

#040027712

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN 1 NAME OF NOLAND PROPERTIES, INC., AND WAS ACQUIRED FROM CAP CARE GROUP, INC., BY DEED DATED FEBRUARY 5, 2004 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DOCUMENT NUMBER 0400038

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Ben G. Williams III August 26, 2004
FOR NOLAND PROPERTIES, INC. DATE

BEN A. WILLIAMS III, CHAIRMAN & CEO
PRINTED NAME & TITLE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF NEWPORT NEWS, TO-
I, AILENE PETERS A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABC 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 26TH DAY OF AUGUST, 2004.

MY COMMISSION EXPIRES December 31, 2005.
Ailene Peters
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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Thomas C. Sublett 8/12/04
THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

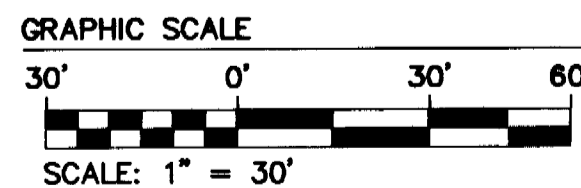
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Brad A. Weir 9/13/04
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

WPA
VIRGINIA DEPARTMENT OF HEALTH DATE

Sublett 10/12/04
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

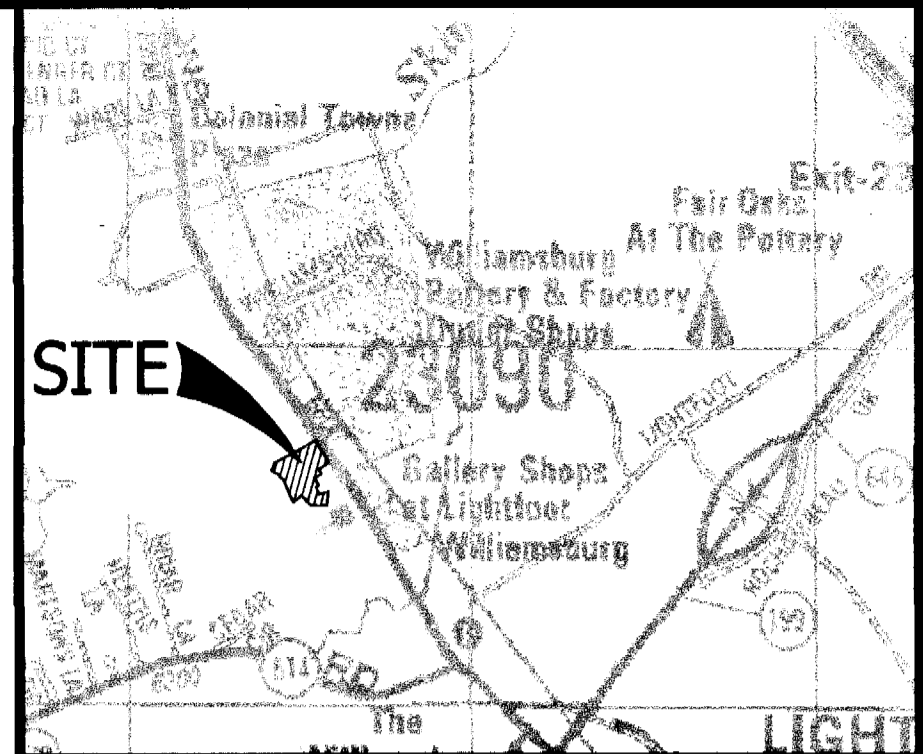
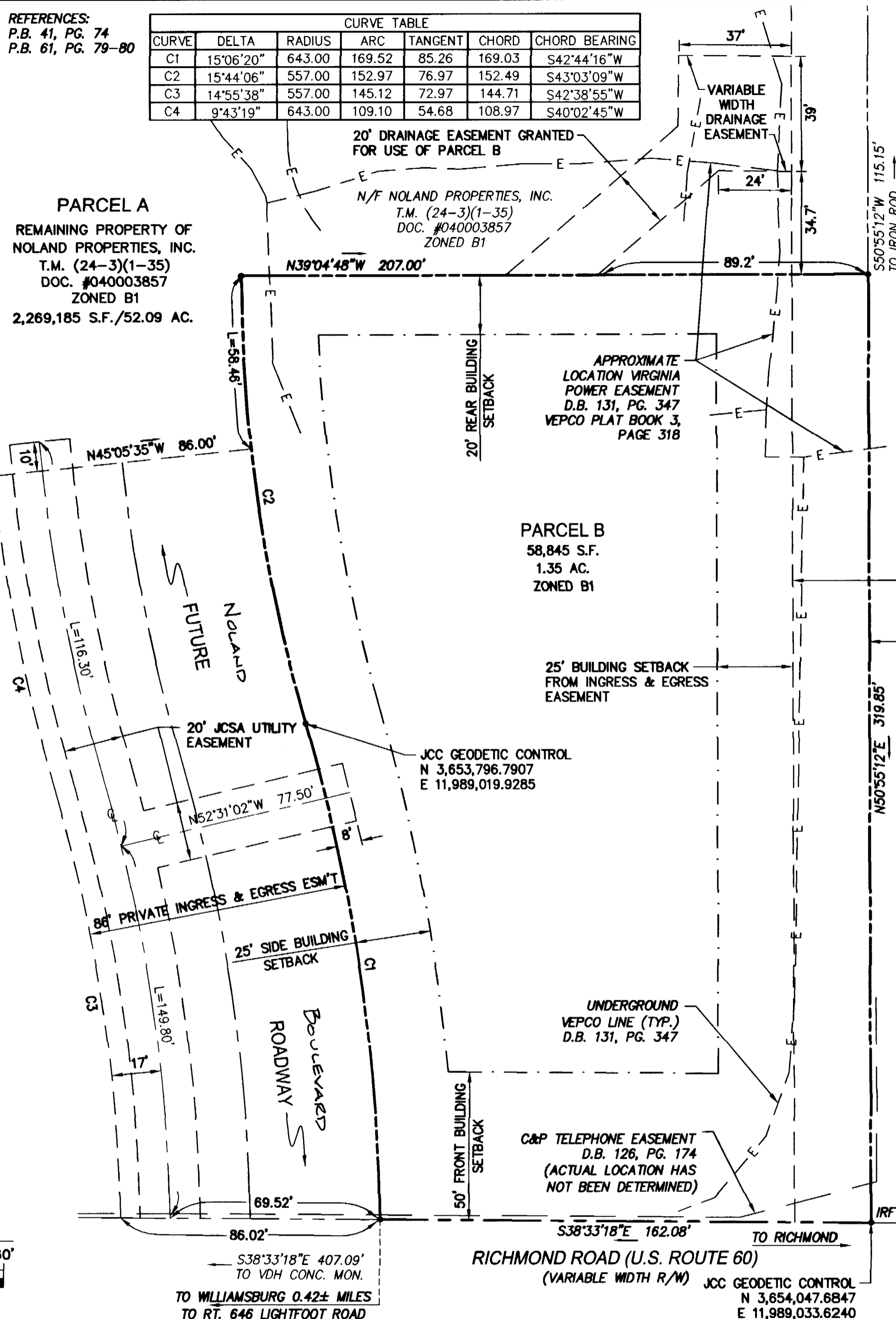
PARCEL A
2,269,185 S.F. OR 52.09 AC.
PARCEL B
58,845 S.F. OR 1.35 AC. TOTAL
TOTAL AREA OF ORIGINAL PARCEL
2,328,030 S.F. OR 53.44 AC.



REFERENCES:
P.B. 41, PG. 74
P.B. 61, PG. 79-80

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	15°06'20"	643.00	169.52	85.26	169.03	S42°44'16"W
C2	15°44'06"	557.00	152.97	76.97	152.49	S43°03'09"W
C3	14°55'38"	557.00	145.12	72.97	144.71	S42°38'55"W
C4	9°43'19"	643.00	109.10	54.68	108.97	S40°02'45"W

PARCEL A
REMAINING PROPERTY OF
NOLAND PROPERTIES, INC.
T.M. (24-3)(1-35)
DOC. #040003857
ZONED B1
2,269,185 S.F./52.09 AC.



VICINITY MAP SCALE: 1" = 2000'

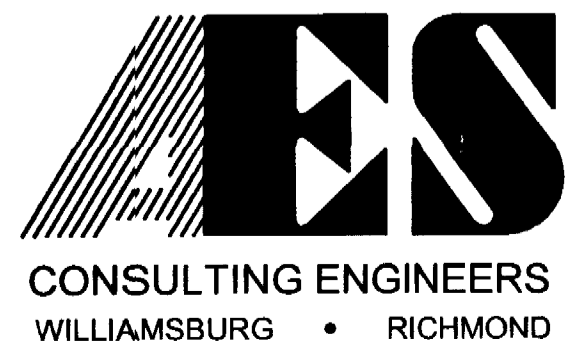
N/F WYTHE-WILL
DISTRIBUTING, L.L.C.
PARCEL A
T.M. (24-3)(1-35A)
DOC. #020019728
ZONED B1A1

EX. 50' R-O-W FOR
INGRESS & EGRESS
P.B. 40, PG. 58
P.B. 41, PG. 74
D.B. 267, PG. 709

GENERAL NOTES

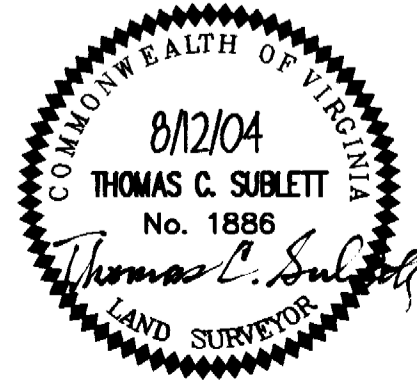
- PROPERTY IS ZONED GENERAL BUSINESS, B1.
- THIS PARCEL IS SERVED BY PUBLIC WATER AND SEWER.
- THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL NO. (24-3)(1-35); STREET ADDRESS: 6601 RICHMOND ROAD.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY ORDINANCE.
- THIS PROPERTY LIES IN ZONE X, (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-00208; DATED 2/6/91.
- THE DEVELOPMENT OF PARCEL 'B' IS SUBJECT TO CONDITIONS OF CASE NO. SUP-30-03 ADOPTED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON MARCH 9, 2004.
- ON FEBRUARY 2, 2004, IN ACCORDANCE WITH SECTION 24-393 OF THE ZONING ORDINANCE, THE PLANNING COMMISSION GRANTED A SETBACK REDUCTION TO PERMIT THE SIDE OF THE PROPOSED BANK BUILDING TO BE LOCATED 25 (FEET) OFF THE PROPOSED 86' PRIVATE INGRESS-EGRESS EASEMENT.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENT" 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, FOR ANY CAUSE.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS DAY OF 19 October, 2004.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 1:00 PM/PM
INSTRUMENT # 040027712
TESTE: Betsy B. Woolridge, Clerk
BETSY B. WOOLRIDGE, CLERK



5248 Olde Towne Road, Ste 1
Williamsburg, Virginia 231
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
NOLAND PROPERTIES, INC.
CONTAINING 53.44 ACRES
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
VMB/AWP	AWT
Scale	Date
1"=30'	8/12/04
Project No.	
9354-1	
Drawing No.	
1 of 1	

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