

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.

7/10/02
DATE

[Signature]
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 II, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

7/11/02
DATE

[Signature]
NAME

R.L. TURLINGTON
(PRINT NAME)

CERTIFICATE OF NOTARIZATION

STATE OF Virginia

CITY/COUNTY OF James City County

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 11 DAY OF July, 2002. MY COMMISSION EXPIRES August 21, 2004.

[Signature]
(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23 DAY OF August 2002, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Cathy S. Woolridge, CLERK

PLAT BOOK 87 PAGE 40 + 41

CERTIFICATE OF APPROVAL

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

7/19/02 Colin Lee
DATE VIRGINIA DEPARTMENT OF HEALTH

8/19/02 *[Signature]*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

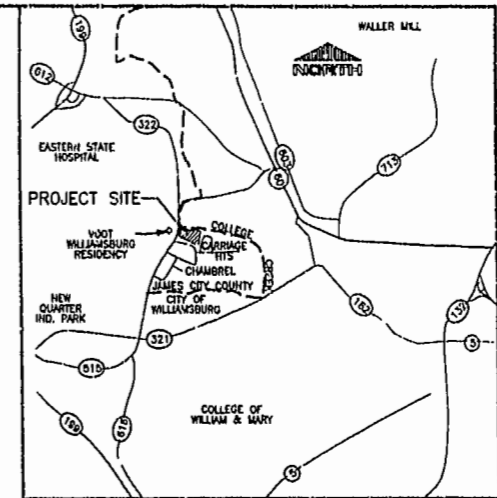
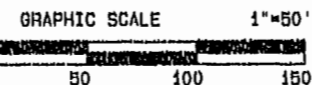
7/12/2002 *[Signature]*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

STATISTICAL DATA & NOTES

- PROPERTY IDENTIFIED AS TAX PARCEL "A" NO.: (39-1)(1-47), PROPERTY IDENTIFIED AS TAX PARCEL "B" NO.: (39-1)(1-47A) AND ZONED (MU) MIXED USE DISTRICT.
- THE PROPERTY WAS REZONED BY THE BOARD OF SUPERVISORS CASE NO (Z-3-00) WITH PROFFERS AND THE SUBDIVISION PLAN IS IN ACCORDANCE WITH THE IRONBOUND VILLAGE MASTER PLAN, DATED 9/13/2000.
- 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 30' 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.
- 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.

ACREAGE TABULATION

EXISTING PARCELS		PHASE I	
PARCEL A	5.19± AC.	PARCEL A	2.2508 AC.*
PARCEL B	2.558± AC.	PARCEL B	1.3071 AC.
TOTAL	7.748± AC.	TOTAL	3.5579 AC.
R\W		RECREATION OPEN SPACE (TO H\A)	
R/W PARCEL A	0.7011 AC.	PARCEL A	0.1003 AC.
R/W PARCEL B	0.4983 AC.	PARCEL B	0.1095 AC.
TOTAL	1.1994 AC.	TOTAL	0.2098 AC.
PHASE II		SOUTH & WEST OF R\W	
PHASE II TOTAL		PARCEL A	0.2640 AC.
PARCEL A	1.8764 AC.	PARCEL B	0.4764 AC.
PARCEL B	0.1662 AC.	TOTAL	0.7404 AC.
TOTAL	2.0426 AC.	PHASE I TOTAL	
PARCEL 3		PARCEL A	2.6151 AC.*
PARCEL A	0.1215 AC.	PARCEL B	1.8930 AC.
PARCEL B	0.0000 AC.	TOTAL	4.5081 AC.*
TOTAL	0.1215 AC.	* ACREAGE CALCULATED TO TIE-LINE	
REMAINING PHASE II			
PARCEL A	1.7549 AC.		
PARCEL B	0.1662 AC.		
TOTAL	1.9211 AC.		



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20201150
VICINITY MAP
1"=2000'

LEGEND

PHASE I & II BOUNDARY	
SETBACK LINE	
EASEMENT	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
IRON ROD SET	
IRON ROD FOUND	

PARCEL 3
IRONBOUND VILLAGE PHASE II
BEING A SUBDIVISION OF
PROPERTY OF
CUTTING EDGE
DEVELOPMENT, LLC.
JAMES CITY COUNTY, BERKELEY DISTRICT
COMMONWEALTH OF VIRGINIA
SCALE: 1" = 50' DATE 5/20/02
SHEET 1 OF 2

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
23 August 2002
at 9:36 AM/PM, PB 87, PG 40+41
DOCUMENT # 020019528
PETSY B. WOOLRIDGE, CLERK
[Signature] Dep. Clerk

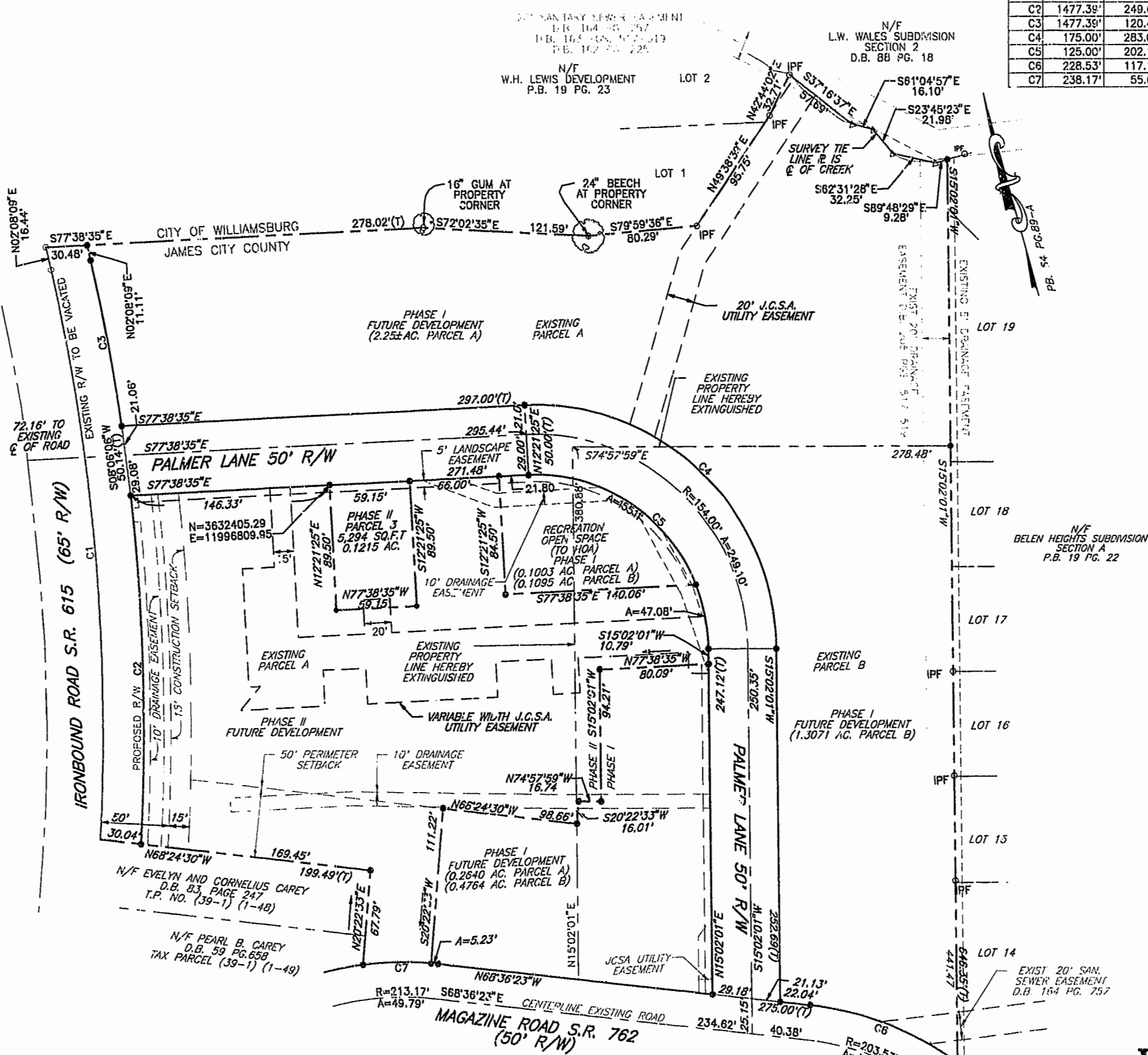
LANDMARK DESIGN GROUP
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

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020019528
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LINE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1447.39'	410.16'	N10°34'44"E	408.79'	16°14'11"	206.46'
C2	1477.39'	249.65'	N13°54'54"E	249.36'	9°40'55"	125.12'
C3	1477.39'	120.48'	N04°47'36"E	120.44'	4°40'20"	60.27'
C4	175.00'	283.07'	S31°18'19"E	253.20'	92°40'40"	183.38'
C5	125.00'	202.19'	S31°18'19"E	180.86'	92°40'41"	130.98'
C6	228.53'	117.14'	S53°55'21"E	115.86'	29°22'06"	59.89'
C7	238.17'	55.63'	N75°17'51"W	55.50'	13°22'56"	27.94'



LEGEND

PHASE I & II BOUNDARY	———
SETBACK LINE	- - - - -
EASEMENT	———
PROPERTY LINE	———
RIGHT-OF-WAY LINE	———
IRON ROD SET	•
IRON ROD FOUND	◦

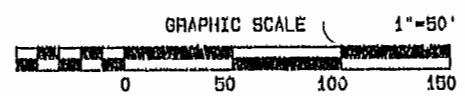
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City of Williamsburg & County of James City
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