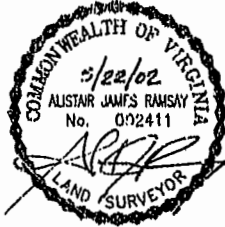


SURVEYOR'S CERTIFICATE

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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.



5/22/02
DATE Alistair James Ramsay
ALISTAIR JAMES RAMSAY

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SHADE J. AND CARLETHA R. PALMER TO CUTTING EDGE DEVELOPMENT, LLC., BY DEED, DATED 1-18-01 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN INSTRUMENT 010000841.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS IRONBOUND VILLAGE, PHASE I, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

5/22/02
DATE R.L. Turlington
NAME

R.L. TURLINGTON
(PRINT NAME)

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City County
I, Melissa Snow, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 21 DAY OF MAY, 2002. MY COMMISSION EXPIRES August 31, 2004.

Melissa Snow
(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 21 DAY OF MAY, 2002, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:31 PM

TESTE: Betsy B. Woolhidge, CLERK

PLAT BOOK 87 PAGE 99-101

CERTIFICATE OF APPROVAL

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

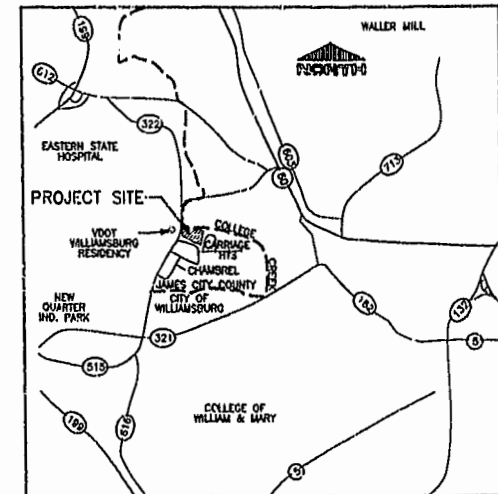
6/28/02
DATE Colin L. Lee
VIRGINIA DEPARTMENT OF HEALTH

9/20/02
DATE [Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

6/24/2002
DATE [Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION

STATISTICAL DATA & NOTES

- PROPERTY IDENTIFIED AS TAX PARCEL NO.: (39-1)(1-47) AND ZONED (MU) MIXED USE DISTRICT.
- THE PROPERTY WAS REZONED BY THE BOARD OF SUPERVISORS CASE NO (2-3-00) WITH PROFFERS AND THE SUBDIVISION PLAN IS IN ACCORDANCE WITH THE IRONBOUND VILLAGE MASTER PLAN, DATED 9/13/2000.
- TOTAL NUMBER OF LOTS = 23 SINGLE FAMILY RESIDENTIAL.
- ALL LOTS SERVED BY PUBLIC WATER & SEWER.
- ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS.
- ALL DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE IRONBOUND VILLAGE ASSOCIATION.
- THE IRONBOUND VILLAGE RESTRICTIVE COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83; REFERENCE JCC STATION 325 AND 325AZ.
- THE PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #510201 0035B OF JAMES CITY COUNTY, VA.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- FRONT SETBACK ON SINGLE FAMILY LOTS ALONG PALMER LANE REDUCED TO 20' BY THE PLANNING COMMISSION ON 3/28/02 REFERENCE JCC CASE NO. S--36-01.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY COUNTY SERVICE AUTHORITY AND THE PROPERTY OWNERS. 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, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20201150

VICINITY MAP
1"=2000'

PHASE I

LOTS	2.4506 AC.
PARCEL A (HOA)	0.2098 AC.
PARCEL B (HOA)	1.8477 AC.
TOTAL	4.5081 AC.

NOTE: ACREAGES CALCULATED TO TIE LINE.

SUBDIVISION PLAT
IRONBOUND VILLAGE
PHASE I

JAMES CITY COUNTY, BERKELEY DISTRICT
COMMONWEALTH OF VIRGINIA
SCALE: 1" = 30' DATE: 2/28/02
SHEET 1 OF 3



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975
Fax (757) 229-0049
Email: lmdg@landmarkdgb.com

5544 Greenwich Road
Suite 200
Virginia Beach, VA 23462
Tel. (757) 475-2000
Fax (757) 497-7933
Email: lmdg@landmarkdgb.com

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
9 Oct. 2002
at 2:31 AM PM, PB 87 PG 99-101
DOCUMENT # 020023322
BETSY B. WOOLHIDGE, CLERK
Betsy B. Woolhidge, Reg. Clerk