

CERTIFICATION OF SOURCE OF TITLE

(TAX PARCELS (24-3) (1-32) AND (24-3) (1-32A))

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JACK L. MASSIE AND VIRGINIA M. MASSIE TO VAJACK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 28, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 000022388.

OWNER'S CERTIFICATE

THE SUBDIVISION, BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Jack L. Massie, Manager 12-19-02
FOR VAJACK, L.L.C. DATE
Jack L. Massie
PRINTED NAME

CERTIFICATION OF SOURCE OF TITLE

(TAX PARCEL (31-1) (1-11))

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ELIZABETH CARTER TO THE MASSIE CORPORATION, A VIRGINIA CORPORATION BY DEED DATED JULY 24, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 278, PAGE 734.

OWNER'S CERTIFICATE

THE SUBDIVISION, BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Jack L. Massie, Pres 12-19-02
FOR THE MASSIE CORPORATION DATE
Jack L. Massie
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg, Wendy J. Schroeder
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 17th DAY OF December, 2002. MY COMMISSION EXPIRES March 31, 2005

Wendy J. Schroeder (original commission as Wendy J. Davis)
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

(TAX PARCELS (23-4) (1-21), (23-4) (1-22), (24-3) (1-1 THRU 1-14))

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY L. WALLACE SINK, ADMINISTRATOR FOR C.T.A. OF THE ESTATE OF DAVID W. WARE TO L. WALLACE SINK, TRUSTEE OF THE MARITAL TRUST UNDER THE WILL OF DAVID W. WARE BY DEED DATED OCTOBER 14, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 715, PAGE 97.

OWNER'S CERTIFICATE

THE SUBDIVISION, BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

L. Wallace Sink, Trustee 12/16/02
FOR THE DAVID W. WARE MARITAL TRUST DATE
L. Wallace Sink, Trustee
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Hampton, Gina D. Stump
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 16th DAY OF December, 2002. MY COMMISSION EXPIRES 7-31-2005

Gina D. Stump
SIGNATURE

GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS ALL OF TAX MAP PARCELS #24-3(1-1 THRU 1-14), (23-4)(1-21), (23-4)(1-22), #23-4(1-23), #24-3(1-32), #24-3(1-32A), AND #31-1(1-11).
2. TAX MAP PARCELS #23-4(1-21) & (1-22) ARE CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS. TAX MAP PARCELS #24-3(1-1) THRU (1-14) ARE ZONED "B1" - GENERAL BUSINESS. TAX MAP PARCELS #23-4(1-23), #24-3(1-32), #24-3(1-32A) AND #31-1(1-11) ARE ALSO CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
3. PARCELS ZONED "MU" ARE SUBJECT TO PROFFERS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 010022082.
4. ALL LOTS ARE TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY WATER AND SANITARY SEWER.
5. SETBACK REQUIREMENTS: PER SEC. 24-827 OF THE ZONING ORDINANCE FRONT SETBACK REQUIREMENTS SHALL BE 50' OR MORE WITH A PERIMETER SETBACK OF 50'.
6. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
7. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
8. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-38 OF THE SUBDIVISION ORDINANCE.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-8 OF THE JAMES CITY COUNTY CODE.

REFERENCES

- 1. D.B. 505, PG. 184
2. P.B. 53, PG. 68
3. D.B. 20, PG. 221
4. L.B. 237, PG. 388
5. D.B. 88, PG. 403
6. D.B. 634, PG. 397
7. D.B. 218, PG. 433
8. D.B. 80, PG. 202
9. P.B. 13, PG. 18
10. P.B. 68, PG. 21
11. HIGHWAY PROJECT 0614-047-132, M503
12. D.B. 113, PG. 657
13. D.B. 113, PG. 671
14. D.B. 324, PG. 810
15. D.B. 109, PG. 633
16. HIGHWAY PROJECT 0060-047-101-RW-202 AND 203
17. P.B. 41, PG. 32
18. P.B. 7, PG. 43
19. P.B. 14, PG. 66
20. P.B. 715, PG. 97
21. P.B. 24, PG. 84
22. P.B. 13, PG. 38
23. P.B. 34, PG. 8
24. P.B. 19, PG. 31
25. P.B. 44, PG. 65
26. P.B. 33, PG. 7
27. P.B. 188, PG. 633

SURVEYOR'S CERTIFICATE

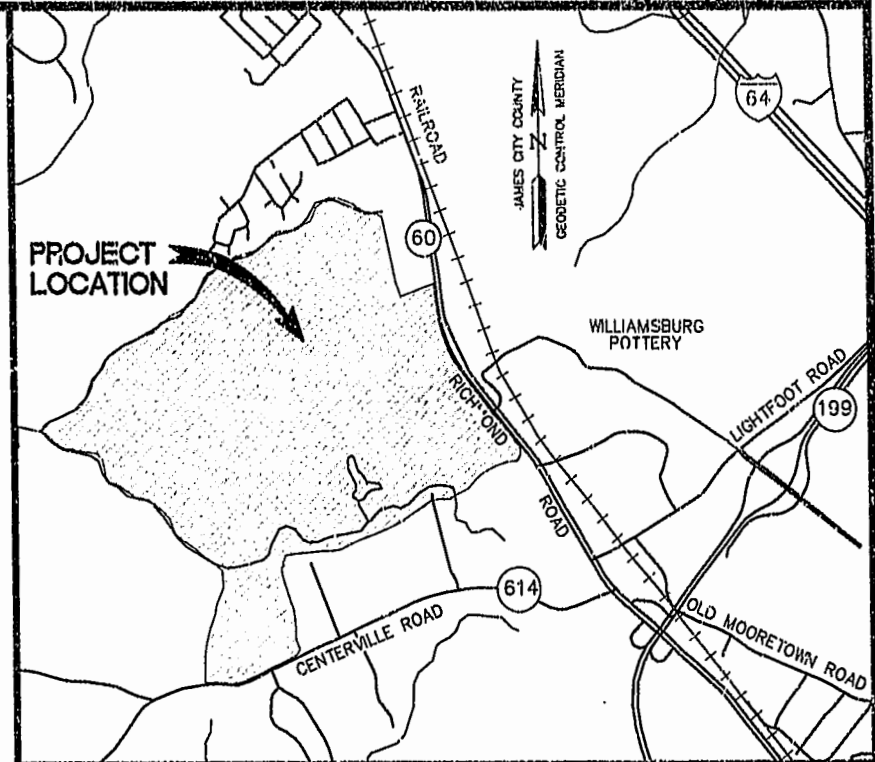
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G.T. Wilson, Jr. 12/24/02
G. T. WILSON, JR., C.L.S. DATE

CERTIFICATE OF APPROVAL

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

Virginia Department of Transportation 12/19/02
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



LOCATION MAP

SCALE: 1"=2000'

WARE AREA TABULATION

*NOTE: NUMBERS IN PARENTHESIS ARE PER JAMES CITY COUNTY REAL ESTATE

ORIGINAL WARE TOTAL AREA PER COUNTY TAX RECORDS IS (207.61 AC±) BY SURVEY THE WARE PROPERTY TOTALS 208.848 AC±. THIS INCLUDES THE FOLLOWING TAX PARCEL NUMBERS:

SHOPPING CENTER SECTION - T.M. (24-3)(1-3) WHICH INCLUDES (24-3)(1-4 THRU 14) (8.23 AC±)
ADJACENT TO ABOVE - T.M. (24-3)(1-1 AND 1-2) (3.82 AC±)
CAMPGROUND - T.M. (23-4)(1-22) (30.00 AC±)
REMAINDER - T.M. (23-4)(1-21) (164.50 AC±)
TOTAL PER COUNTY TAX RECORDS (207.61 AC±)

PARCEL "D" - NEW AREA = 25.001 AC± INCLUDES T.M. (24-3)(1-3) WHICH INCLUDES T.M. (24-3)(1-1 THRU 14) (8.89 AC±) PER COUNTY TAX RECORDS. COMPUTED AS 11.531 AC± INCLUDES T.M. (24-3)(1-1 AND 1-2) (3.82 AC±) INCLUDES A PORTION OF T.M. (23-4)(1-21) 9.93 AC± TOTAL AREA PARCEL "D" 25.001 AC±

PARCEL "E" - NEW AREA 207.997 AC± INCLUDES T.M. (23-4)(1-22) (30.00 AC±) PARCEL "C" (A PORTION OF T.M. (24-3)(1-32 AND 1-32A)) 20.450 AC± REMAINDER OF (23-4)(1-21) 181.547 AC± TOTAL AREA PARCEL "E" 207.997 AC±

NOTE: PARCEL "G" IS SHOWN FOR INFORMATION PURPOSES ONLY AND WILL NOT BECOME A SEPARATE PARCEL.

EXISTING EASEMENTS THAT ARE NOT SHOWN

- 1. SOUTHERN BELL TELEPHONE AND TELEGRAPH EASEMENT (D.B. 12, PG. 806)
2. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B. 43, PG. 417)
3. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B. 40, PG. 10)
4. CHESAPEAKE AND POTOMAC TELEPHONE COMPANY EASEMENT (D.B. 106, PG. 650)

MASSIE AREA TABULATION

ORIGINAL MASSIE/VAJACK/MASSIE CORPORATION TOTAL AREA BY SURVEY IS 885.693 AC±. TOTAL AREA PER COUNTY TAX RECORDS IS (882.169 AC±).

INCLUDES T.M. (24-3)(1-32) (465.937 AC±)
INCLUDES T.M. (24-3)(1-32A) (2.680 AC±)
INCLUDES T.M. (23-4)(1-23) (0.382 AC±)
INCLUDES T.M. (31-1)(1-11) (93.180 AC±)
TOTAL AREA PER TAX RECORDS (882.169 AC±)

PARCEL "A" - NEW AREA 470.707 AC± INCLUDES T.M. (24-3)(1-32A) 2.620 AC± INCLUDES T.M. (23-4)(1-23) (0.382 AC±) REMAINDER OF T.M. (24-3)(1-32) 464.178 AC± LESS PARCEL "G" PORTION OF T.M. (24-3)(1-32 AND 32A) 26.450 AC± TOTAL AREA PARCEL "A" 470.707 AC±

PARCEL "B" - NEW AREA 98.538 AC± IS T.M. (31-1)(1-11) 98.538 AC±

TOTAL AREA SUBDIVIDED MASSIE/WARE 882.241 AC±

STATE OF VIRGINIA COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 6th DAY OF JANUARY, 2003, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:42 PM
TESTE: Betty B. Woodbridge
CLERK
PLAT BOOK 89, PAGE 10-12

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OWNED BY THE MASSIE CORPORATION, VAJACK, L.L.C., AND DAVID W. WARE MARITAL TRUST
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes recording information for City of Williamsburg & County of James City Circuit Court.

Table with columns: Designed AES, Drawn JFS, Scale 1"=300', Date 10/24/02, Project No. 8881-05, Drawing No. 1 OF 3.

CONSULTING ENGINEERS logo and address: 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

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