NEW AREA

LENGTH TANGENT CHORD CHORD BEARING

3.690 AC.± 1.384 AC.± OR 60,277 S.F.±

5.448 AC.± 7.752 AC.± OR 337,680 S.F.±

9.136 AC.± 9.136 AC.± OR 397,957 S.F.±

125.24' 249.22' \$25'44'53"E

112.25' 223.48' \$25°25'30"E

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.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN LOT 2 AND LOT 3 60 WEST BUSINESS PARK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS,

Sychael V. Woodan	8/19/2010
SIGNATURE	DATE
PRINTED NAME: RICHARD V. WOODARD	
TITLE: EXECUTIVE VICE PRESIDEN	7

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY PANIEL P. HARMON 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		NAME	THIS
11TH DAY OF AUG	USI	, 201	0.		

SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL ID #3330100011C IS IN THE NAME OF MOORETOWN ROAD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM DIAMOND HEALTHCARE OF WILLIAMSBURG, INC. A VIRGINIA CORPORATION BY DEED DATED SEPTEMBER 7, 2007 AND RECORDED AS INSTRUMENT NO. 070035492 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 AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN LOT 2 AND LOT 3 60 WEST BUSINESS PARK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Whatel V- lebodas SIGNATURE

PRINTED NAME: MCHARS V. WOODARS MILE: EXECUTIVE VICEPRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF __ANES CITY

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 19 TH DAY OF AUGIST 2010.

SIGNATURE

MY COMMISSION EXPIRES TAN. 315T. 2014

REGISTRATION NO. 7325738

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 DOC. NO. 060028708 - PLAT

087 800

3/19/2010

DATE

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

LOT NO.

LOT 2 T.M.#(33-3)(1-11C)

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

CURVE DELTA RADIUS

LOT 4B

SUBDIVISION OF LOT 4

60 WEST BUSINESS PARK

LOMAR INVESTMENTS LLC

INSTR.#080010443

TAX PARCEL ID

#3330100011E

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 &

EXISTING 15' VIRGINIA

POWER EASEMENT

D.B. 495, PG. 283

UTILITY EASEMENT

P.B.50, PG.56

11'33'05" | 1238.24' | 249.64' |

10'54'19" | 1175.92' | 223.82' |

3.53

20' BSL-1

TOTAL AREA

AREA TABLE

CURVE TABLE

1°00'11" | 681.20' | 11.93' | 5.96' | 11.93' | \$30°22'33"E

OLD AREA

CERTIFICATE OF APPROVAL

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

GEODETIC CONTROL MERIDIAN

STATE PLANE COORDINATE SYSTEM

EXISTING 20' DRAINAGE-

& UTILITY EASEMENT

EXISTING 20'

EASEMENT

060028708)

(DOC. NO.

8 0 T

C1

P.B. 50, PG. 56

8/23/10 SUBDIVISION AGENT OF JAMES CITY COUNTY

GRAPHIC SCALE

SCALE: 1'' = 100'

LOT 2

(REMAINDER)

MOORETOWN ROAD LLC

5485 MOORETOWN ROAD

T.M. (33-3)(1-110)

ZONED: M-1

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

NEW PROPERTY LINE

100'

N20"22'10"W 719.97

N67'53'22"E

71.30'

(EASEMENT TIE)

U.S. ROUTE 60

CSX TRANSPORTATION CORPORATION

LOT 3

DIAMOND HEALTHCARE OF

WILLIAMSBURG. INC.

5477 MOORETOWN ROAD

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

ZONED: M-1

PROPERTY LINE

HEREBY VACATED

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

40' X 30' UTILITY

EXISTING 30' -

JCSA UTILITY

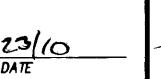
EASEMENT

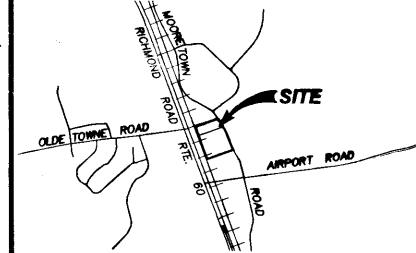
(DOC. NO.

060028708)

EASEMENT HEREBY

DEDICATED TO JCSA





VICINITY MAP SCALE: 1"=2000"

NOTES:

- 1. THE PROPERTIES AS SHOWN ARE CURRENTLY ZONED M-1 -LIMITED BUSINESS/INDUSTRIAL.
- 2. THE PROPERTY AS SHOWN LIES IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN) PER F.I.R.M. MAP NO. 51095C 0130 C, DATED SEPTÉMBER 28, 2007.
- 3. PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER,
- 4. 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: 20'

- 5. 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.
- 6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
- 7. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ·20' BSL 10. ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY ORDINANCE.
 - 11. UTILITY EASEMENTS DENOTED AS "JCSA" ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY (JCSA) FOR THE EXCLUSIVE USE OF JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF APPROXIMATELY PERPENDICULAR (60' TO 120') UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
 - 12. THIS PLAT IS REVIEWED UNDER JCC CASE 45-0025-2010.

60 WEST BUSINESS PARK

WILLIAMSBURG CONGREGATION OF JEHOVAH'S WITNESSES INSTR.#990026404

TAX PARCEL ID#3330100011D

IRF IRON ROD FOUND IPF IRON PIPE FOUND • IRS IRON ROD SET B.S.L. BUILDING SETBACK LINE

LEGEND

-STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 22 No. DAY OF September 2010. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 10:26 AM/PM

BATT B. WOOLRIDGE, CLERK BETSY B. WOOLRIDGE, CLERK By Claudia Hinkly 3 TESTE: Beter B. Woolredge INSTRUMENT NO. 100020017

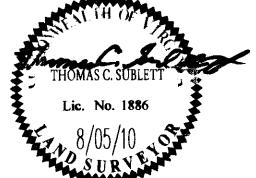
herewith as # _/00020017

-APPROX. LOCATION

D.B. 469, PG. 212

AT CENTERLINE

OF C&P RIGHT-OF-WAY





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

S22'06'38"E-

134.01

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BOUNDARY LINE ADJUSTMENT BETWEEN LOT 2 AND LOT 3 60 WEST BUSINESS PARK PROPERTIES OWNED BY DIAMOND HEALTHCARE OF WILLIAMSBURG, INC. AND MOORETOWN ROAD, LLC

EXISTING VARIABLE

WIDTH DRAINAGE &

UTILITY EASEMENT

P.B. 50, PG. 56

-EXISTING 30' PUBLIC

JAMES CITY COUNTY

(DOC. NO. 060028708)

ACCESS EASEMENT

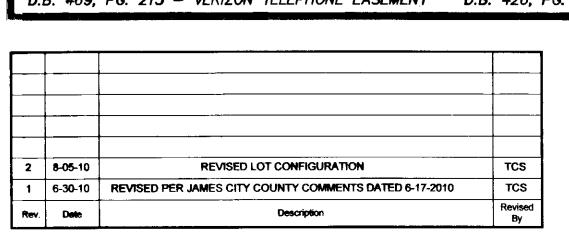
Project Contacts:

TCS/JFS

8834-05

4/23/10

Date:



BERKELEY DISTRICT

MOORETOWN ROAD

STATE ROUTE 603

VARIABLE WITDTH R/W

JAMES CITY COUNTY

VIRGINIA