

#040021285

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COUNTY OF JAMES CITY, VIRGINIA TO INDUSTRIAL DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA BY DEED DATED 10/05/92 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 586 AT PAGE 454. AND BY WILLIAMSBURG DEVELOPMENTS, INC TO INDUSTRIAL DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA BY DEED DATED 07/29/02 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 020017657.

OWNER'S CERTIFICATE: I.D.A. OF JAMES CITY COUNTY, VA.

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: INDUSTRIAL DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VA.:

BY: [Signature] DATE 10/21/03
SIGNATURE DATE
VINCENT A. CAMPANA CHAIRMAN
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
I, Terri Jo Ciuch 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 21st DAY OF October, 2003. MY COMMISSION EXPIRES 1-31-2007

[Signature] (SIGNATURE)

CERTIFICATE OF SOURCE OF TITLE: PARCEL 7 - WILLIAMSBURG DEVELOPMENTS, INC.

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.

OWNER: WILLIAMSBURG DEVELOPMENTS, INC.:

[Signature] 10-20-03
SIGNATURE DATE
BY: VICTORIA GUSSMAN VICE PRESIDENT
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
I, Patricia M. Penci 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 20th DAY OF October, 2003. MY COMMISSION EXPIRES June 30, 2006

[Signature] (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.

10-17-03 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.

10/17/03 [Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE

7/30/04 [Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY
DATE

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS 5920100045 AND 5920100053
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 P.B. 87, PAGE 8
INST. NO. 020017657

7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 326 N 3600167.875 E 12033197.047

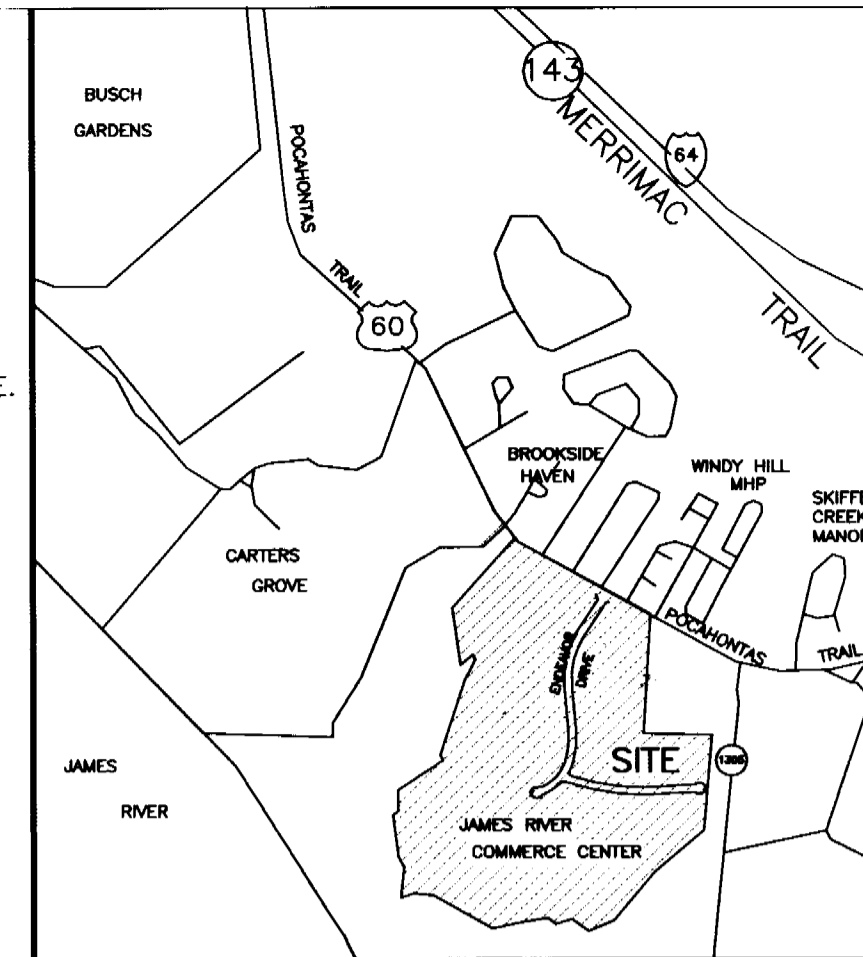
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

- 10. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 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. 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. 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.
15. THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY LANDMARK DESIGN GROUP, INC., APRIL-MAY, 2002.

16. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

17. 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.

18. 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, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.



VICINITY MAP 1" = 2000'

AREA TABULATION

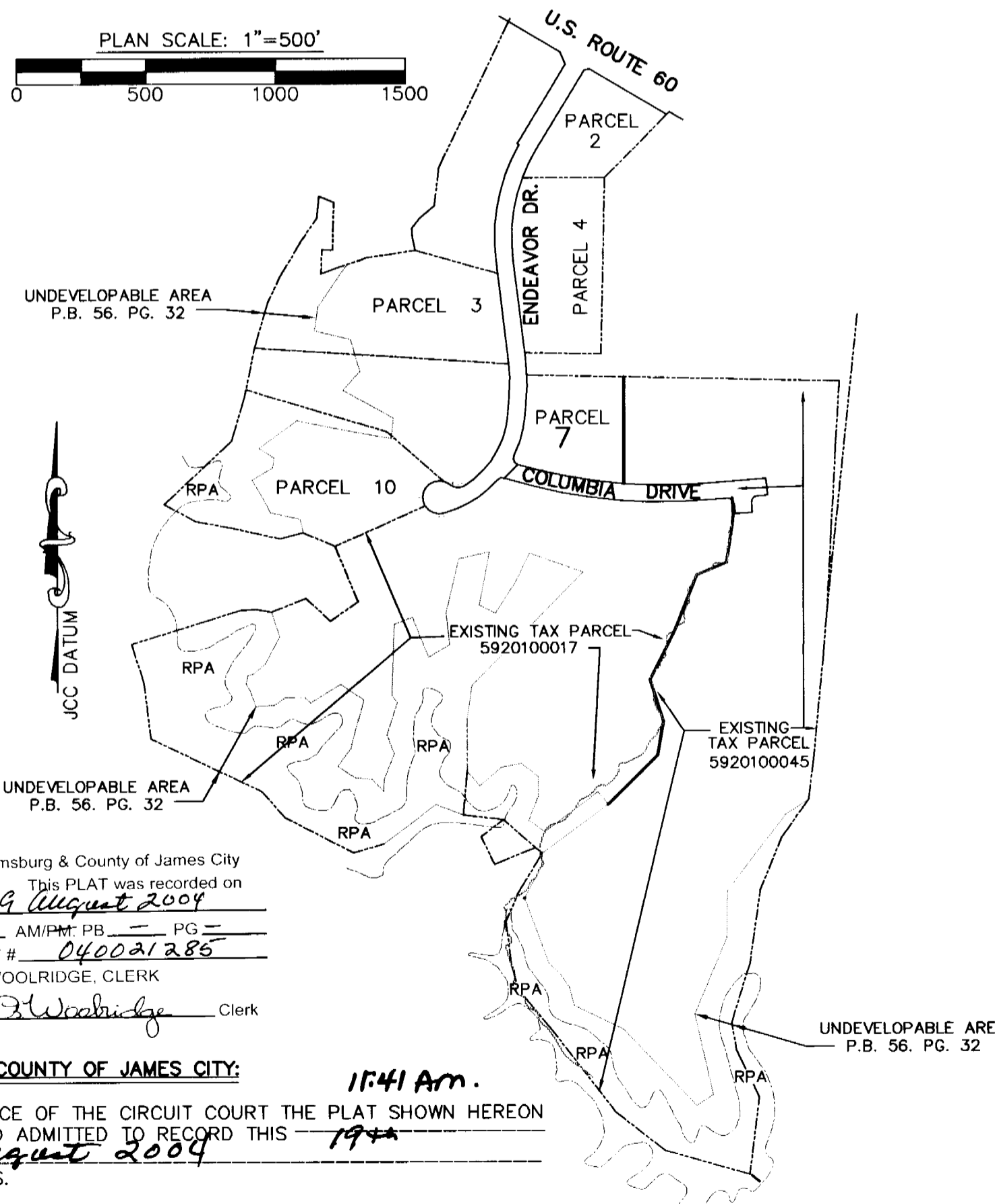
TAX PARCEL: 5920100045
OLD AREA = 70.7802 AC.
LESS NEW R/W = 0.3151 AC.
LESS ADDITION TO PARCEL 7 = 0.5227 AC.
PLUS BOUNDARY = 0.0057 AC.
LINE ADJUSTMENT
NEW TOTAL AREA = 69.9481 AC.

COLUMBIA DRIVE

FUTURE R/W OLD AREA: = 2.0414 AC.
LESS BOUNDARY = 0.0057 AC.
LINE ADJUSTMENT
PLUS NEW R/W = 0.3151 AC.
NEW TOTAL AREA = 2.3508 AC.

TAX PARCEL 5920100053

OLD AREA: = 4.6778 AC.
PLUS 50' ACCESS STRIP = 0.5227 AC.
TO BE EXTINGUISHED
NEW TOTAL AREA = 5.2005 AC.



PLAN SCALE: 1"=500'
0 500 1000 1500

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 19 August 2004
at 11:41 AM/PM: PB PG
DOCUMENT # 040021285
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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 19th DAY OF August 2004 AS THE LAW DIRECTS.

TESTE: [Signature] CLERK

DOCUMENT NO. 040021285

BOUNDARY LINE ADJUSTMENT AND RIGHT OF WAY DEDICATION OF THE PROPERTY OF INDUSTRIAL DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA AT THE JAMES RIVER COMMERCE CENTER ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 10/17/03 SCALE: AS SHOWN

SHEET 1 OF 2



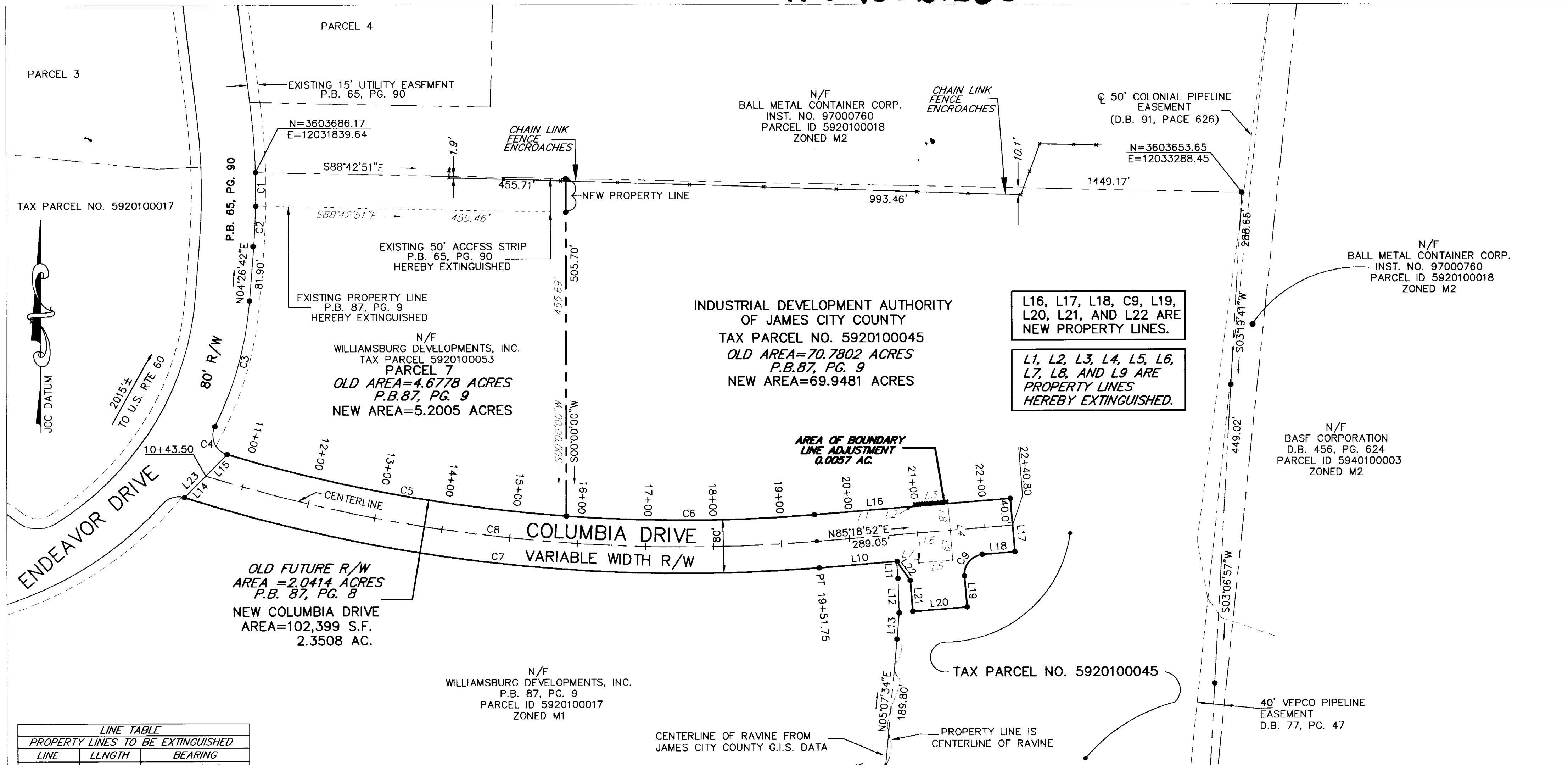
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

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DRAWN BY: PF PROJ. NO.: 2002248-000.01
CHKD. BY: SAR DWG. NO. 14075W

#040021285



L16, L17, L18, C9, L19, L20, L21, AND L22 ARE NEW PROPERTY LINES.

L1, L2, L3, L4, L5, L6, L7, L8, AND L9 ARE PROPERTY LINES HEREBY EXTINGUISHED.

INDUSTRIAL DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY  
 TAX PARCEL NO. 5920100045  
 OLD AREA=70.7802 ACRES  
 P.B.87, PG. 9  
 NEW AREA=69.9481 ACRES

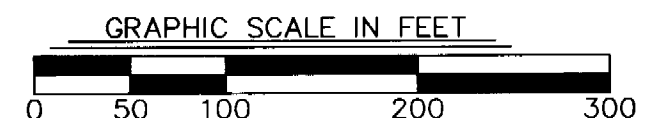
OLD FUTURE R/W AREA = 2.0414 ACRES  
 P.B. 87, PG. 8  
 NEW COLUMBIA DRIVE AREA=102,399 S.F.  
 2.3508 AC.

LINE TABLE		
PROPERTY LINES TO BE EXTINGUISHED		
LINE	LENGTH	BEARING
L1	147.05'	N85°18'52"E
L2	5.00'	S04°41'08"E
L3	50.00'	S85°18'52"W
L4	90.00'	N04°41'08"W
L5	50.00'	N85°18'52"E
L6	5.00'	N04°41'08"W
L7	32.51'	S85°18'52"W
L8	45.00'	S04°41'08"E
L9	45.00'	S04°41'08"E

LINE TABLE		
LINE	LENGTH	BEARING
L10	114.54'	S85°18'52"W
L11	25.47'	N04°27'10"W
L12	52.04'	N01°41'47"W
L13	39.06'	N04°51'14"E
L14	44.88'	S44°34'21"W
L15	45.08'	S44°34'21"W
L16	289.05'	N85°18'52"E
L17	80.00'	S04°41'08"E
L18	47.00'	N85°18'52"E
L19	47.00'	N04°41'08"W
L20	80.00'	N85°18'52"E
L21	47.00'	S04°41'08"E
L22	34.73'	S34°57'03"E
L23	89.96'	S44°34'21"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	1040.00'	50.02'	25.02'	50.02'	N00°16'55"W	2°45'21"
C2	1040.00'	60.79'	30.41'	60.79'	N02°46'13"E	3°20'57"
C3	520.00'	196.63'	99.50'	195.46'	N15°16'39"E	21°39'55"
C4	30.00'	51.97'	35.28'	45.71'	S23°31'01"E	99°15'15"
C5	2320.00'	507.53'	254.78'	506.52'	S79°24'40"E	12°32'04"
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"
C9	30.00'	47.12'	30.00'	42.43'	S40°18'52"W	90°00'00"

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 19 August 2004  
 at 11:41 AM/PM, P.B. —, PG. —  
 DOCUMENT # 040021285  
 BETSY B. WOOLRIDGE, CLERK



BOUNDARY LINE ADJUSTMENT AND RIGHT OF WAY DEDICATION OF THE PROPERTY OF INDUSTRIAL DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA AT THE JAMES RIVER COMMERCE CENTER ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 10/17/03 SCALE: 1"=100'  
 SHEET 2 OF 2

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

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 Fax (757) 497-7933  
 Email: lmdg@landmarkdgb.com

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