

#040007385

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PORTION OF PARCEL #2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

2-5-04 *[Signature]*
 DATE OWNER (SIGNATURE) DATE OWNER (SIGNATURE)
 2-5-04 P.G. Duffeler / P.E. W.F. Inc.
 DATE OWNER (PRINT) DATE OWNER (PRINT)

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg, James A. Davidson
 NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 5 DAY OF February, 2004.
 MY COMMISSION EXPIRES 7-31-2006
[Signature]
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID M. AND ANNE F. MURRAY TO WILLIAMSBURG FARMS, INC. BY A DEED DATED JULY 1, 1983. SAID DEED IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN DEED BOOK 236 PAGE 425.
 A 2.6257 ACRE PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WESSEX HUNDRED DEVELOPMENT, INC. TO WILLIAMSBURG FARMS, INC. BY A DEED DATED NOVEMBER 13, 1990. SAID DEED IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN DEED BOOK 495 PAGE 207.

ENGINEERS OR SURVEYORS 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.

2-4-04 *[Signature]*
 DATE CHARLES A. CALHOUN, L.S. #002554

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 02-05-04 *[Signature]*
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 2-5-04 *[Signature]*
 DATE CAROL RUCKETT, VIRGINIA DEPARTMENT OF HEALTH
 2/6/04 *[Signature]*
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 11 DAY OF March, 2004.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE
 TESTE *[Signature]*
 BY *[Signature]* CLERK

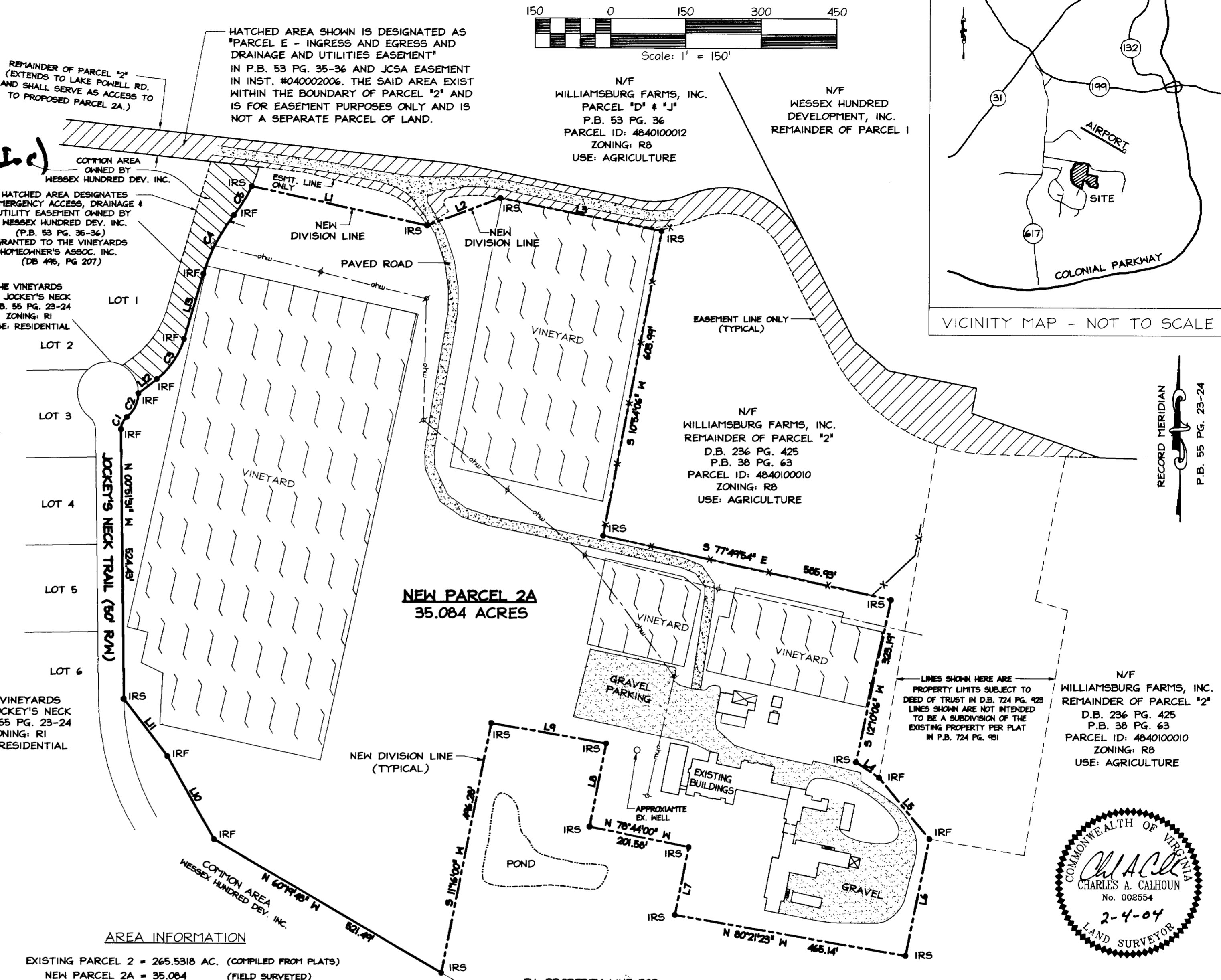
GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED 6/5/03.
3. WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
7. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
8. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
9. NEW PARCEL SHOWN IS CURRENTLY BEING SERVED BY PUBLIC SEWER AND PROPOSED PUBLIC WATER.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
11. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0045B, DATED FEBRUARY 6, 1991
12. THE LINE WORK SHOWN IN P.B. 53 PG. 35-36 AND DESIGNATED AS PARCEL "F" "ENTRANCE ROAD TO WINERY" DOES NOT APPEAR TO HAVE ANY PURPOSE AND IS HEREBY VACATED.

BUILDING SETBACKS

FRONT: 30'
 SIDE: 15'
 REAR: 35'

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 11 March 2004
 at 11:33 AM/PM: PB PG
 DOCUMENT # 040007385
 BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk



AREA INFORMATION

EXISTING PARCEL 2 = 265.5318 AC. (COMPILED FROM PLATS)
 NEW PARCEL 2A = 35.084 (FIELD SURVEYED)
 REMAINDER PARCEL 2 = 230.4478 AC.

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 77°53'59" E	356.82'
L2	N 69°40'44" E	154.45'
L3	S 78°57'29" E	327.22'
L4	S 57°01'30" E	55.21'
L5	S 40°03'09" E	155.39'
L6	S 11°30'45" W	232.00'
L7	N 11°43'47" E	134.61'
L8	N 11°16'00" E	165.23'
L9	N 80°21'40" W	232.12'
L10	N 30°08'44" W	186.01'
L11	N 37°52'36" W	141.68'
L12	S 52°25'27" E	46.32'
L13	N 16°42'54" E	131.94'

PROPERTY INFORMATION

AREA OF NEW PARCEL = 35.084 ACRES
 ZONING DISTRICT: R-8
 PARCEL ID: 4840100010
 ADDRESS: 2638 LAKE POWELL ROAD

CURVE TABLE

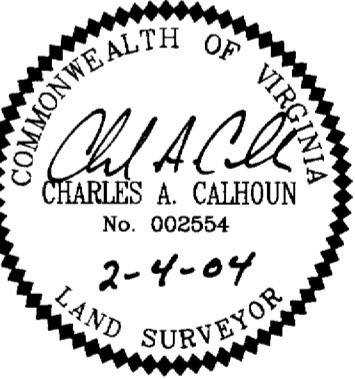
NO.	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD
C1	52°19'48"	N 25°18'23" E	14.74	30.00	27.40	26.46
C2	50°38'47"	N 26°08'53" E	28.39	60.00	53.04	51.33
C3	35°42'33"	N 34°34'10" E	50.00	155.22	96.74	95.18
C4	22°12'56"	N 27°49'22" E	66.37	338.04	131.07	130.25
C5	13°42'07"	N 32°04'46" E	33.29	277.05	66.26	66.10

LEGEND

o- UTILITY POLE
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 ohw = OVERHEAD WIRE
 --- NEW DIVISION LINE

REV. 2/4/03 - COUNTY COMMENTS
 REV. 12/30/03 - COUNTY COMMENTS
 REV. 11/19/03 - COUNTY COMMENTS

LandTech Resources, Inc.
 Surveying • Mapping • Land Design
 5810-F Mooretown Road, Williamsburg, VA 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com



PLAT SHOWING
A SUBDIVISION OF LAND
 OWNED BY
WILLIAMSBURG FARMS, INC.
 LOCATED IN ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA
 SCALE 1" = 150' DATE: 6/06/03 JOB #03-177