

#090026678



TM33-3(01)(00006)
STEVE MANOS
DB.230,PG.391
PB.36,PG.30

TM33-3(01)(00006B)
STEVE MANOS
DB.230,PG.391
PB.36,PG.30

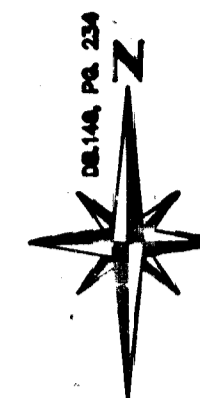
OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS Win, Win, Win, Inc IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

DATE 8-7-09

SIGNATURE [Signature]

NAME PRINTED Gregory H. Granger, Pres. Win, Win, Win, Inc



VICINITY MAP
1" = 2000'

TM 33-3(01)(00015)
MATNEY FAMILY, LLC.
DOC.#070014539
PLAT IN DOC.#070014539

- NOTES:
1. THIS SURVEY REPRESENTS AN IN THE FIELD BOUNDARY SURVEY.
 2. PROPERTY OWNERS: WIN, WIN, WIN, INC. GREGORY H. GRANGER, PRESIDENT 1005 RICHMOND ROAD WILLIAMSBURG, VIRGINIA 23185
 3. PROPERTY IS ZONED B-1 SETBACK REQUIREMENTS: BUILDINGS MUST BE 50' FROM ANY ROAD R/W 50' OR GREATER IN WIDTH. SIDE: 20' MINIMUM REAR: 20' MINIMUM
 4. THIS PROPERTY IS NOT IN A RESOURCE PROTECTION AREA.
 5. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 6. PROPERTY IS TAX ID#3330100014
 7. PROPERTY ADDRESS 5437 RICHMOND ROAD. UNLESS OTHERWISE NOTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL REMAIN PRIVATE.
 8. ALL OUTDOOR SIGNS ON THE PROPERTIES SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
 9. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 10. ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED FOR IN SECTION 19-35 OF THE SUBDIVISION ORDINANCE.
 11. OWNER NEEDS TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.
 12. PROJECT IDENTIFICATION # JCC-S-0008-2009.
 13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 14. 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.
 15. THE WATER METER SHOWN HEREON IS A DOUBLE METER. METER #80356870 SERVES THE HOTEL, METER #48954539 SERVES THE RESTUARANT

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY I, Grace Kenyon Whitehead A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 7th DAY OF August, 2009

SIGNATURE [Signature]

GRACE KENYON WHITEHEAD
NOTARY ID # 110999
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2011

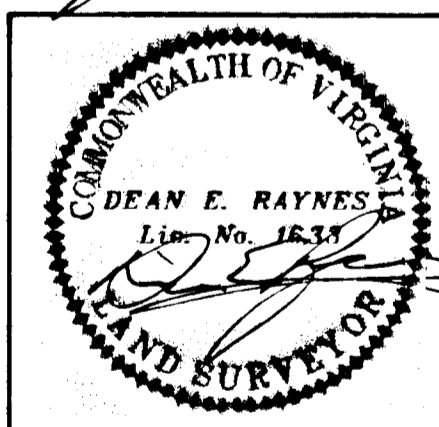
TM33-3(01)(00013)
SMO INC.
DOC.#040021675

10' PRIVATE WATER METER EASEMENT. NOTE: LOT 2 IS BURDENED BY THIS EASEMENT AROUND THE EXISTING WATER METERS AND WATER LINES WHICH IS HEREBY GRANTED TO AND FOR THE BENEFIT OF LOT 1. SAID EASEMENT IS FOR THE PURPOSE OF CHECKING, SERVICING AND MAINTAINING SAID WATER METERS AND LINES.

RICHMOND RD. US ROUTE 60
160' RIGHT OF WAY

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

DATE 7/27/09
DEAN E. RAYNES CLS #1633



TM 33-3(01)(00016)
JOSEPH H. STEELE
DB.557,PG.399

50' EASEMENT FOR INGRESS & EGRESS

500.00' N88°31'00"E
20' X 20' JCSA
UTILITY EASEMENT
FOR FIRE
HYDRANT

CERTIFICATE OF APPROVAL

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

DATE 8/11/09 SIGNATURE [Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE _____ SIGNATURE _____
VIRGINIA DEPARTMENT OF HEALTH

DATE 8/12/09 SIGNATURE [Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 23 September 2009
at 9:43 AM/PM PB _____ PG _____
DOCUMENT # 09026678
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

HIS Land Surveying, Inc.
P.O. Box 100
Providence Forge, Virginia 23140
Phone: 804-966-7017

CERTIFICATE OF SOURCE OF TITLE:
THE PROPERTY SHOWN HEREON WAS CONVEYED BY KART INC. TO WIN, WIN, WIN, INC. BY DEED DATED 10/15/2007 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT# 070028203.

Large/Small Plat(s) Recorded
Document # 09026678

SUBDIVISION OF PROPERTY
STANDING IN THE NAME OF
WIN, WIN, WIN, INC.
LOCATED IN BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=40' DATE: 02/05/2009
J.N. 341.8

PROJECT ID. #JCC-S-0010-2009
REVISED: 03/11/2009, 04/08/2009, 05/27/2009, 07/21/2009