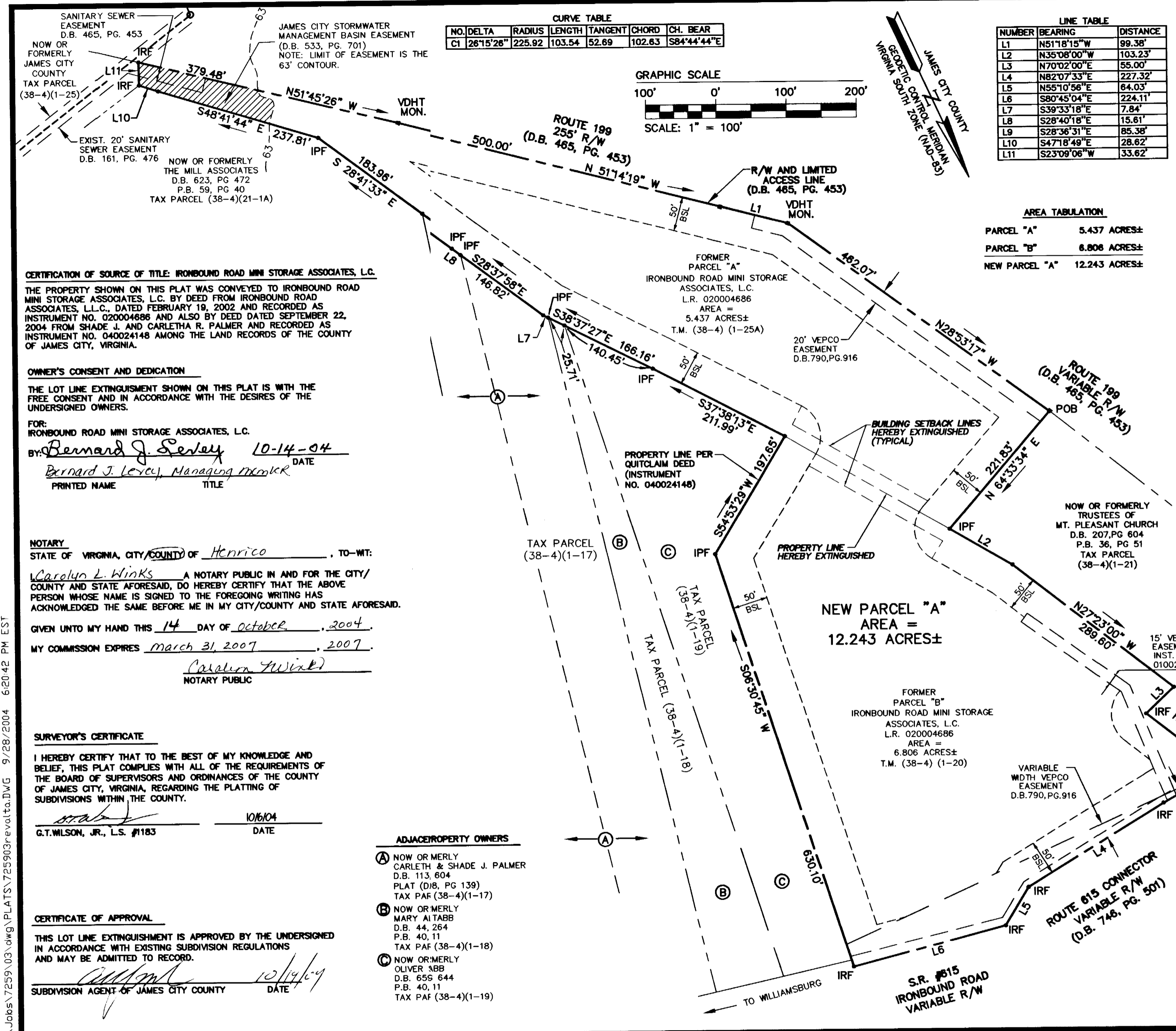
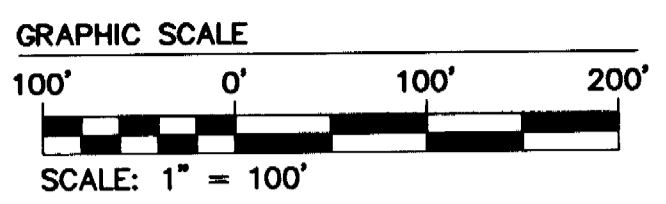


# 040027343



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	26°15'26"	225.92	103.54	52.69	102.63	S84°44'44"E

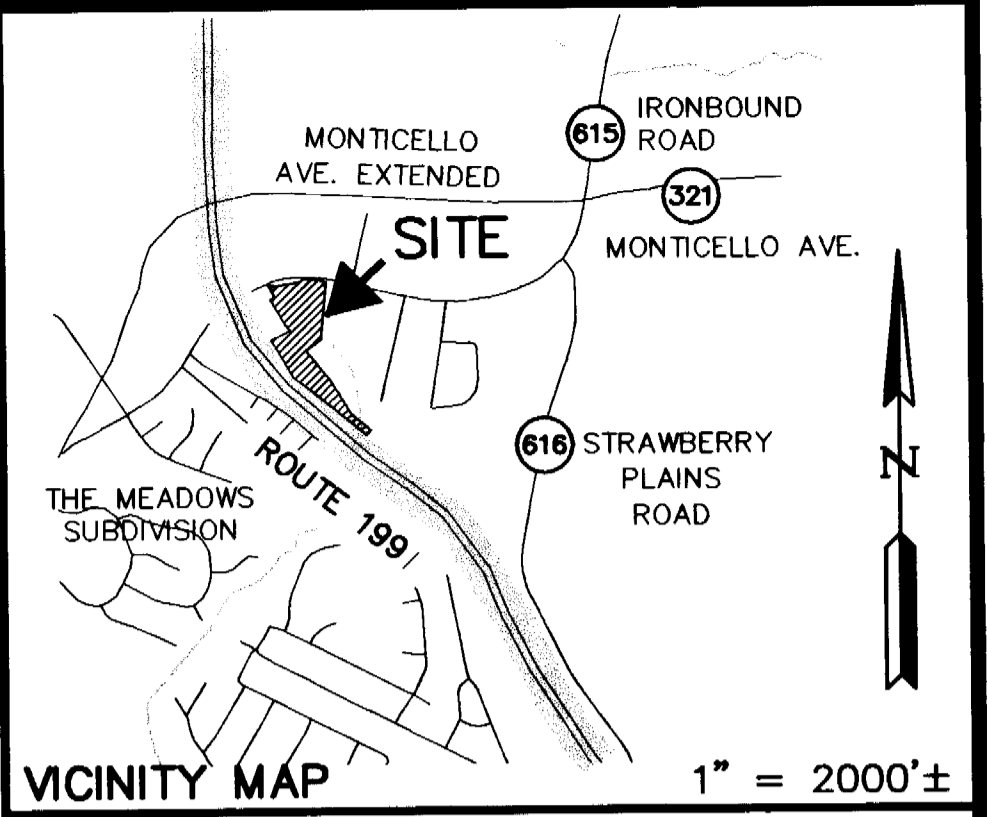


LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N51°18'15"W	99.38'
L2	N35°08'00"W	103.23'
L3	N70°02'00"E	55.00'
L4	N82°07'33"E	227.32'
L5	N55°10'56"E	64.03'
L6	S80°45'04"E	224.11'
L7	S39°33'18"E	7.84'
L8	S28°40'18"E	15.61'
L9	S28°36'31"E	85.38'
L10	S47°18'49"E	28.62'
L11	S23°09'08"W	33.62'

AREA TABULATION

PARCEL "A"	5.437 ACRES±
PARCEL "B"	6.806 ACRES±
NEW PARCEL "A"	12.243 ACRES±



**CERTIFICATION OF SOURCE OF TITLE: IRONBOUND ROAD MINI STORAGE ASSOCIATES, L.C.**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO IRONBOUND ROAD MINI STORAGE ASSOCIATES, L.C. BY DEED FROM IRONBOUND ROAD ASSOCIATES, L.L.C., DATED FEBRUARY 19, 2002 AND RECORDED AS INSTRUMENT NO. 020004686 AND ALSO BY DEED DATED SEPTEMBER 22, 2004 FROM SHADE J. AND CARLETHA R. PALMER AND RECORDED AS INSTRUMENT NO. 040024148 AMONG THE LAND RECORDS OF THE COUNTY OF JAMES CITY, VIRGINIA.

**OWNER'S CONSENT AND DEDICATION**  
 THE LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.  
 FOR:  
 IRONBOUND ROAD MINI STORAGE ASSOCIATES, L.C.  
 BY: Bernard J. Lervey 10-14-04 DATE  
Bernard J. Lervey, Managing member TITLE  
 PRINTED NAME TITLE

**NOTARY**  
 STATE OF VIRGINIA, CITY/COUNTY OF Henrico, TO-WIT:  
Carolyn L. Winks A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.  
 GIVEN UNTO MY HAND THIS 14 DAY OF October, 2004.  
 MY COMMISSION EXPIRES March 31, 2007, 2007.  
Carolyn Winks  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.  
G.T. Wilson, Jr. 10/6/04 DATE  
 G.T. WILSON, JR., L.S. #1183

- ADJACENT PROPERTY OWNERS**
- (A) NOW OR MERLY CARLETH & SHADE J. PALMER  
 D.B. 113, 604  
 PLAT (D.B. PG 139)  
 TAX PAF (38-4)(1-17)
  - (B) NOW OR MERLY MARY ATABB  
 D.B. 44, 264  
 P.B. 40, 11  
 TAX PAF (38-4)(1-18)
  - (C) NOW OR MERLY OLIVER 3BB  
 D.B. 659, 644  
 P.B. 40, 11  
 TAX PAF (38-4)(1-19)

**CERTIFICATE OF APPROVAL**  
 THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
[Signature] 10/14/04 DATE  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

- GENERAL NOTES**
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
  - PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL #510201 0035 B, DATED 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
  - PROPERTY IS TAX ASSESSOR'S PARCELS:  
 PARCEL "A" (38-4) (1-25A)  
 PARCEL "B" (38-4) (1-20)
  - PROPERTY ADDRESS:  
 PARCEL "A" 3970 IRONBOUND ROAD  
 PARCEL "B" 4010 IRONBOUND ROAD
  - PROPERTY IS CURRENTLY ZONED B1 - GENERAL BUSINESS DISTRICT WITH ZONERS.
  - LOT SERVED BY PUBLIC WATER AND SEWER.
  - ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT  
 THIS 27<sup>th</sup> DAY OF Oct., 2004  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ PM  
 INSTRUMENT # 040027343  
 TESTE: Betsy B. Woolridge Deputy  
 BETSY B. WOOLRIDGE, CLERK

S:\Jobs\7259\03.dwg\PLATS\725903rev\to.DWG 9/28/2004 6:20:42 PM EST

**CONSULTING ENGINEERS**  
 5248 Olde Towne Road, Suit  
 Williamsburg, Virginia 2318  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT OF LOT LINE EXTINGUISHMENT  
 BETWEEN PARCEL "A" AND PARCEL "B"  
 IRONBOUND MINI STORAGE  
 PROPERTY OF  
 IRONBOUND ROAD MINI STORAGE ASSOCIATES, L.C.  
 JAMESTOWN "B" DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn JFS
Scale 1"=100'	Date 10/6/04
Project No. 7259-3	
Drawing No. 1 OF 1	