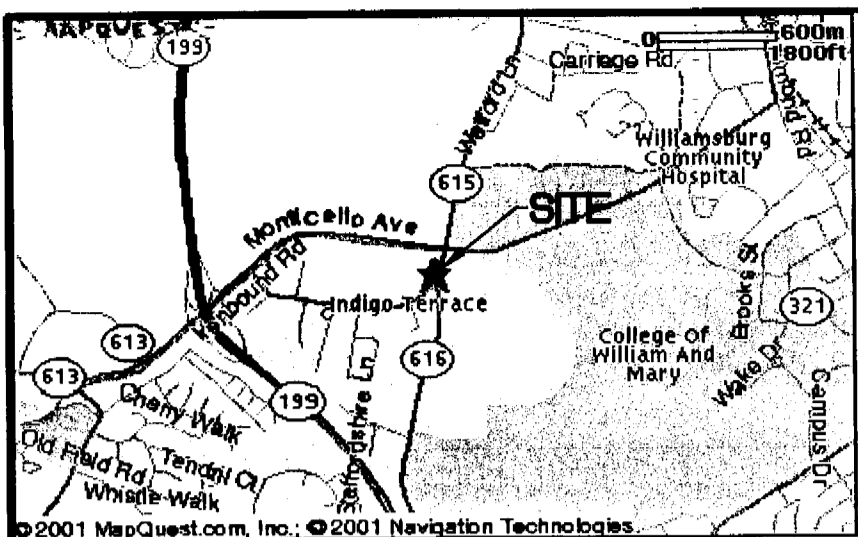


#040015810



VICINITY MAP
(NTS)

N/F
CITY OF WILLIAMSBURG
COURTHOUSE SITE
LB4 ZONING
MAP#460-01-00-002
P.B. 70, PG. 11&12

OWNER'S STATEMENT

THE DEDICATION OF THE 15' JCSA UTILITY EASEMENT AND ABANDONMENT OF A PORTION OF A 20' JCSA SANITARY SEWER EASEMENT AS SHOWN ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

BY: [Signature] 6/23/04
BLAIR-WYATT ASSOCIATES, L.L.C. DATE

BY: [Signature] 6/23/04
OLD POINT NATIONAL BANK OF PHOEBUS DATE

STATE OF VIRGINIA

CITY/COUNTY OF WILLIAMSBURG, MARGARET A. SEYMOUR, A 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 23RD DAY OF JUNE, 2004. MY COMMISSION EXPIRES FEB. 29, 2008.

[Signature]
NOTARY PUBLIC

STATE OF VIRGINIA

CITY/COUNTY OF _____, _____, A 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 _____ DAY OF _____, 20____. MY COMMISSION EXPIRES _____.

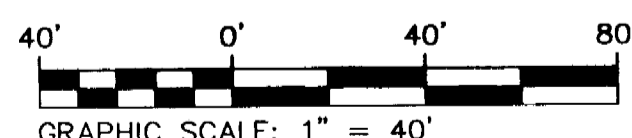
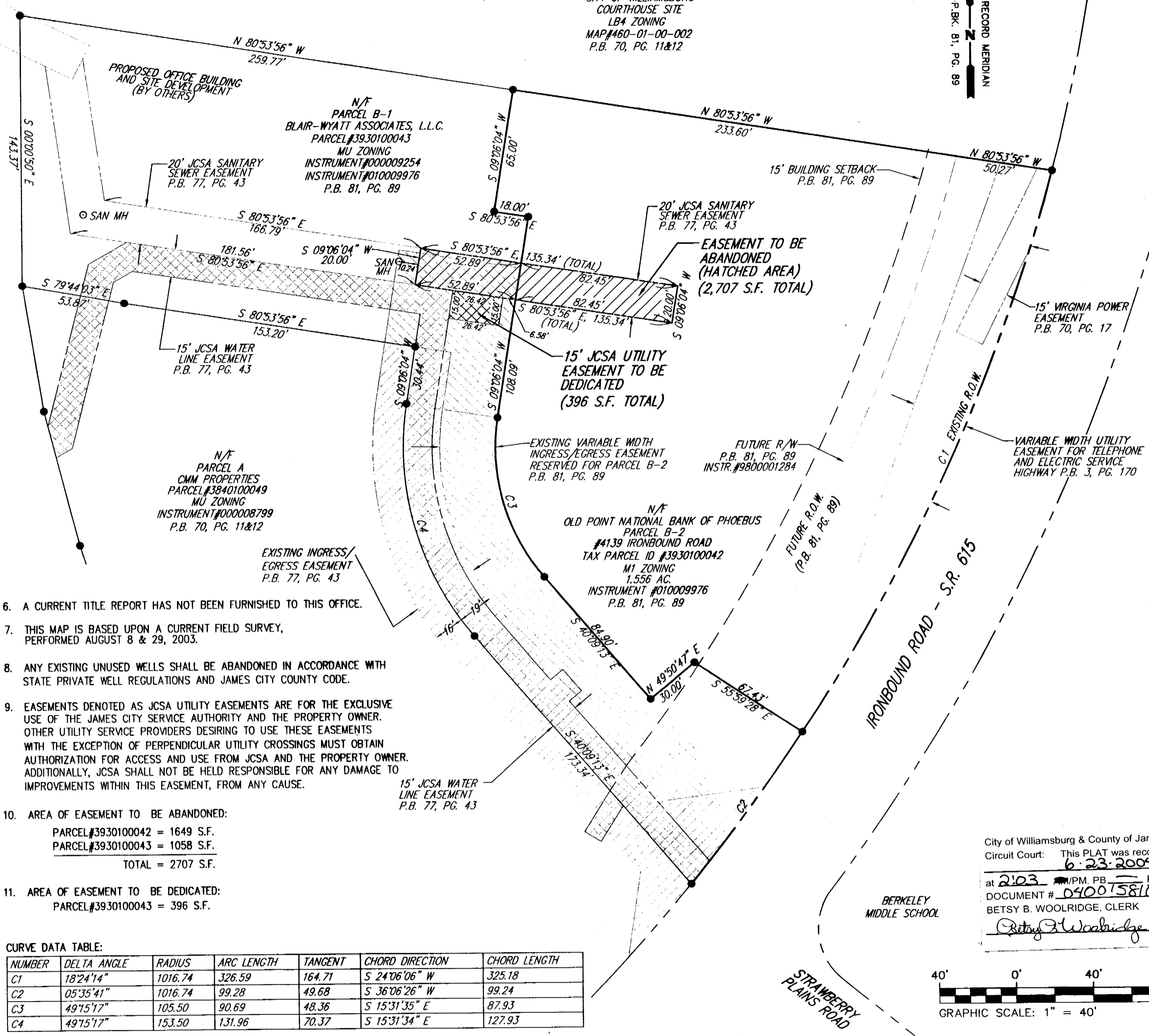
NOTES: _____ NOTARY PUBLIC

- CURRENT OWNERS:
PARCEL#3930100043 - BLAIR-WYATT ASSOCIATES, L.L.C.
PARCEL#3930100042 - OLD POINT NATIONAL BANK OF PHOEBUS
- RECORDED REFERENCES:
INSTRUMENT NO. 970002401 INSTRUMENT NO. 980013868
INSTRUMENT NO. 980013970 INSTRUMENT NO. 980013869
INSTRUMENT NO. 000008799 INSTRUMENT NO. 980001284
INSTRUMENT NO. 00009254
INSTRUMENT NO. 010009976
PB 65, PG. 91
PB 70, PG. 11-12
PB 77, PG. 42-43
PB 81, PG. 89
HIGHWAY PB 3, PG. 166 & 170
OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WILLIAMSBURG-JAMES CITY COUNTY, VA.
- THIS SURVEY IS REFERENCED TO THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK, MONUMENT STATION #325.
- STREET ADDRESS:
PARCEL#3930100042 - 4139 IRONBOUND RD.
PARCEL#3930100043 - 4135 IRONBOUND RD.
- N.F.I.P. FLOOD ZONE X. (OUTSIDE OF 500 YR. FLOOD PLAIN). SEE F.E.M.A. F.I.R.M. #510201-0035-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGES BY F.E.M.A.

- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- THIS MAP IS BASED UPON A CURRENT FIELD SURVEY, PERFORMED AUGUST 8 & 29, 2003.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- AREA OF EASEMENT TO BE ABANDONED:
PARCEL#3930100042 = 1649 S.F.
PARCEL#3930100043 = 1058 S.F.
TOTAL = 2707 S.F.
- AREA OF EASEMENT TO BE DEDICATED:
PARCEL#3930100043 = 396 S.F.

CURVE DATA TABLE:

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	18°24'14"	1016.74	326.59	164.71	S 24°06'06" W	325.18
C2	05°35'41"	1016.74	99.28	49.68	S 36°06'26" W	99.24
C3	49°15'17"	105.50	90.69	48.36	S 15°31'35" E	87.93
C4	49°15'17"	153.50	131.96	70.37	S 15°31'34" E	127.93



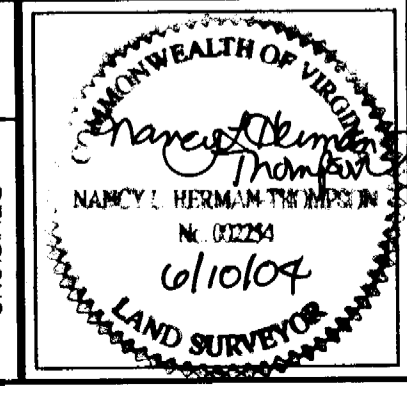
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 6-23-2004 at 2:03 P.M. PG. DOCUMENT # 040015810 Betsy B. Woolridge, CLERK

1 OF 1
SHEET NUMBER
COMMISSION NUMBER
2010550
DATE
4/19/04

PLAT
TO ABANDON A PORTION OF A 20' JCSA SANITARY SEWER EASEMENT AND TO DEDICATE A 15' JCSA UTILITY EASEMENT FOR OLD POINT NATIONAL BANK OF PHOEBUS AND BLAIR-WYATT ASSOCIATES, L.L.C.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1	6/10/04	ADD 15' JCSA UTILITY EASEM'T, OWNER'S CERT., NOTE 8 & 9.



Committed to Excellence
ENGINEERS • ARCHITECTS • SURVEYORS
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(757) 253-0673 • NORFOLK-VIRGINIA BEACH AREA (757) 874-5015
FAX: (757) 253-2319 E-MAIL: williamsburg@djginc.com