE 02/06/91. FLOOD ZONES SUBJECT TO CHANGE BY F.E.M.A.
6. THIS PLAT DOES NOT SHOW ALL PHYSICAL IMPROVEMENTS OR INDICATIONS OF ABOVE GROUND UTILITIES.
7. THE SUBJECT PARCEL IS INSIDE THE PRIMARY SERVICE AREA (PSA) OF JAMES CITY COUNTY.
8. THE JAMES CITY SERVICE AUTHORITY (JCSA) PROVIDES WATER AND SEWER SERVICE TO THE SUBJECT PARCEL.
9. ANY FUTURE UTILITY LINES LOCATED IN THE EASEMENT WILL BE PLACED UNDERGROUND.
10. THIS PLAT IS BEING PREPARED IN CONJUNCTION WITH THE SITE PLAN (SP-0146-2006) FOR THE CAROLINA FURNITURE WAREHOUSE PROJECT.
11. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS & JAMES CITY COUNTY CODE.
12. 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.



(IN FEET)
1 inch = 100' ft.

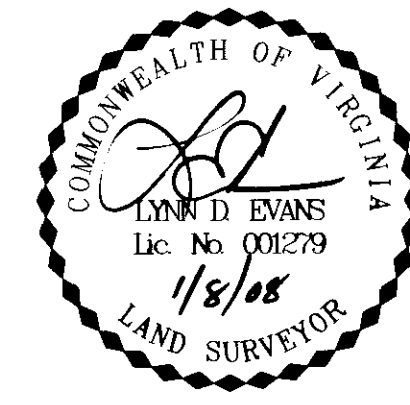
Large/Small Plat(s) Recorded
herewith as # 080001798



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 DEDICATION OF UTILITY EASEMENTS TO JAMES CITY SERVICE AUTHORITY WITHIN THE COUNTY.

1/8/08
DATE
Lynn D. Evans
NAME
LYNN D. EVANS
PRINTED



STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 15th DAY OF January, 2008, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. at 1:32 p.m.

TESTE: *Betsy B. Woolridge*
CLERK OF CIRCUIT COURT
By: [Signature]
CLERK

PLAT BOOK _____ PAGE _____

REV. 1 - 12/20/07 (COUNTY COMMENTS)
REV. 2 - 1/7/08 (COUNTY COMMENTS)

**DEDICATION PLAT
UTILITY EASEMENTS**

TO BE DEDICATED TO
**JAMES CITY
SERVICE AUTHORITY**

BY
JOSEPH H. & JUDY H. STEELE
CASE No. JCC-S-0086-2007

JAMES CITY COUNTY, VIRGINIA

Bury+Partners
ENGINEERING SOLUTIONS

4095 Ironbound Road, Suite 200
Williamsburg, Virginia 23188
Tel. (757) 229-1776 Fax (757) 229-4683
Bury+Partners, Inc. ©Copyright 2006

Checked By: LDE	Drawn By: KTL	Scale: 1"=100'	Date: 10/09/07	Project No.: 21013-4249
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