

#040004121

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.

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.

PROPERTY OWNER: WILLIAMSBURG DEVELOPMENTS, INC.:

Victoria Gussman 12-11-03
 SIGNATURE DATE
 BY: **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 11th
 DAY OF December, 2003. MY COMMISSION EXPIRES
May 31, 2005

Linda Bland Goodman
 (SIGNATURE)

EASEMENT OWNER: THE COLONIAL WILLIAMSBURG FOUNDATION:

Andrew J. Hungerman III 12/12/03
 SIGNATURE DATE
 BY: **Andrew J. Hungerman III**
 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 12th
 DAY OF December, 2003. MY COMMISSION EXPIRES
May 31, 2005

Linda Bland Goodman
 (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.

Peter Farrell 11-25-03
 PETER FARRELL, LS NO. 002036 DATE



CERTIFICATE OF APPROVAL:

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

12/18/03 *A. J. Stands*
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

1/21/04 *[Signature]*
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

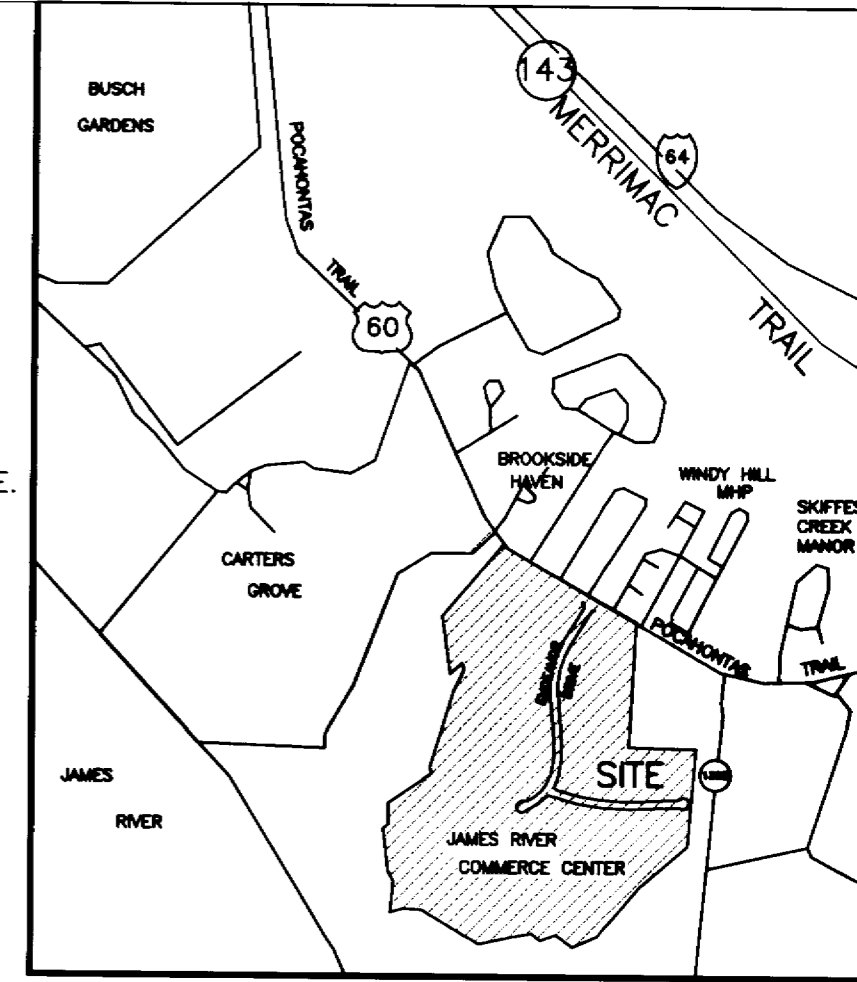
STATE OF VIRGINIA, COUNTY OF JAMES CITY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 9 February 2004 DAY OF February 2004 AS THE LAW DIRECTS.

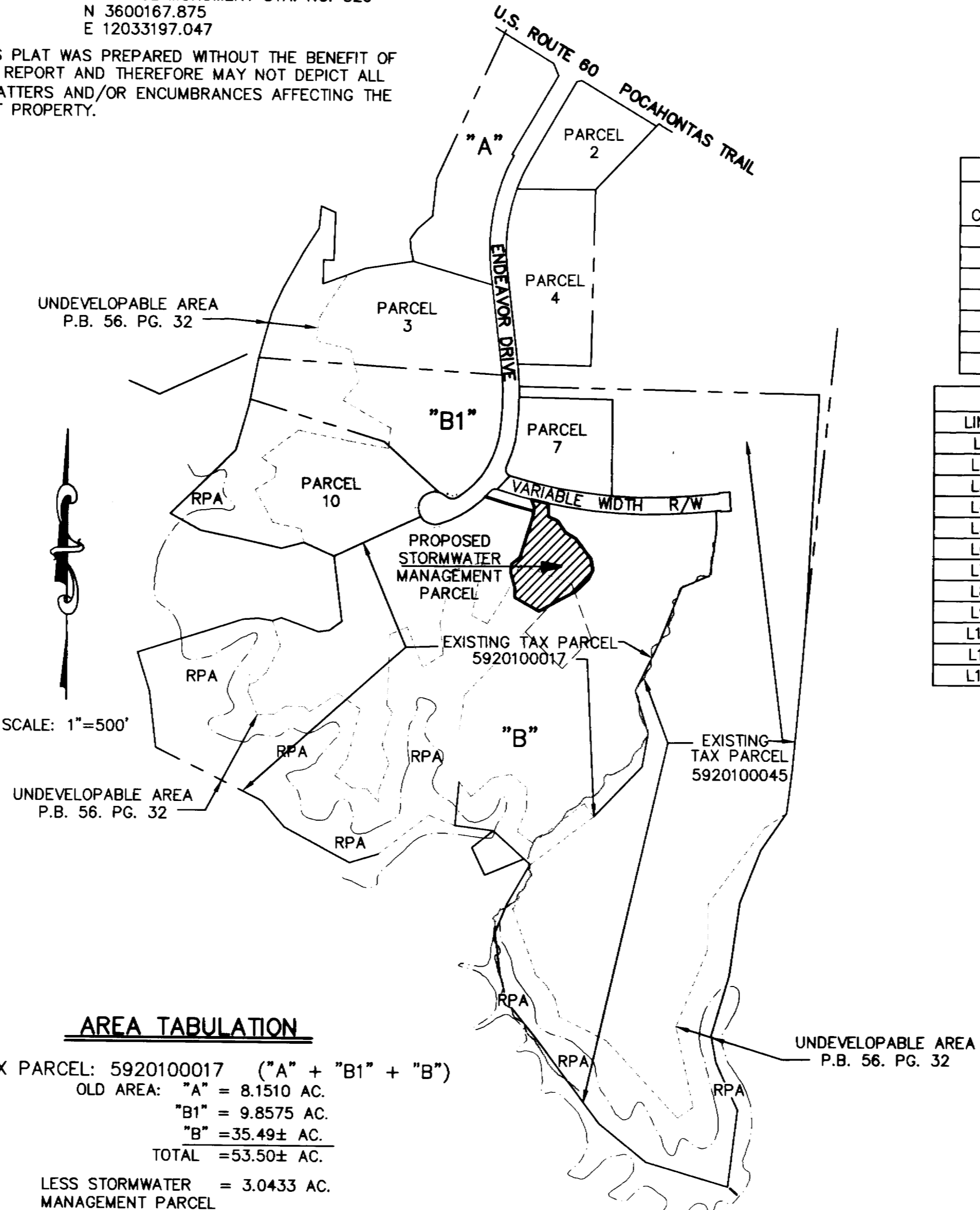
TESTE: *Betsy B. Woolridge* CLERK
Claudia H. Burkholz, Dep. Clerk
 DOCUMENT NO. 040004121

NOTES:

1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 5920100017
2. 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.
3. THIS PROPERTY IS ZONED "M1"-LIMITED BUSINESS/INDUSTRIAL DISTRICT WITH PROFFERS.
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. 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
7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 326
 N 3600167.875
 E 12033197.047
8. 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.
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 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. SIGNS SHALL COMPLY WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
12. 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.
13. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
14. THIS PROPERTY IS SUBJECT TO A PROFIT AND EASEMENT AGREEMENT RECORDED IN D.B. 583, PG 691.
15. 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.
16. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



VICINITY MAP 1" = 2000'



AREA TABULATION

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

OLD AREA:	"A" = 8.1510 AC.
	"B1" = 9.8575 AC.
	"B" = 35.49± AC.
	TOTAL = 53.50± AC.
LESS STORMWATER MANAGEMENT PARCEL	= 3.0433 AC.
NEW TOTAL AREA	= 50.46± AC.

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
9 February 2004
 at 2:39 AM/PM, PB 0 PG -
 DOCUMENT # 040004121
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	2400.00'	174.28'	87.18'	174.24'	S74°13'31"E	4°09'38"
C2	2400.00'	83.62'	41.82'	83.62'	S77°18'14"E	1°59'47"
C3	2400.00'	686.27'	345.49'	683.93'	S86°29'38"E	16°23'00"
C4	78.00'	99.37'	57.71'	92.78'	S67°23'43"E	72°59'25"
C5	520.00'	300.84'	154.76'	296.66'	N57°55'58"E	33°08'51"
C6	30.00'	34.82'	19.67'	32.90'	S74°36'19"W	66°29'57"
C7	2450.00'	244.43'	122.32'	244.33'	S74°00'31"E	5°42'59"

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	114.54'	S85°18'52"W	L13	199.96'	S61°38'20"W
L2	25.47'	N04°27'10"W	L14	134.60'	N60°32'18"W
L3	52.04'	N01°41'47"W	L15	42.93'	N00°08'28"E
L4	39.06'	N04°51'14"E	L16	78.48'	N15°15'15"W
L5	61.43'	S00°08'50"E	L17	39.11'	N05°17'32"E
L6	48.51'	S66°35'34"E	L18	52.19'	N52°53'04"E
L7	67.94'	S34°46'54"E	L19	185.17'	N17°34'20"E
L8	58.01'	S60°17'19"E	L20	59.69'	N12°34'46"E
L9	122.43'	S36°55'40"E	L21	42.56'	N20°08'42"W
L10	53.80'	S09°48'45"E	L22	457.79'	S65°27'47"W
L11	48.78'	S27°32'57"W	L23	45.15'	N12°34'46"E
L12	83.92'	S46°57'39"W	L24	14.53'	N12°34'46"E

PLAT SHOWING
 STORMWATER MANAGEMENT PARCEL
 BEING A SUDDIVISION OF THE PROPERTY OF
 WILLIAMSBURG DEVELOPMENTS INC.
 AT THE
 JAMES RIVER COMMERCE CENTER

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 09/29/03 SCALE: AS SHOWN
 REVISED: NOV. 25, 2003
 SHEET 1 OF 3



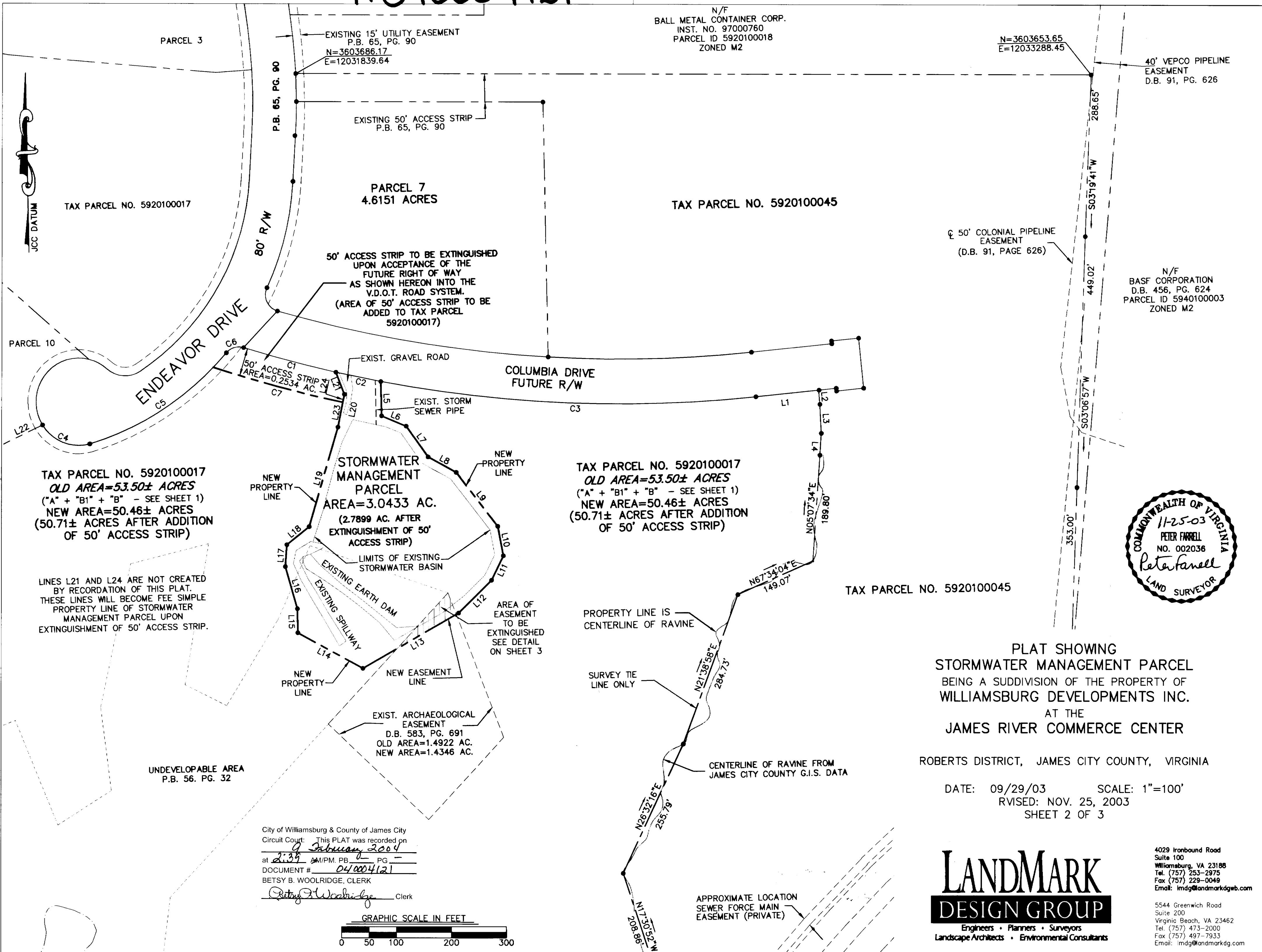
4029 Ironbound Road
 Suite 100
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 Tel. (757) 253-2975
 Fax (757) 229-0049
 Email: lmdg@landmarkdg.com

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 Virginia Beach, VA 23462
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 Fax (757) 497-7933
 Email: lmdg@landmarkdg.com

DRAWN BY: PF PROJ. NO.: 2002095-000.01
 CHKD. BY: CRO DWG. NO. 13270W

2002095-000.01 CWF--RCC Sign Easement and Stormwater Lot Plats/Storm-101.dwg

#040004121



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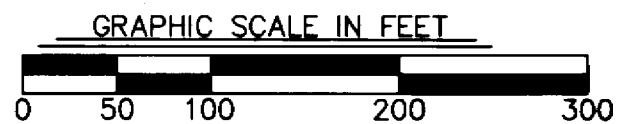
DATE: 09/29/03 SCALE: 1"=100'
REVISED: NOV. 25, 2003
SHEET 2 OF 3

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

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Email: lmdg@landmarkdgb.com

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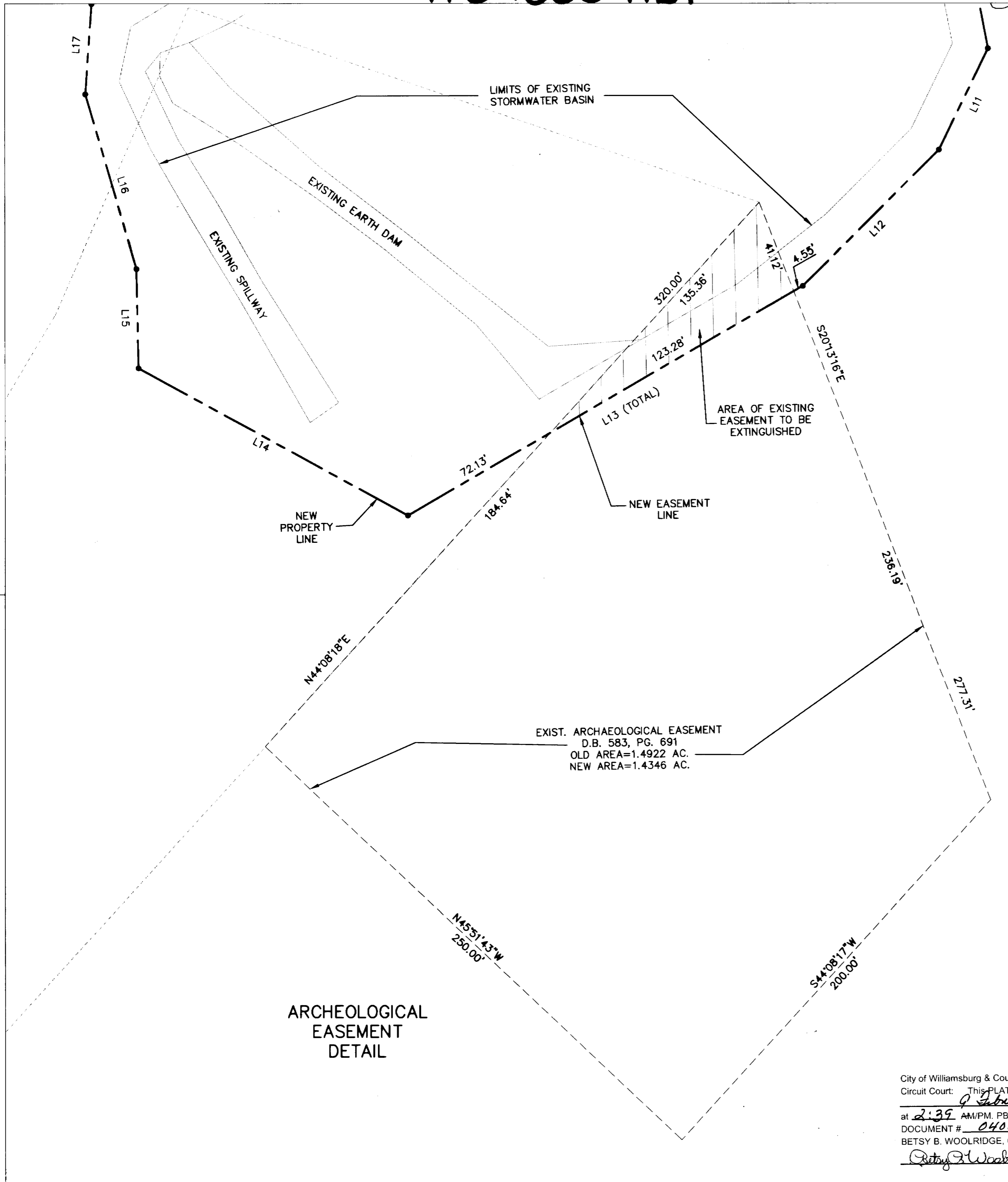
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Betsy B. Woolridge Clerk



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CHKD. BY: CRO DWG. NO.: 13269W

2002095-000.01 DWG-IRCC Sign Easement and Stormwater Lot Plats\etorm-lot.dwg

#040004121



SCALE: 1"=30'



PLAT SHOWING
STORMWATER MANAGEMENT PARCEL
BEING A SUDDIVISION OF THE PROPERTY OF
WILLIAMSBURG DEVELOPMENTS INC.
AT THE
JAMES RIVER COMMERCE CENTER

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 09/29/03 SCALE: 1"=30'
REVISED: NOV. 25, 2003
SHEET 3 OF 3

LANDMARK
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