

#021285

86 PAGE 80

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

SOURCE OF TITLE AND LAST PLACE OF RECORD: INSTRUMENT No. 990709 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA.

By: Christopher D. Capozzi DATE: 7-11-02
CHRISTOPHER D. CAPOZZI, L.S. No. 002398 DATE:

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) CERTIFY THAT THE RESUBDIVISION AS IT APPEARS ON THE PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS OR PROPRIETORS OF THE LAND SUBDIVIDED AND THE TRUSTEES IN ANY DEED OF TRUST, MORTGAGE, OR OTHER INSTRUMENTALITY IMPOSING A LIEN UPON SUCH LAND, IF ANY.

SIGNING FOR OWNERS OF LOT 6-A
KEY GROUP II L.L.C.
BY: THE FRANCISCUS COMPANY, INC. - MANAGER

By: Gary L. Werner DATE: 7-11-02
GARY L. WERNER, VICE PRESIDENT

RBC CENTURA
C.B. SERVICES, CORP., TRUSTEE

By: Ronald J. Spadafora DATE: 7-18-02
RONALD J. SPADAFORA, VICE PRESIDENT OF C.B. SERVICES CORP.

CERTIFICATE OF NOTARIZATION

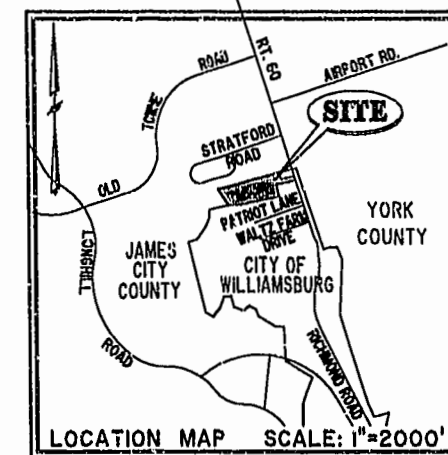
STATE OF VIRGINIA
CITY /COUNTY OF Norfolk TO WIT:

I Michelle M. Mason A NOTARY PUBLIC IN THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE ABOVE WRITING BEARING DATE ON THE 18th DAY OF July 2002 HAS ACKNOWLEDGED BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 18th DAY OF July 2002.

MY COMMISSION EXPIRES: 9/30/2005

NOTARY PUBLIC Michelle M. Mason



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY /COUNTY OF Virginia Beach TO WIT:

I Cynthia E. Stevens A NOTARY PUBLIC IN THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE ABOVE WRITING BEARING DATE ON THE 18th DAY OF July 2002 HAS ACKNOWLEDGED BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 18th DAY OF July 2002.

MY COMMISSION EXPIRES: 12/31/02

NOTARY PUBLIC Cynthia E. Stevens

CERTIFICATE OF APPROVAL

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

DATE: 7-19-02
Russ T. Hunt
AGENT OR REPRESENTATIVE
OF GOVERNING BODY

NOTES

- 1. THE WATER AND SANITARY SEWER SYSTEM ARE TO BE OWNED AND MAINTAINED BY THE CITY OF WILLIAMSBURG.
- 2. THE STREETS, STORM DRAINAGE SYSTEM, AND STORMWATER MANAGEMENT POND ARE PRIVATE AND OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.

STATE OF VIRGINIA,
CITY OF WILLIAMSBURG:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THIS 22 DAY OF July, 2002, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
PLAT BOOK 86, PAGE 80-84. @ 9:18 AM

TESTE: Betsy D. Woolridge, CLERK

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
22 July 2002
at 9:18 AM/PM, PG 86 PG 80-84
DOCUMENT # 021285
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk



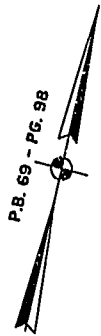
Hassell & Folkes, P.C.
Engineers Surveyors Planners
325 Valvo Parkway
Chesapeake, VA 23320
(757) 547-9531

DRAWN BY:	HJS	DATE:	09/14/01
COMP BY:	HBA	DATE:	09/31/01
CHECKED BY:	CDC	DATE:	07/11/02

RESUBDIVISION OF PROPERTY OF KEY GROUP II L.L.C. T.P. 281-0A-00-001, T.P. 252-01-00-006, AND T.P. 252-01-00-007 REF. P.B. 69 - PG. 98 CITY OF WILLIAMSBURG, VIRGINIA				
SIZE	CONTRACT NO	DISK/BOX	FILENAME	REV.
C		114/16	CLABORNE-RESUB	
SCALE: N/A	DATE: 02/11/02	SHEET 1 of 5		

JAMES CITY COUNTY TP 33-3-01-29
NOW OR FORMERLY
GARY E. & CATHY L. NESTER
D.B.619 P.603

JAMES CITY COUNTY TP 33-3-01-24
NOW OR FORMERLY
GOLDEN KNIGHTS, INC.
D.B.568 P.316



PART I
TP 281-0A-00-001
NOW OR FORMERLY
KEY GROUP II L.L.C.
INST. #990709

VARIABLE WIDTH UTILITY &
INGRESS/EGRESS EASEMENT
AREA = 175,763 SQ. FT. = 4.035 AC.

PROPERTY LINE AS SHOWN IN INST. #990709 HEREBY
VACATED IN ACCORDANCE W/STATE CODE 15.2-2278.

MARK II INVESTMENTS LTD.
D.B.130 P.671

TP 252-01-00-007
NOW OR FORMERLY
KEY GROUP II L.L.C.
INST. #990709

TP 252-01-00-006
NOW OR FORMERLY
KEY GROUP II L.L.C.
INST. #990709

TP 202-05-00-001
NOW OR FORMERLY
CHELSEA GCA REALTY PARTNERSHIP, L.P.
D.B.113 P.693

TP 202-04-00-001
NOW OR FORMERLY
CHELSEA GCA REALTY PARTNERSHIP, L.P.
D.B.106 P.407

SEE SHEET 3

LOT 6-A
AREA = 644,256 SQ. FT.
= 14.790 AC.

MATCH LINE

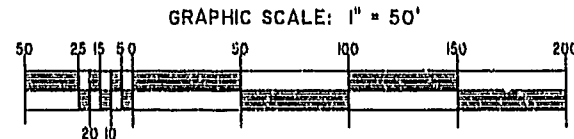
DETAIL
N.T.S.

U.S. RTE. 60
RICHMOND ROAD
P.B. 59 - PG. 98

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
22 July 2002
at 9:18 AM/P.M. PB 86 PG 80 of
DOCUMENT # 021285
BETSY B. WOOLRIDGE, CLERK,
Claudia A. ..., Dep. Clerk

RESUBDIVISION OF
PROPERTY OF
KEY GROUP II L.L.C.
T.P. 281-0A-00-001, T.P. 252-01-00-006,
AND T.P. 252-01-00-007
REF. P.B. 69 - PG. 98
CITY OF WILLIAMSBURG, VIRGINIA

STATE OF VIRGINIA,
CITY OF WILLIAMSBURG:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY
OF WILLIAMSBURG THIS 22 DAY OF July, 2002, THIS
MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
PLAT BOOK 86 PAGE 80-81 @ 9:18 AM
TESTE: *Betsy Woolridge* CLERK



Hassell & Polkey, P.C. Engineers Surveyors Planners Chesapeake, VA, 23320 (757) 547-9531	SIZE C	CONTRACT NO	DISK/BOX 114/16	FILENAME CLASORNE-RESUB	REV.
SCALE: 1" = 50'	DATE: 02/11/02	SHEET 2 of 8			

#02/285

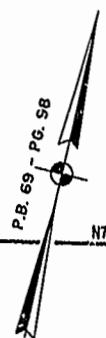
86 PAGE 82

JAMES CITY COUNTY TP 33-3-01-27
NOW OR FORMERLY
ARTCRAFT - STRATFORD, L.C.
D.B. 649 P. 470

JAMES CITY COUNTY TP 33-3-01-28
NOW OR FORMERLY
GARY E. & CATHY L. NESTER
D.B. 509 P. 735

JAMES CITY COUNTY TP 33-3-01-29
NOW OR FORMERLY
GARY E. & CATHY L. NESTER
D.B. 619 P. 683

JAMES CITY COUNTY
TP 33-3-01-24
NOW OR FORMERLY
GOLDEN KNIGHTS, INC.
D.B. 568 P. 316



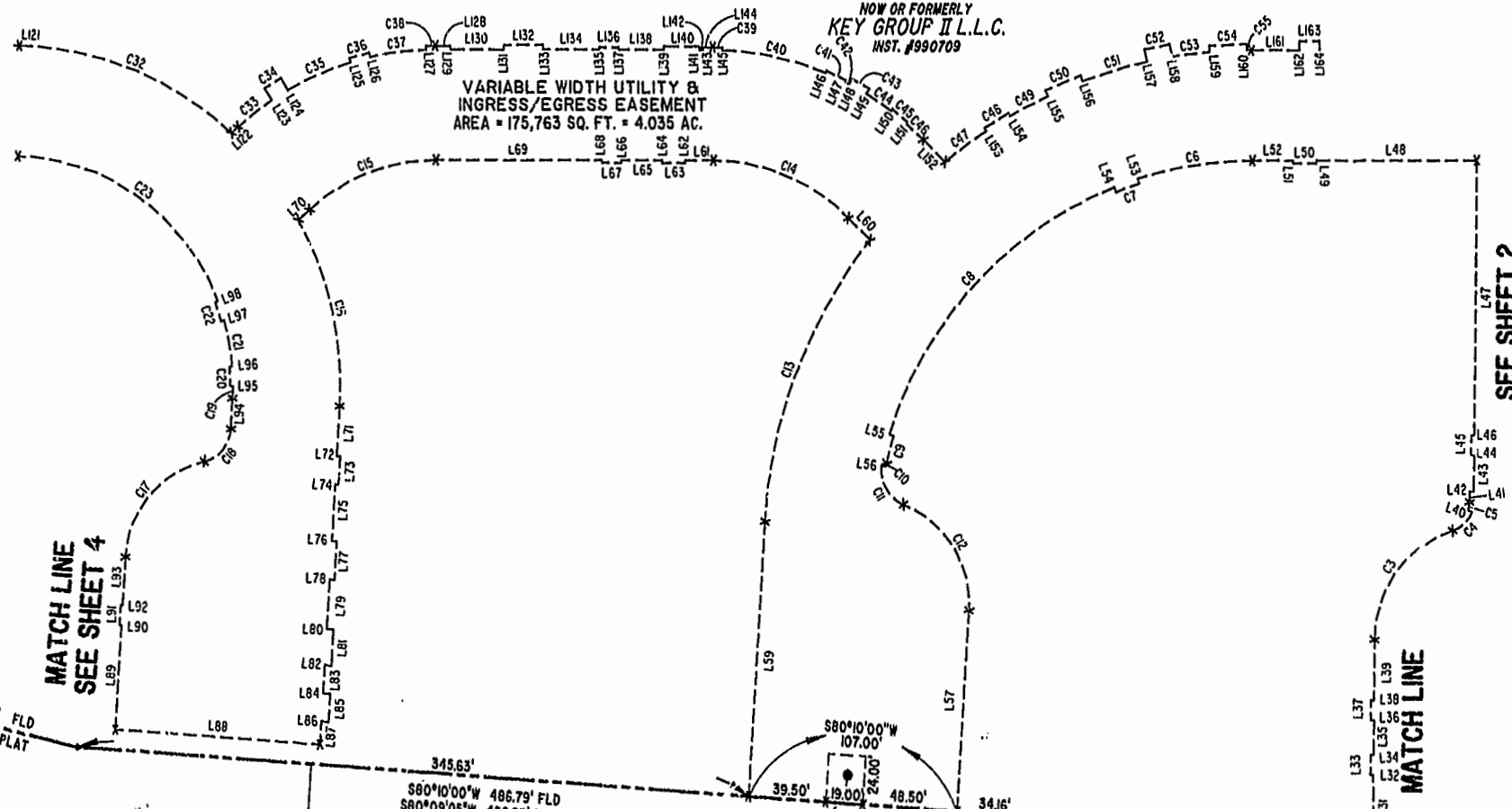
N77°32'26"E 479.30' P.P.E.F.T. N76°09'49"E 276.18' P.P.E.F.T. N76°08'06"E 199.90' P.P.E.F.T. N76°09'08"E 322.08' P.P.E.F.T. N76°06'26"E 179.99'

LOT 6-A

AREA = 644,256 SQ. FT.
= 14.790 AC.

PART I
TP 281-0A-00-001
NOW OR FORMERLY
KEY GROUP II L.L.C.
INST. #990709

VARIABLE WIDTH UTILITY &
INGRESS/EGRESS EASEMENT
AREA = 175,763 SQ. FT. = 4.035 AC.



MATCH LINE
SEE SHEET 4

SEE SHEET 2

MATCH LINE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
22 July 2002
at 2:18 AM/PM, PB. 86 PG. 8084
DOCUMENT # 02/285
BETSY B. WOOLRIDGE, CLERK
B. Woolridge, Dep. Clerk

S89°22'17"W 240.26' FLD
S89°21'22"W 240.27' PLAT

345.63'
S80°10'00"W 486.79' FLD
S80°09'05"W 486.83' PLAT

19'x24' EMERGENCY ACCESS ESMT.
INST. #000897

S80°10'00"W 107.00'
S80°09'04"W 249.17' FLD
S90°08'09"W 249.18' PLAT

S80°09'04"W 249.17' FLD
S90°08'09"W 249.18' PLAT

S77°14'03"W 150.89' FLD
S77°13'08"W 150.03' PLAT

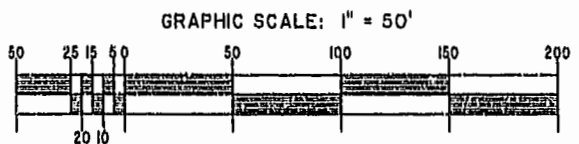
TP 281-10-00-0
NOW OR FORMERLY
752 L.L.C.
INST. #980305

TP 282-08-00-001
NOW OR FORMERLY
752 L.L.C.
INST. #980305

TP 281-10-00-0
NOW OR FORMERLY
752 L.L.C.
INST. #980305

TP 282-08-00-001
NOW OR FORMERLY
752 L.L.C.
INST. #980305

STATE OF VIRGINIA,
CITY OF WILLIAMSBURG:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY
OF WILLIAMSBURG THIS 22 DAY OF July, 2002, THIS
MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
PLAT BOOK 86 PAGE 80-84 @ 9:18 AM
TESTE: *B. Woolridge* CLERK
B. Woolridge CLERK



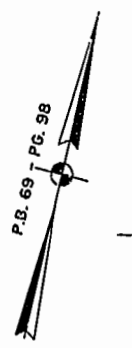
RESUBDIVISION OF
PROPERTY OF
KEY GROUP II L.L.C.
T.P. 281-0A-00-001, T.P. 252-01-00-006,
AND T.P. 252-01-00-007
REF. P.B. 69 - PG. 98
CITY OF WILLIAMSBURG, VIRGINIA

Hassell & Folkes, P.C. Engineers, Surveyors, Planners Chesapeake, VA, 23320 (757) 547-9531	SIZE C	CONTRACT NO	DISK/BOX 14/16	FILENAME CLAIBORNE-RESUB	REV.
SCALE: 1" = 50'	DATE: 02/11/02	SHEET 3 of 5			

#021285

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JAMES CITY COUNTY TP 33-3-01-27
NOW OR FORMERLY
ARTCRAFT - STRATFORD, L.C.
D.B.649 P.470



CITY OF WILLIAMSBURG CORPORATE LIMITS
JAMES CITY COUNTY CORPORATE LIMITS
18" PIPELINE ESM.T. CITY OF NEWPORT NEWS
D B 78 P 491

N77°32'26"E 479.30'
N76°09'49"E 276.10'

200' VA. POWER ESM.T. 48
P.B. 69 P. 98, P.B. 12 P. 48

VARIABLE WIDTH UTILITY &
INGRESS/EGRESS EASEMENT
AREA = 175,763 SQ. FT. = 4.035 AC.

LOT 6-A
AREA = 644,256 SQ. FT.
= 14.790 AC.

PART I
TP 281-0A-00-001
NOW OR FORMERLY
KEY GROUP II L.L.C.
INST. #990709

JAMES CITY COUNTY TP 33-3-01-30
NOW OR FORMERLY
PHILIP RICHARDSON CO., INC.
P.B. 69 P. 98
INST. #980012581

DETAIL
N.T.S.

STORMWATER EASEMENT
INST. #00896

MATCH LINE
SEE SHEET 3

TP 281-03-00-A
NOW OR FORMERLY
SALAH & CHANG TURKMANI
D.B. 94 P. 92

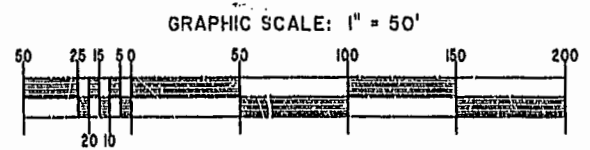
TP 281-10-00-D
NOW OR FORMERLY
752 L.L.C.
INST. #980305

TP 282-08-00-001
NOW OR FORMERLY
752 L.L.C.
INST. #980305

RESUBDIVISION OF
PROPERTY OF
KEY GROUP II L.L.C.
T.P. 281-0A-00-001, T.P. 252-01-00-006,
AND T.P. 252-01-00-007
REF. P.B. 69 - PG. 98
CITY OF WILLIAMSBURG, VIRGINIA

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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at 9:18 AM in P.B. 86 PG 80-84
DOCUMENT # 021285
BETSY B. WOOLRIDGE, CLERK
B. Clavin Dep. Clerk

STATE OF VIRGINIA,
CITY OF WILLIAMSBURG:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY
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PLAT BOOK 86 PAGE 80-84
TESTED BY Betsy B. Woolridge CLERK



Hassell & Folkes, P.C. Engineers Surveyors Planners Chesapeake, VA 23320 (757) 547-9531	SIZE C	CONTRACT NO 114/16	DISK/BOX 114/16	FILENAME CLAIBORNE-RESUB	REV. 1
SCALE: 1" = 50'		DATE: 02/11/02		SHEET 4 of 5	

#021285

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LINE TABLE - UTILITY & INGRESS/EGRESS EASEMENT

CURVE TABLE - UTILITY & INGRESS/EGRESS EASEMENT

Table with columns: LINE, BEARING, DISTANCE. Rows L1 to L77.

Table with columns: LINE, BEARING, DISTANCE. Rows L78 to L154.

Table with columns: LINE, BEARING, DISTANCE. Rows L155 to L192.

Table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, TANGENT, CHORD BEARING, LENGTH. Rows C1 to C63.

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 22 July 2002 at 9:18 AM in Case No. 86 PG 80-84 DOCUMENT # 021285 GETSY B. WOOLRIDGE, CLERK



RESUBDIVISION OF PROPERTY OF KEY GROUP II L.L.C. T.P. 281-0A-UO-001, T.P. 252-01-00-006, AND T.P. 252-01-00-007 REF. P.B. 69 - PG. 98 CITY OF WILLIAMSBURG, VIRGINIA

Table with columns: Hassell & Foltes, P.C., SIZE, CONTRACT NO, DISK/BOX, FILENAME, REV., SCALE, DATE, SHEET.