

#030030432

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COLONIAL WILLIAMSBURG FOUNDATION TO WILLIAMSBURG DEVELOPMENTS, INC. BY DEED DATED 9/24/92 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 583 AT PAGE 672. ("A", "B1" & "B"), AND BY VIRGINIA E. GREENE, TO COLONIAL WILLIAMSBURG FOUNDATION BY DEED DATED 10/02/69 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 123 AT PAGE 497. ("C")

OWNER'S CERTIFICATE: WILLIAMSBURG DEVELOPMENTS, INC. ("A", "B1" & "B")

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: WILLIAMSBURG DEVELOPMENTS, INC.:

BY: Victoria Gussman 8-15-03
SIGNATURE DATE
VICTORIA GUSSMAN VICE PRESIDENT
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF Williamsburg
I, Linda Bland Goodman 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 15th DAY OF August, 2003. MY COMMISSION EXPIRES May 31, 2005

Linda Bland Goodman
(SIGNATURE)

OWNER'S CERTIFICATE: COLONIAL WILLIAMSBURG FOUNDATION. ("C")

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: COLONIAL WILLIAMSBURG FOUNDATION

BY: Andrew J. Hungerman 9/2/03
SIGNATURE DATE
Andrew J. Hungerman V.P. - Operations
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF Williamsburg
I, Karen Baker Willetts 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 2nd DAY OF September, 2003. MY COMMISSION EXPIRES March 31, 2006

Karen Baker Willetts
(SIGNATURE)

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.

8-14-03 Peter Farrell
DATE PETER FARRELL, LS NO. 002036

CERTIFICATE OF APPROVAL:

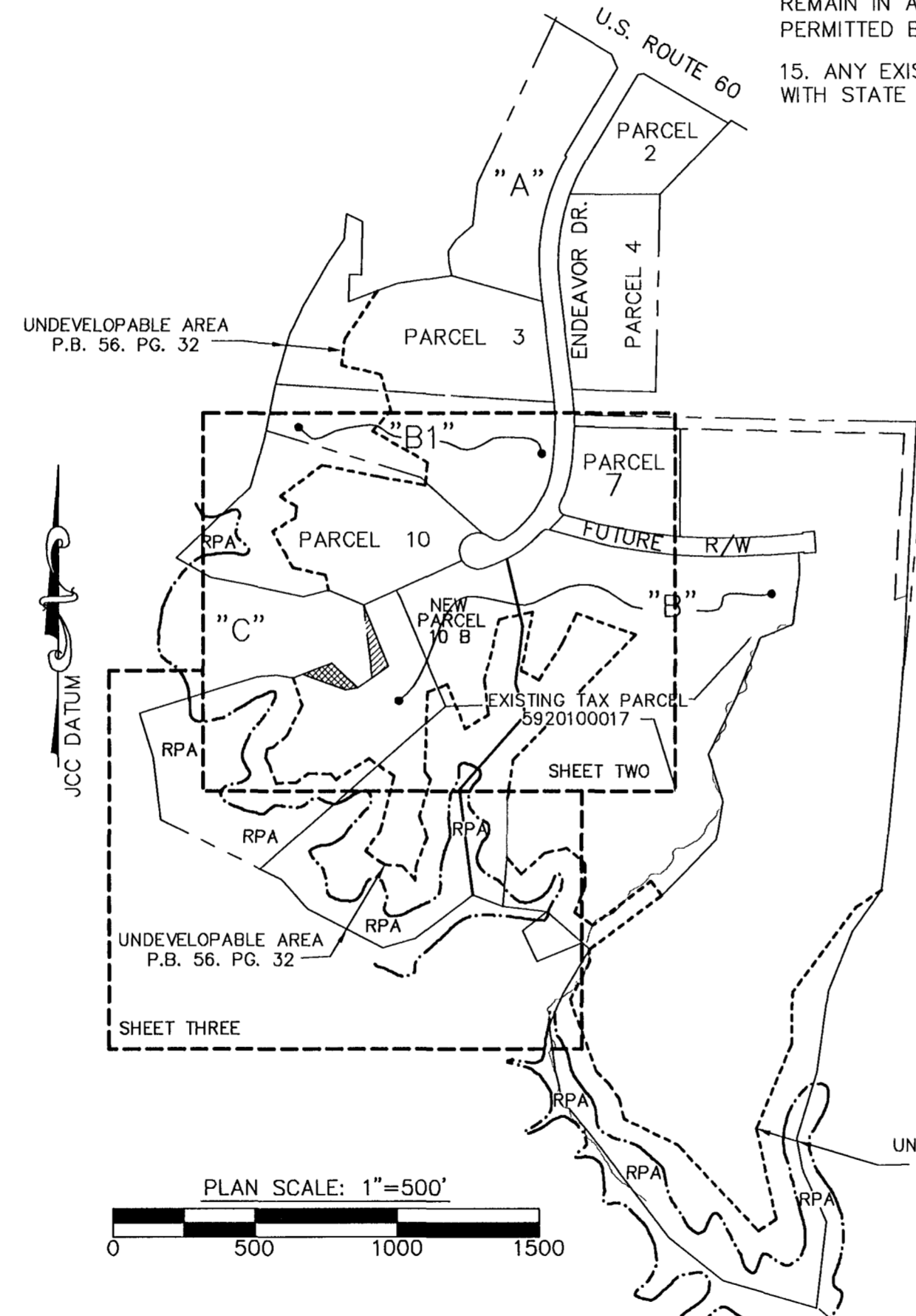
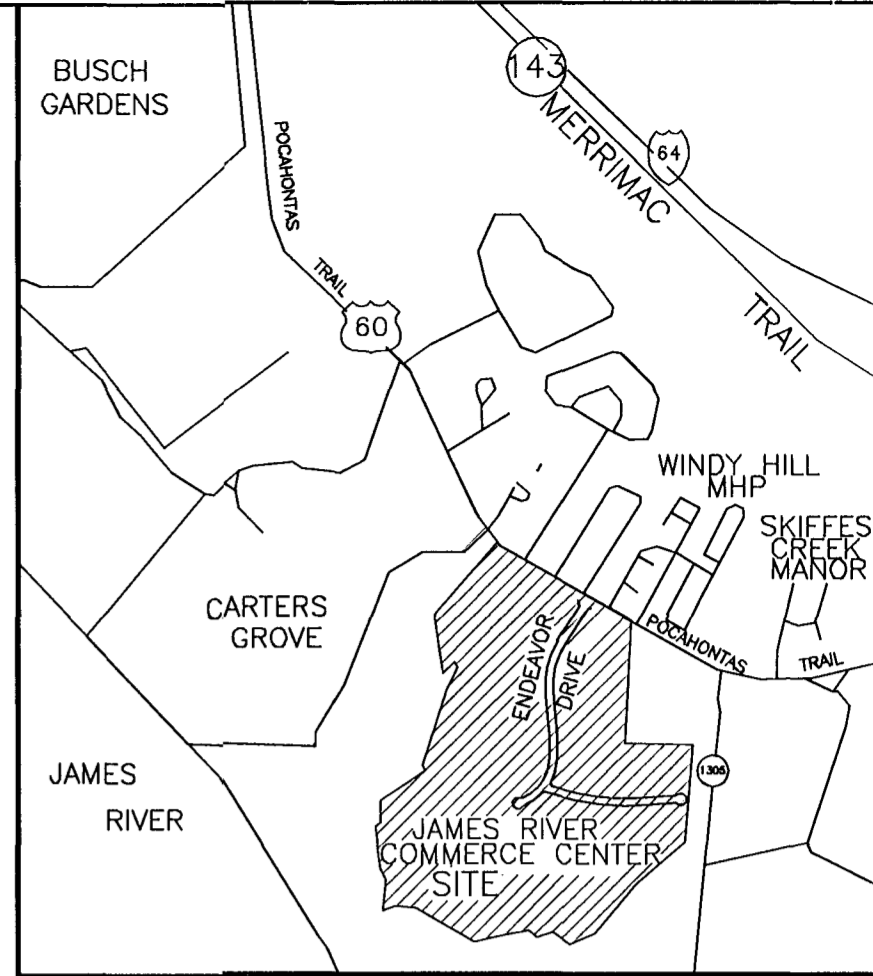
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

9-4-3 Ang Handy
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

9/12/03
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

NOTES:

- THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 5920100017 ("A", "B1" & "B") AND 5910100030A ("C")
- THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X AND AE (EL 8.5), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0060 B, DATED FEB. 6, 1991.
- THIS PROPERTY IS ZONED "M1"-LIMITED BUSINESS/INDUSTRIAL DISTRICT, WITH PROFFERS. (WILLIAMSBURG DEVELOPMENTS) AND R8 (COLONIAL WILLIAMSBURG FOUNDATION)
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:
P.B. 80, PAGE 21 P.B. 56, PAGE 32
D.B. 586 PAGE 454 P.B. 55, PAGE 43
P.B. 67, PAGE 87 P.B. 65, PAGE 90
D.B. 583, PAGE 672 P.B. 87, PAGE 8-10
- COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 326
N 3600167.875
E 12033197.047
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- PORTIONS OF THIS PROPERTY CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THEREFORE ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 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.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



AREA TABULATION

TAX PARCEL: 5920100017 ("A" + "B1" + "B")

OLD AREA:	"A" = 8.1510 AC.
	"B1" = 9.8575 AC.
	"B" = 70.20± AC.
TOTAL	= 88.21± AC.
LESS PARCEL 10 B	= 34.7076 AC.
PLUS BOUNDARY	= 0.0000 AC.
LINE ADJUSTMENT	
NEW TOTAL AREA	= 53.50± AC.

TAX PARCEL: 59910100030A ("C")

OLD AREA:	= 242.309 AC.
LESS BOUNDARY	= 0.0000 AC.
LINE ADJUSTMENT	
NEW TOTAL AREA	= 242.309 AC.

BOUNDARY LINE ADJUSTMENT

	AREA FROM TAX PARCEL 5920100017 TO BE ADDED TO TAX PARCEL 5910100030A
	AREA FROM TAX PARCEL 5910100030A TO BE ADDED TO TAX PARCEL 5920100017

PLAT SHOWING PARCEL 10 B BEING A SUBDIVISION OF THE PROPERTY OF WILLIAMSBURG DEVELOPMENTS INC. AND A BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF WILLIAMSBURG DEVELOPMENTS INC. AND COLONIAL WILLIAMSBURG FOUNDATION AT THE JAMES RIVER COMMERCE CENTER ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 08/14/03 SCALE: 1"=100'
SHEET 1 OF 3



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 8th DAY OF October 2003 AS THE LAW DIRECTS. @ 12:18 PM

TESTE: Betsy B. Woolridge CLERK
Claudia N. Binkley, Dep. Clerk
PLAT BOOK # 030030432 PAGE _____



4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
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

#030030432

UNDEVELOPABLE AREA
P.B. 56, PG. 32

TAX PARCEL NO. 5920100017

PARCEL 7

UNDEVELOPABLE AREA
P.B. 56, PG. 32

N/F
HALLMARK ENTERPRISE, LLC
PARCEL 10
P.B. 80, PG. 21
INST. NO. 010001692
TAX PARCEL 5920100052
ZONING: M1

NOTE:
NO INGRESS/EGRESS PERMITTED
BETWEEN POINTS A & B AND C & D
INST. NO. 020026389

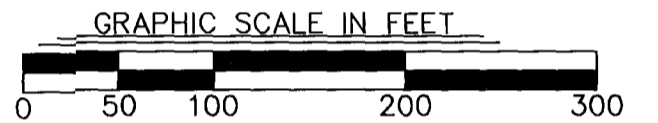
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80' R/W
P.B. 65, PG. 90

ENDEAVOR DRIVE

ENDEAVOR DRIVE
FUTURE R/W

PROPERTY OF
WILLIAMSBURG DEVELOPMENTS, INC.
P.B. 87, PG. 8-10
D.B. 583, PG. 672
TAX PARCEL 5920100017
ZONING: M1
OLD AREA=88.21± AC.
("A" + "B1" + "B" - SEE SHEET 1)
NEW AREA=53.50± AC.



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8 October 2003
at 12:18 AM/PM, PB PG
DOCUMENT # 030030432
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

PARCEL 10 B
TOTAL AREA = 34.7076 AC.
1,511,862 S.F.
DEVELOPABLE AREA = 13.2121 AC.
575,521 S.F.

PROPERTY OF
COLONIAL WILLIAMSBURG FOUNDATION
CARTERS GROVE TRACT
P.B. 56, PG. 33
D.B. 123, PG. 497
TAX PARCEL 5910100030A
ZONING: R8
OLD AREA=242.309 AC.
(PER JCC ASSESSOR'S OFFICE)
NEW AREA=242.309 AC.

LIMITS OF
ARCHAEOLOGICAL SITE

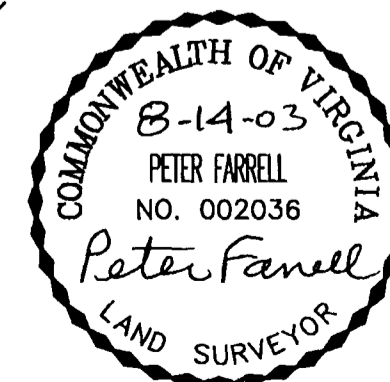
NEW PROPERTY LINE
PROPERTY LINE TO
BE EXTINGUISHED

PROPERTY LINE TO
BE EXTINGUISHED

NEW PROPERTY LINE

PLAT SHOWING
PARCEL 10 B
BEING A SUBDIVISION OF
THE PROPERTY OF
WILLIAMSBURG DEVELOPMENTS INC.
AND A
BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
WILLIAMSBURG DEVELOPMENTS INC.
AND
COLONIAL WILLIAMSBURG FOUNDATION
AT THE
JAMES RIVER COMMERCE CENTER
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 08/14/03 SCALE: 1"=100'
SHEET 2 OF 3



**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@landmarkdg.com

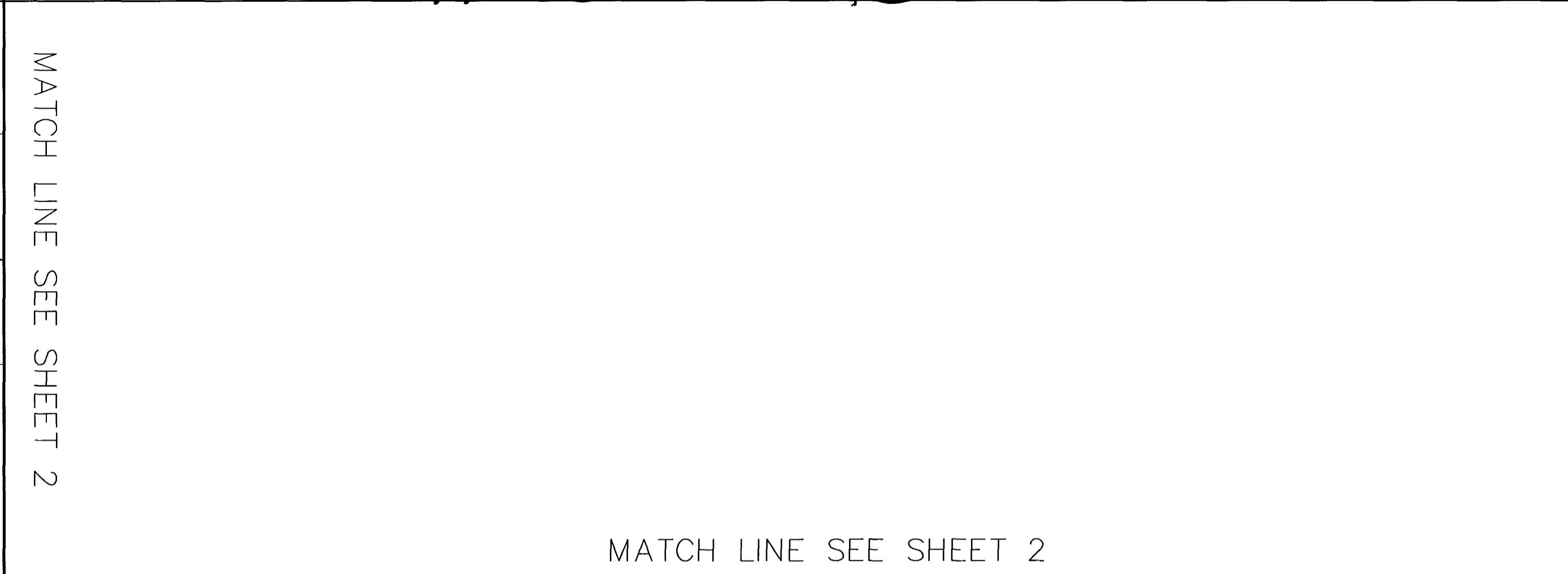
5544 Greenwich Road
Suite 200
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdg.com

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

1956016-000.51 JFCC Parcel 10B Subd & Bldg Plat\PARCEL 10B PLAT.dwg

#030030432



PROPERTY OF
COLONIAL WILLIAMSBURG FOUNDATION
CARTERS GROVE TRACT
P.B. 56, PG. 33
D.B. 123, PG. 497
TAX PARCEL 5910100030A
ZONING: R8
OLD AREA=242.309 AC.
(PER JCC ASSESSOR'S OFFICE)
NEW AREA=242.309 AC.

UNDEVELOPABLE AREA
P.B. 56, PG. 32

PARCEL 10 B
TOTAL AREA = 34.7076 AC.
1,511,862 S.F.
DEVELOPABLE AREA = 13.2121 AC.
575,521 S.F.

N/F
BASF CORPORATION
P.B. 51, PG. 62
D.B. 456, PG. 624
TAX PARCEL 5940100003
ZONING: M2

PROPERTY OF
WILLIAMSBURG DEVELOPMENTS, INC.
P.B. 87, PG. 8-10
D.B. 583, PG. 672
TAX PARCEL 5920100017
ZONING: M1
OLD AREA=88.21 AC.
("A" + "B1" + "B" - SEE SHEET 1)
NEW AREA=53.50± AC.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8 October 2003
at 12:18 AM/PM, PG. —
DOCUMENT # 030030432
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

PLAT SHOWING
PARCEL 10 B
BEING A SUBDIVISION OF
THE PROPERTY OF
WILLIAMSBURG DEVELOPMENTS INC.
AND A
BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
WILLIAMSBURG DEVELOPMENTS INC.
AND
COLONIAL WILLIAMSBURG FOUNDATION
AT THE
JAMES RIVER COMMERCE CENTER
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

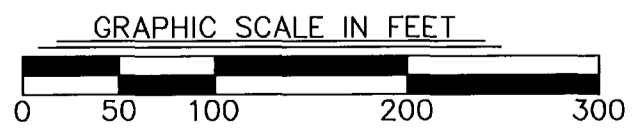
DATE: 08/14/03 SCALE: 1"=100'
SHEET 3 OF 3

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	78.00'	99.37'	57.71'	92.78'	S67°23'43"E	72°59'25"
C2	520.00'	112.41'	56.43'	112.19'	N68°18'48"E	12°23'10"
C5	2320.00'	507.53'	254.78'	506.52'	S79°24'40"E	12°32'03"
C6	2320.00'	364.72'	182.74'	364.34'	N89°49'05"E	9°00'26"
C7	2400.00'	944.17'	478.27'	938.09'	S83°24'55"E	22°32'25"
C8	2360.00'	908.26'	459.82'	902.66'	S83°39'37"E	22°03'02"

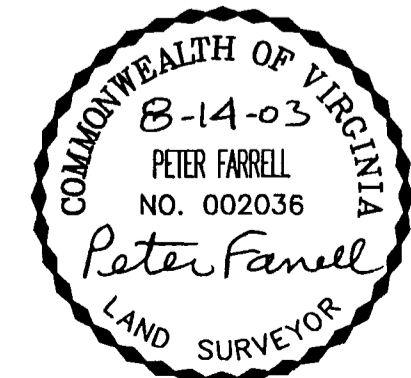
LINE TABLE		
LINE	LENGTH	BEARING
L1	72.32'	N86°55'28"E
L2	70.94'	S79°52'55"E
L3	44.84'	N68°30'57"E
L4	191.75'	S69°48'00"E
L5	52.66'	N82°51'16"E
L6	74.25'	N54°31'00"E

EXTINGUISHED LINES - LINE TABLE		
LINE	LENGTH	BEARING
L7	127.72'	N68°30'57"E
L8	155.50'	S46°48'20"E
L9	82.25'	N54°31'00"E
L10	282.53'	N21°55'30"W

8'49"E
8'34"E



N/F
BASF CORPORATION
P.B. 51, PG. 62
D.B. 456, PG. 624
TAX PARCEL 5940100003
ZONING: M2



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Landscape Architects • Environmental Consultants

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