

# 030001591

89 PAGE 21

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.  
OWNER: CWTW WILLIAMSBURG, L.P.

BY: [Signature] 10/29/02  
SIGNATURE DATE  
Steven A. Middleton Manager of GP  
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia  
CITY/COUNTY OF Richmond  
I, Mildred G. Anderson 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 29th DAY OF October, 2002. MY COMMISSION EXPIRES July 31, 2004  
[Signature]  
(SIGNATURE)

TRUSTEE

BY: [Signature] 11/13/02  
SIGNATURE DATE  
BARRY L. MUSSELMAN

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia  
CITY/COUNTY OF Richmond  
I, Renny Dutschall 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 13th DAY OF November, 2002. MY COMMISSION EXPIRES 8-31-04  
[Signature]  
(SIGNATURE)

TRUSTEE: SOUTHTRUST BANK

BY: [Signature] 11/13/02  
SIGNATURE DATE  
BARRY L. MUSSELMAN Group Vice President  
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia  
CITY/COUNTY OF Richmond  
I, Penny Dutschall 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 13th DAY OF November, 2002. MY COMMISSION EXPIRES 8-31-04  
[Signature]  
(SIGNATURE)

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
15 January 2003  
at 2:49 AM/PM, PB 89 PG 1422  
DOCUMENT # 030001591  
BETSY B. WOOLRIDGE, CLERK  
[Signature] Clerk

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 3230100012
- 2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY--NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0035 B, DATED FEB. 6, 1991.
- 3. THIS PROPERTY IS ZONED R-5
- 4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:  
P.B. 63, PAGE 82-83  
D.B. 780, PAGE 146  
INST. NO. 010006409
- 7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 310
- 8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- 9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 10. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 through 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 11. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- 12. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 13. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
- 14. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 15. ANY OLD WELLS THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

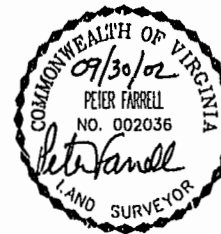
CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY TATE TERRACE REALTY INVESTORS, INC. TO CWTW WILLIAMSBURG, L.P. BY DEED DATED 04/10/01 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 010006409.

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.

DATE 9-30-02 [Signature]  
PETER FARRELL, LS NO. 002036

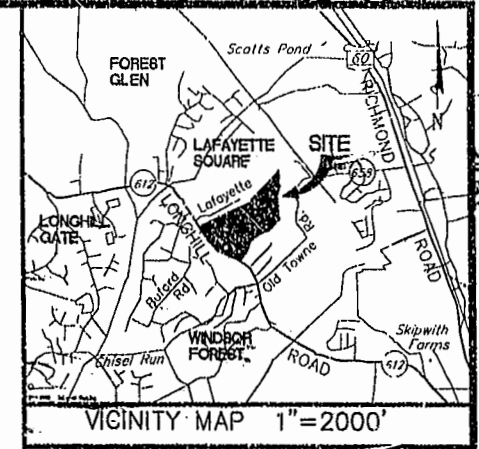


CERTIFICATE OF APPROVAL:

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

DATE 11/19/2002 [Signature]  
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 11/25/02 [Signature]  
SUBDIVISION AGENT OF JAMES CITY COUNTY



STATE OF VIRGINIA, COUNTY OF JAMES CITY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 15 DAY OF January, 2003 @ 2:49 PM AS THE LAW DIRECTS.

TESTE: BETSY B. WOOLRIDGE, CLERK OF CIR. COURT CLERK [Signature]

PLAT BOOK 89 PAGE 2142

PLAT SHOWING  
BOUNDARY LINE ADJUSTMENT  
FOR THE PROPERTY OF  
CWTW WILLIAMSBURG, L.P.

POWATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: SEPT. 30, 2002 SCALE: 1"=60'  
SHEET 1 OF 2



4029 Ironbound Road  
Suite 100  
Williamsburg, VA 23185  
Tel. (757) 253-2975  
Fax (757) 229-0049  
Email: lmdg@landmarkdg.com  
5544 Greenwich Road  
Suite 200  
Virginia Beach, VA 23462  
Tel (757) 473 2000  
Fax (757) 497 7933  
Email: lmdg@landmarkdg.com

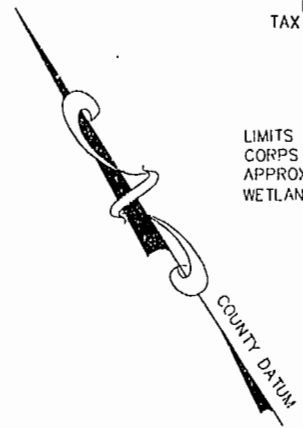
DRAWN BY: PF  
CHKD. BY: SAR

PROJ. NO.: 1950040-000.24  
DWG. NO.: 13577 W

N/F  
LAFAYETTE FAMILY, LTD.  
D.B. 408, PG. 169  
TAX PARCEL 3230100007A

LIMITS OF US ARMY  
CORPS OF ENGINEERS  
APPROXIMATE JURISDICTIONAL  
WETLANDS

N/F  
HORNSBY  
INST. NO. 99004594L  
TAX PARCEL 3240100029



COUNTY DATUM

1056.84'

EXISTING NATURAL  
OPEN SPACE EASEMENT  
INST. NO. 020001189  
P.B. 84, PG. 81

N=3641212.28  
E=11989558.20  
EXISTING 25'  
UTILITY EASEMENT  
D.B. 342, PG. 68

PROPERTY OF  
CWTW WILLIAMSBURG, L.P.  
TAX PARCEL ID: 3230100012  
INST. NO. 010006409  
OLD AREA = 1,093,000± S.F.  
25.09± AC.

NEW AREA = 1,086,479± S.F.  
25.02± AC.

EXISTING NATURAL  
OPEN SPACE EASEMENT  
INST. NO. 020001189  
P.B. 84, PG. 81

SPOTTSWOOD COMMONS APARTMENTS

EXISTING  
VIRGINIA ELECTRIC AND  
POWER COMPANY R/W  
(ALONG EXISTING POLE LINE)  
D.B. 116, PG. 625

AREA OF BOUNDARY  
ADJUSTMENT = 6,521 S.F.  
= 0.1497 AC.

1100'± TO  
OLDE TOWNE RD.

OHE  
PP  
IRF  
N36°15'23"W  
154.65'

N60°40'37"E

N36°15'23"W  
154.65'

N43°31'56"W  
68.20'

N51°08'58"W  
67.55'

N43°31'56"W  
68.20'

N51°25'30"W  
214.27'

N53°59'33"W  
107.66'

N59°03'40"W  
122.76'

N63°18'09"W  
96.87'

N64°25'41"W  
103.47'

N70°38'31"W  
79.33'

N70°38'31"W  
79.33'

N75°49'16"W  
101.61'

N66°45'46"W  
100.02'

N=3640649.38  
E=11930425.83

RIGHT OF WAY LINE  
HEREBY EXTINGUISHED

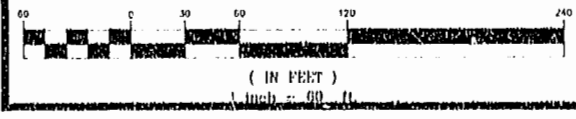
LONGHILL ROAD STATE ROUTE NO. 612  
VARIABLE WIDTH R/W

RIGHT OF WAY LINE  
HEREBY EXTINGUISHED

LEGEND

- UTILITY POLE OVERHEAD LINES
- FENCE
- EASEMENT LINE
- WETLANDS LINE
- PROPERTY LINE
- CONCRETE

GRAPHIC SCALE



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
15 January 2003  
at 2:49 AM/PM, P.B. 89, PG. 21 of 22  
DOCUMENT # 030001591  
BY: B. WOOLRIDGE, CLERK  
B. Woolridge, Dep. Clerk



PLAT SHOWING  
BOUNDARY LINE ADJUSTMENT  
FOR THE PROPERTY OF  
CWTW WILLIAMSBURG, L.P.

POWhatan DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: SEPT. 30, 2002 SCALE: 1"=60'  
SHEET 2 OF 2



DRAWN BY: PF  
CHKD. BY: SAR

PROJ. NO.: 1950040-000.24  
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