

86 PAGE 77

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.



6-27-02

Peter Farrell
PETER FARRELL, LS

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC. TO MONTICELLO MARKETPLACE ASSOCIATES, L.L.C., BY DEED, DATED 9-4-96 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN DEED BOOK 806, PAGE 843

OWNER'S CERTIFICATE

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

Miles B. Leon

7-2-02

MILES B. LEON, PRES. - S.L. NUSBAUM REALTY CO. DATE
MANAGER OF MONTICELLO MARKETPLACE ASSOCIATES, L.L.C.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia

CITY/COUNTY OF Norfolk

I, Sharon L. Holton A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 2nd DAY OF July, 2002. MY COMMISSION EXPIRES 3/31/05.

Sharon L. Holton
(SIGNATURE)

CERTIFICATE OF APPROVAL

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

7/10/2002 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

7/10/02 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

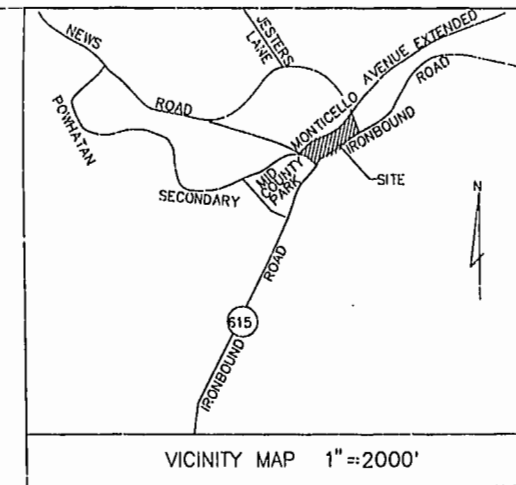
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 16 DAY OF July, 2002, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:12 PM

T. Betsy B. Woolridge, CLERK
BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

PLAT BOOK 86 PAGE 77 + 78

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 3830100009B.
- 2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0035 B, DATED FEB. 6, 1991.
- 3. THIS PROPERTY IS SUBJECT TO PROFFERS AGREEMENT RECORDED IN D.B. 803 PG. 740.
- 4. THIS PROPERTY IS ZONED R-4, WITH PROFFERS.
- 5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- 6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 7. THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:
F.B. 64, PGS. 93-96
D.B. 806, PG. 43 (SOURCE DEED)
P.B. 80, PG. 44
- 8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING PROPERTY SHOWN HEREON.
- 9. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 10. SIGNS SHALL COMPLY WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- 11. THIS PROPERTY CONTAINS NO RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 12. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 13. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 322
N=3625902.579
E=11987143.353
- 14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 15. 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.
- 16. NO FUTURE VEHICULAR ACCESS TO NEWS ROAD OR IRONBOUND ROAD WILL BE PERMITTED FROM PARCEL 3.



LINE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA	TANGENT
C1	14.50'	10.42'	N24°20'54"E	10.20'	41°11'40"	5.45'
C2	74.50'	44.21'	N61°56'41"E	43.56'	34°00'00"	22.78'
C3	130.50'	60.72'	N65°36'55"E	60.17'	26°39'31"	30.92'
C4	24.50'	24.14'	N80°30'58"E	23.18'	56°27'37"	13.15'
C5	865.37'	242.12'	N77°04'14"E	241.33'	16°01'51"	121.86'
C6	127.00'	77.01'	S22°17'05"E	75.83'	34°44'30"	39.73'
C7	14.50'	10.47'	N65°47'06"E	10.24'	41°22'22"	5.48'
C8	90.50'	53.70'	N61°56'41"E	52.92'	34°00'00"	27.67'
C9	119.00'	55.37'	N65°36'55"E	54.87'	26°39'31"	28.19'
C10	24.50'	36.59'	N11°16'35"E	33.28'	85°33'31"	22.67'

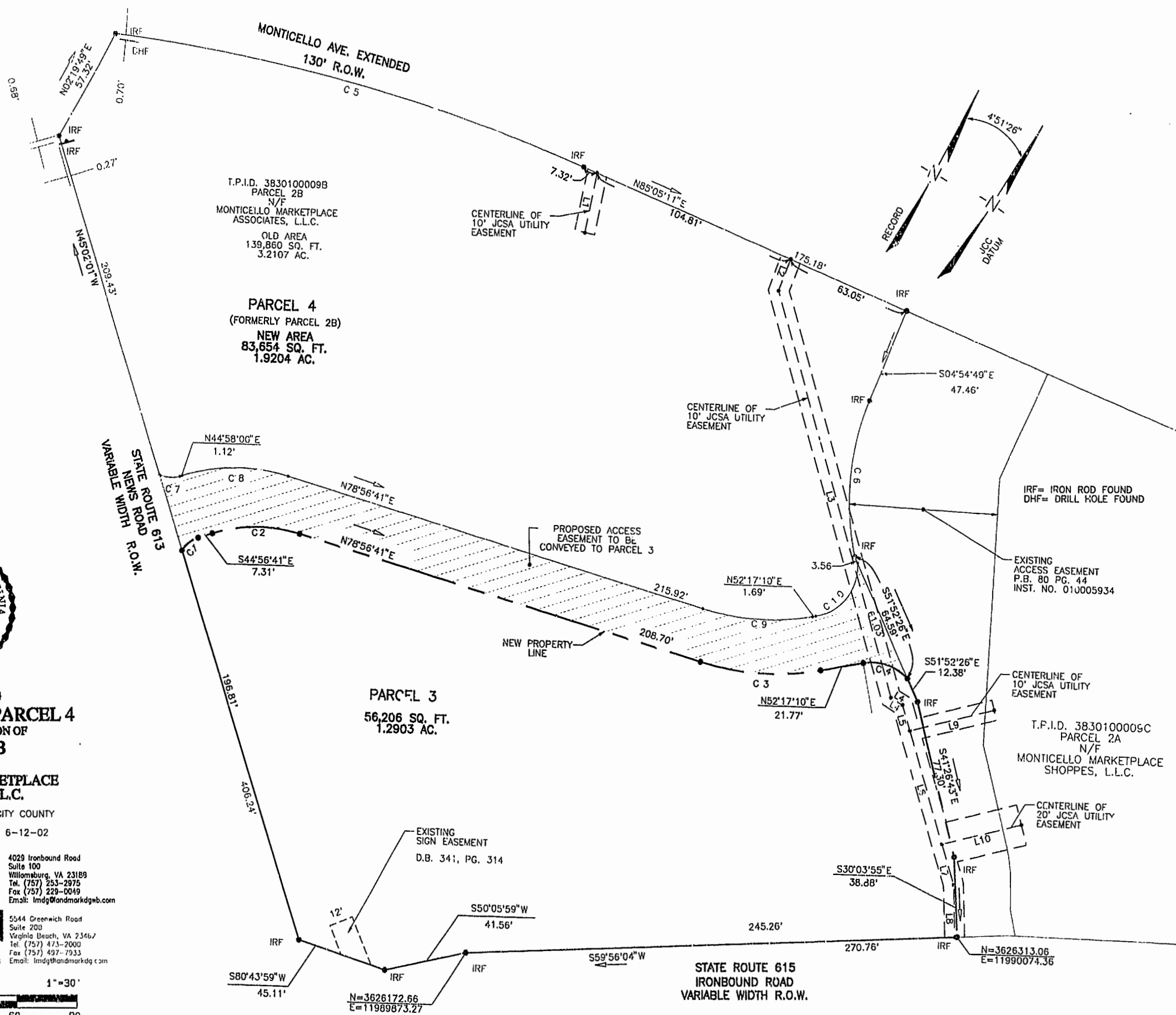
LINE	BEARING	DISTANCE
L1	S15°43'20"E	29.49'
L2	S06°23'17"E	16.44'
L3	S43°48'44"E	204.68'
L4	S86°26'43"E	6.84'
L5	S44°07'05"E	12.92'
L6	S44°07'05"E	57.22'
L7	N44°07'05"W	20.45'
L8	S29°11'54"E	25.48'
L9	N48°33'17"E	43.25'
L10	N48°33'17"E	40.84'

PLAT SHOWING
PARCEL 3 AND PARCEL 4
BEING A SUBDIVISION OF
PARCEL 2B
PROPERTY OF
MONTICELLO MARKETPLACE
ASSOCIATES, L.L.C.
BERKELEY DISTRICT, JAMES CITY COUNTY
VIRGINIA
SHEET 1 OF 2 DATE: 6-12-02

LANDMARK DESIGN GROUP
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@landmarkdgvb.com
5544 Greenwich Road Suite 200 Virginia Beach, VA 23462 Tel. (757) 473-7000 Fax (757) 497-7933 Email: lmdg@landmarkdgvb.com

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
16 July 2002
at 3:12 AM/PM, PB 86 PG 77+78
DOCUMENT # 020015982
BETSY B. WOOLRIDGE, CLERK
[Signature] Dep. Clerk

#020015982



MONTICELLO AVE. EXTENDED
130' R.O.W.
C 5

T.P.I.D. 383010009B
PARCEL 2B
N/F
MONTICELLO MARKETPLACE
ASSOCIATES, L.L.C.
OLD AREA
139,860 SQ. FT.
3.2107 AC.

PARCEL 4
(FORMERLY PARCEL 2B)
NEW AREA
83,654 SQ. FT.
1.9204 AC.

PARCEL 3
56,206 SQ. FT.
1.2903 AC.

PLAT SHOWING
PARCEL 3 AND PARCEL 4
BEING A SUBDIVISION OF
PARCEL 2B
PROPERTY OF
MONTICELLO MARKETPLACE
ASSOCIATES, L.L.C.

BERKELEY DISTRICT, JAMES CITY COUNTY
VIRGINIA
SCALE: 1" = 30' DATE: 6-12-02
SHEET 2 OF 2

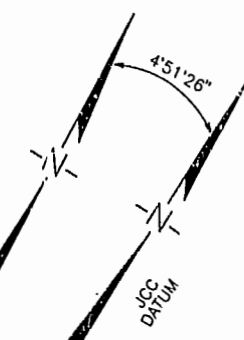
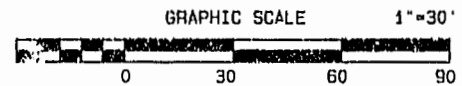
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Dep. Clerk



LANDMARK DESIGN GROUP
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Fax (757) 229-0049
Email: lmdg@landmarkdgb.com

5544 Greenwich Road
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Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdgc.com

Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants



IRF= IRON ROD FOUND
DHF= DRILL HOLE FOUND

EXISTING
ACCESS EASEMENT
P.B. 80 PG. 44
INST. NO. 010005934

T.P.I.D. 383010009C
PARCEL 2A
N/F
MONTICELLO MARKETPLACE
SHOPPES, L.L.C.

CENTERLINE OF
20' JCSA UTILITY
EASEMENT

EXISTING
SIGN EASEMENT
D.B. 341, PG. 314

STATE ROUTE 615
IRONBOUND ROAD
VARIABLE WIDTH R.O.W.

DRAWN BY: CRO	PROJ. NO.: 196D046-000.94
CHKD. BY: PF	DWG# 13264AW