

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SHADE J. AND CARLETHA R. PALMER TO CUTTING EDGE DEVELOPMENT, LLC., BY DEED DATED 1-18-01 AND RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT OF THE COUNTY OF JAMES CITY, AS INSTRUMENT NO. 020030677.

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: CUTTING EDGE DEVELOPMENT, LLC.

BY: Howard B. Hawkins 4/2/04  
SIGNATURE DATE  
Howard B. Hawkins, Pres.  
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia  
CITY/COUNTY OF James City  
I, Chris S. Cole 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 April, 2004. MY COMMISSION EXPIRES May 31, 2004  
Chris S. Cole  
(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.

3-3-04 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.

DATE NOT APPLICABLE  
VIRGINIA DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF APPROVAL:

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

DATE 9/24/04 Claudia Woolridge  
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 24th DAY OF September 2004, THIS PLAT WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTEE: Claudia Woolridge CLERK

DOCUMENT NO. 040024115

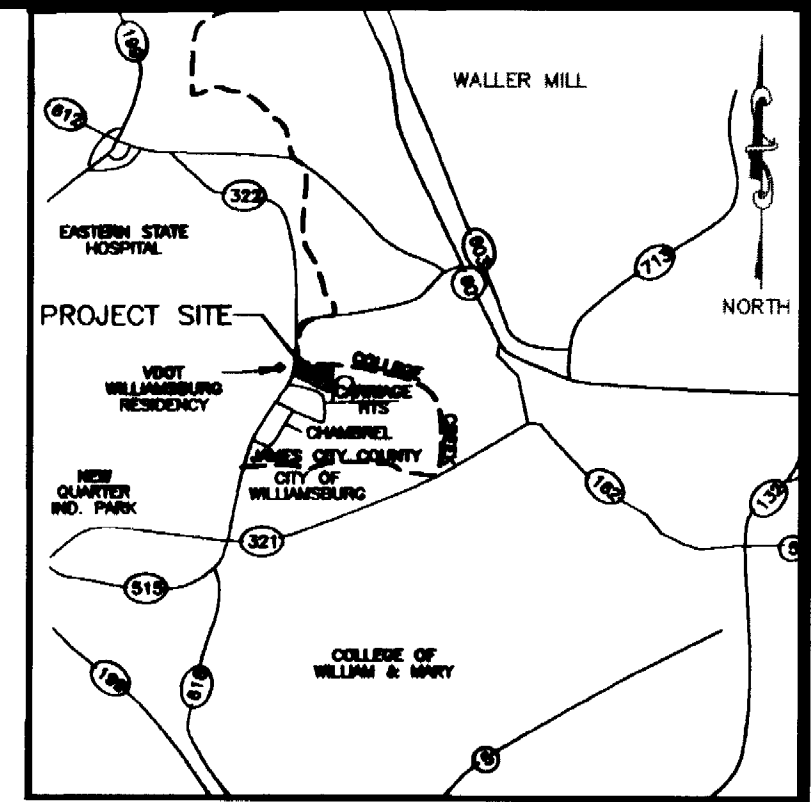
NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 3911300002 AND ZONED (MU) MIXED USE DISTRICT.
- 2. THE PROPERTY WAS REZONED BY THE BOARD OF SUPERVISORS CASE NO.(Z-3-00) WITH PROFFERS AND THE SUBDIVISION PLAN IS IN ACCORDANCE WITH THE IRONBOUND VILLAGE MASTER PLAN, DATED 9/13/2000.
- 3. TOTAL NUMBER OF LOTS = 7

PARCEL 2 AREA TABULATION:

LOT 5	0.0415 AC.
LOT 6	0.0320 AC.
LOT 7	0.0533 AC.
LOT 8	0.0582 AC.
LOT 9	0.0396 AC.
LOT 10	0.0415 AC.
LOT 11	0.0646 AC.
COMMON OPEN SPACE	0.3261 AC.
TOTAL	0.6568 AC.

- 4. ALL LOTS SERVED BY PUBLIC WATER AND SEWER.
- 5. ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED WILL BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS.
- 6. ALL DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE IRONBOUND VILLAGE ASSOCIATION.
- 7. THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 8. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 9. THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON JAMES CITY COUNTY CONTROL MONUMENTS NO. 325 & 325 AZ. DATUM = NAD 83.
- 10. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO.510 0035B DATED 2-06-91.
- 11. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- 12. PROPERTY CORNER MONUMENTATION WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 13. STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 16. 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.
- 17. REFERENCES USED IN THE PREPARATION OF THIS PLAT:  
DOCUMENT NO. 020023322  
DOCUMENT NO. 020019528  
DOCUMENT NO. 020030677  
INSTRUMENT NO. 010000841



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20201150 VICINITY MAP 1"=2000'

SUBDIVISION PLAT  
IRONBOUND VILLAGE  
PHASE II PARCEL 2  
BEING THE PROPERTY OF  
CUTTING EDGE DEVELOPMENT, LLC.

BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: JANUARY 12, 2004  
REVISED: MARCH 3, 2004  
SHEET 1 OF 2



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