

#050000884

CERTIFICATE OF SOURCE OF TITLE:

PARCEL 4 AS SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAMSBURG DEVELOPMENTS, INC. TO LIBERTY DEVELOPMENT COMPANY BY DEED DATED 07/16/98 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 980013881.

OWNER'S CERTIFICATE: LIBERTY DEVELOPMENT COMPANY

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: LIBERTY DEVELOPMENT COMPANY

BY: [Signature] 12-21-04 DATE

L. RONALD MILLER, GENERAL MEMBER

CERTIFICATE OF NOTARIZATION:

STATE OF VA CITY/COUNTY OF YORK I, [Signature] 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 21 DAY OF Dec 2004. MY COMMISSION EXPIRES Jan 20, 2007

(SIGNATURE)

OWNER: LIBERTY DEVELOPMENT COMPANY

BY: [Signature] Dec 21, 2004 DATE

A. WAYNE BRADY, GENERAL MEMBER

CERTIFICATE OF NOTARIZATION:

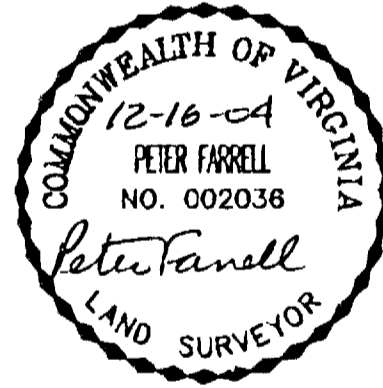
STATE OF VA CITY/COUNTY OF YORK I, Michael C. Hungins A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 21 DAY OF December 2004. MY COMMISSION EXPIRES

(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.

12-16-04 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.

12/16/04 [Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

1/5/05 [Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

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 18th DAY OF Jan, 2005 AS THE LAW DIRECTS.

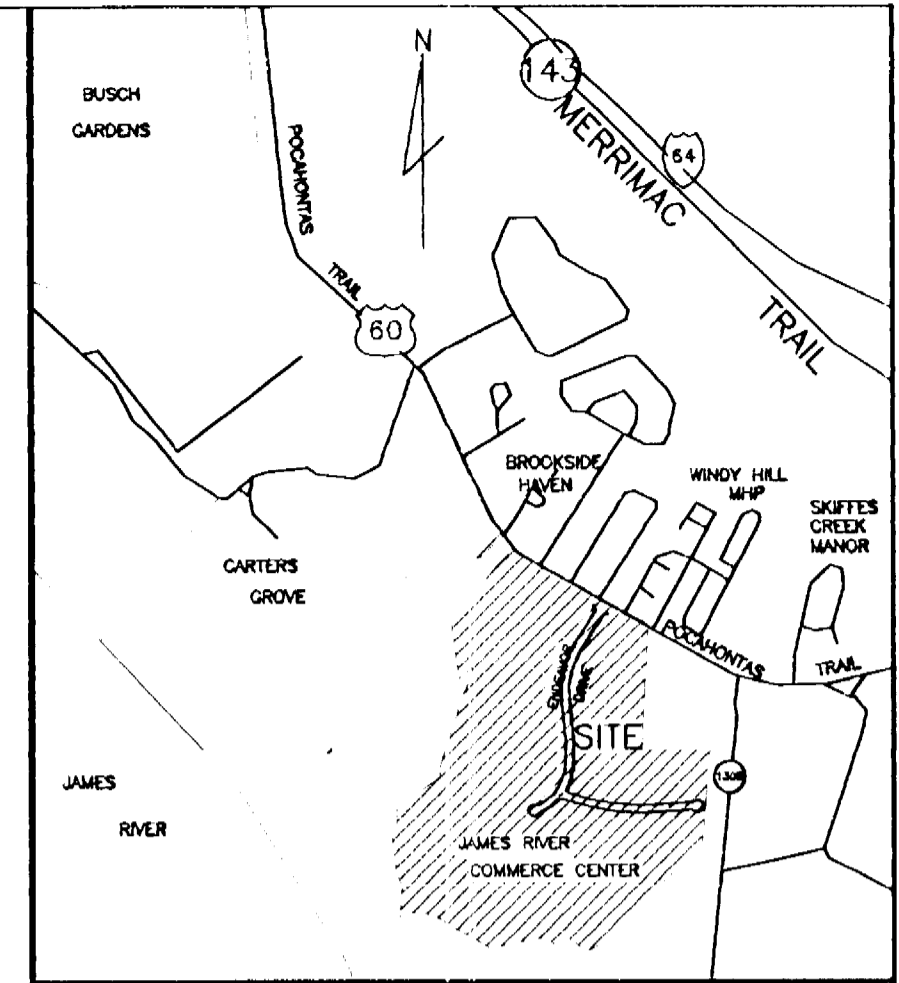
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 1-18-2005 at 2:03 PM, PG DOCUMENT # 050000884 BETSY B. WOOLRIDGE, CLERK [Signature] Clerk

TESTE: [Signature] Dep. CLERK

DOCUMENT NO. 050000884

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 5920100050.
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, 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 PROVIDED BY NEWPORT NEWS WATERWORKS AND PUBLIC SEWER PROVIDED BY JCSA.
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 P.B. 88, PAGE 98 P.B. 55, PAGE 43 P.B. 87, PAGE 8 P.B. 65, PAGE 90 INST. NO. 980013881
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. THIS PROPERTY DOES NOT CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY 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 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
17. 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.
18. LOT 4 IS SUBJECT TO CONDITIONS PURSUANT TO JAMES CITY COUNTY ZONING CASE # Z-14-95 AND TO RESTRICTIVE COVENANTS RECORDED IN D.B. 545, PG. 361.



VICINITY MAP 1" = 2000'

AREA TABULATION

Table with 2 columns: Description and Area. Rows include PARCEL 4, OLD AREA = 7.6097 AC., LESS PARCEL 4A = 2.0000 AC., and NEW TOTAL AREA = 5.6097 AC.

PLAT OF PARCEL 4A BEING A SUBDIVISION OF PARCEL 4 JAMES RIVER COMMERCE CENTER

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

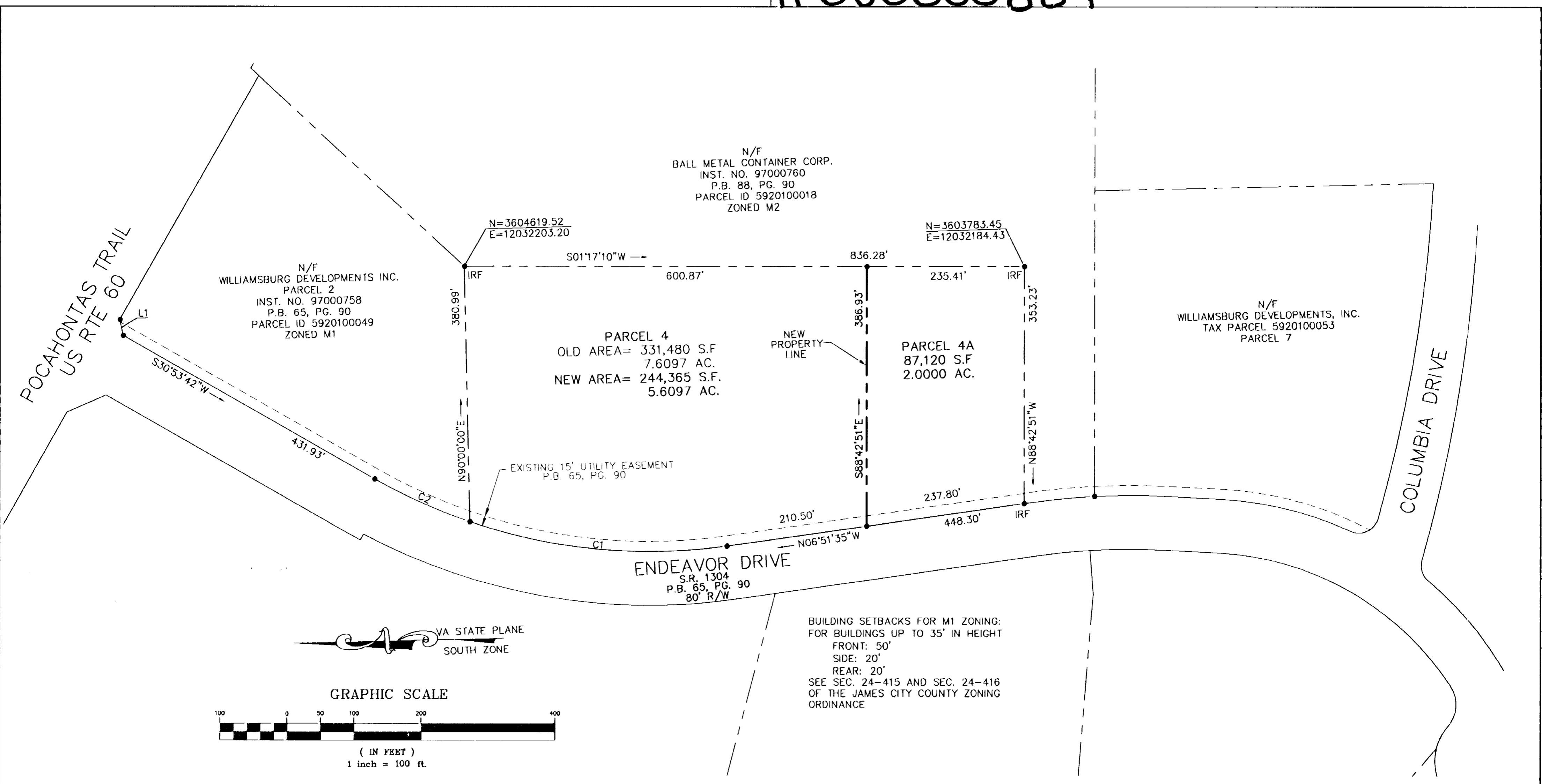
DATE: 12/16/04 SCALE: 1"=100' SHEET 1 OF 2



4029 Ironbound Road Suite 100 Williamsburg, VA 23188 Tel. (757) 253-2975 Fax (757) 229-0049 Email: lmdg@landmarkdgb.com

5544 Greenwich Road Suite 200 Virginia Beach, VA 23462 Tel. (757) 473-2000 Fax (757) 497-7933 Email: imdg@landmarkdgb.com

#050000884



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
1-18-2005
at 2:03 PM P.M. PB PG
DOCUMENT # 050000884
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	389.19'	827.00'	198.27'	385.61'	S06°37'20"W	26°57'50"
C2	155.75'	827.00'	78.11'	155.52'	S25°30'03"W	10°47'27"

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.15'	S79°24'11"W

PLAT OF PARCEL 4A
BEING A SUBDIVISION OF
PARCEL 4
JAMES RIVER COMMERCE CENTER

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 12/16/04 SCALE: 1"=100'
SHEET 2 OF 2



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

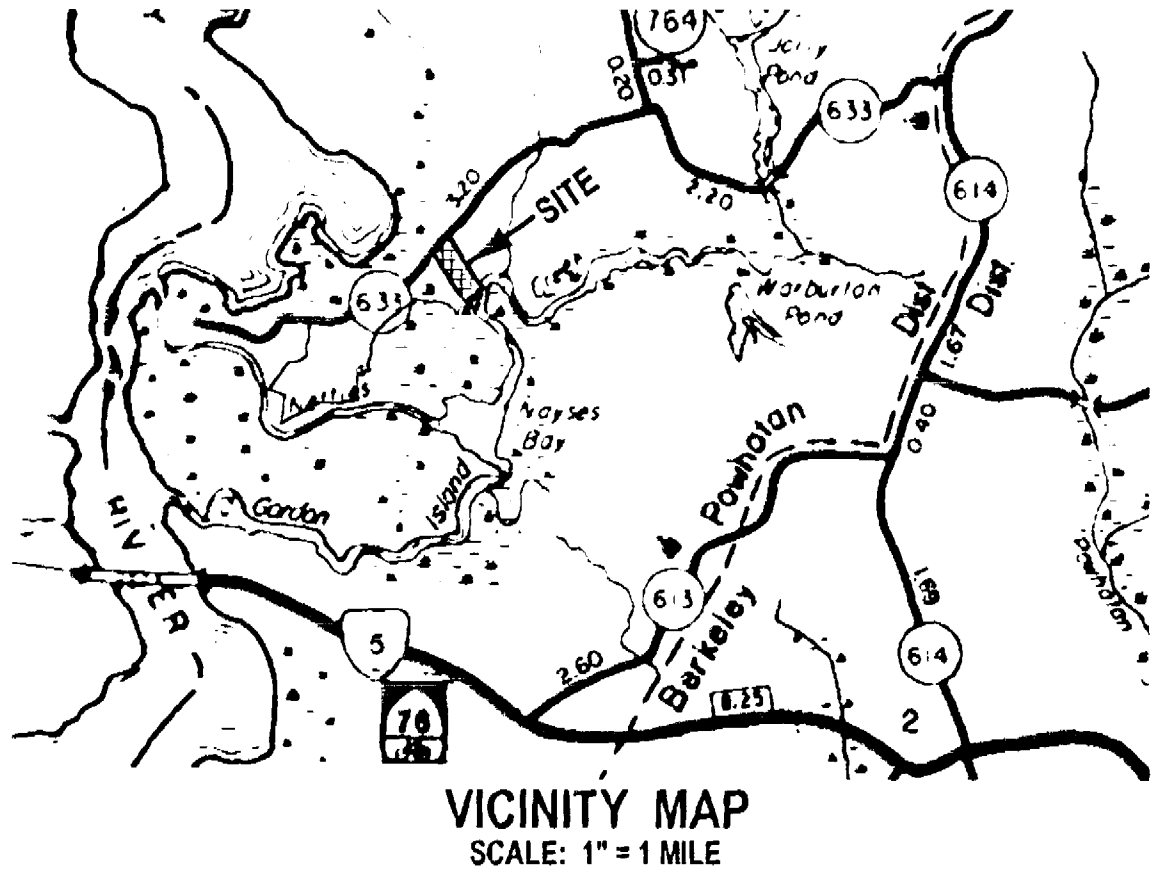
4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975
Fax (757) 229-0049
Email: lmdg@landmarkdg.com

5544 Greenwich Road
Suite 200
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdg.com

DRAWN BY: PF PROJ. NO.: 2004126-000.00
CHKD. BY: AST DWG. NO.: 15503W

2004-116-700-001 ARCC version: Freds Subd of Parcel 4 - lmdgrefred.dwg

050001164



OWNER'S CERTIFICATE

THIS SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

David H. Allen 12-20-2004
 DAVID H. ALLEN DATE

Stephanie M. Allen 12-20-04
 STEPHANIE M. ALLEN DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF HAMPTON

I, CAROLYN R. BAIRD, 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 December, 2004.

Carolyn R. Baird
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 2008

THIS PLAT IS FOR THE PURPOSE OF SUBDIVIDING PARCEL (34-2)(1-2) FROM 183+/- ACRES INTO A 25.02 ACRES PARCEL AND THE REMAINDER PARCEL OF 158+/- ACRES.

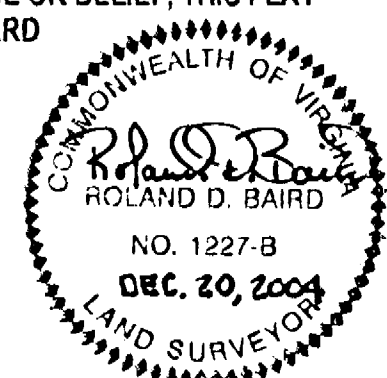
NOTES:

1. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE CURRENT VERSION OF JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
2. PROPERTIES SHOWN ARE CURRENTLY ZONED A-1 GENERAL AGRICULTURAL.
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
5. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

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.

Roland D. Baird DEC. 20, 2004
 ROLAND D. BAIRD, L.S. DATE



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAMES OF DAVID H. ALLEN AND STEPHANIE M. ALLEN, HIS WIFE, AND WAS ACQUIRED FROM JOHN WAKEFIELD NICODEMUS, et. al. BY DEED DATED FEBRUARY 20, 2003 AND DULY RECORDED AS INSTRUMENT NUMBER 030009743 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

CERTIFICATE OF APPROVAL

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

Buffy A. Warren 12/23/04
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

H. Haines EHS 12/23/04
 VIRGINIA DEPARTMENT OF HEALTH DATE

Subdivision Agent 1/10/05
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, ON THIS 21st DAY OF Jan., 2005.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____, PAGE inst. 050001164 at 1:57p.m.

TESTE Betsy B. Woolridge, Clerk

BY Deborah Hallman D.C.

DEPARTMENT OF HEALTH

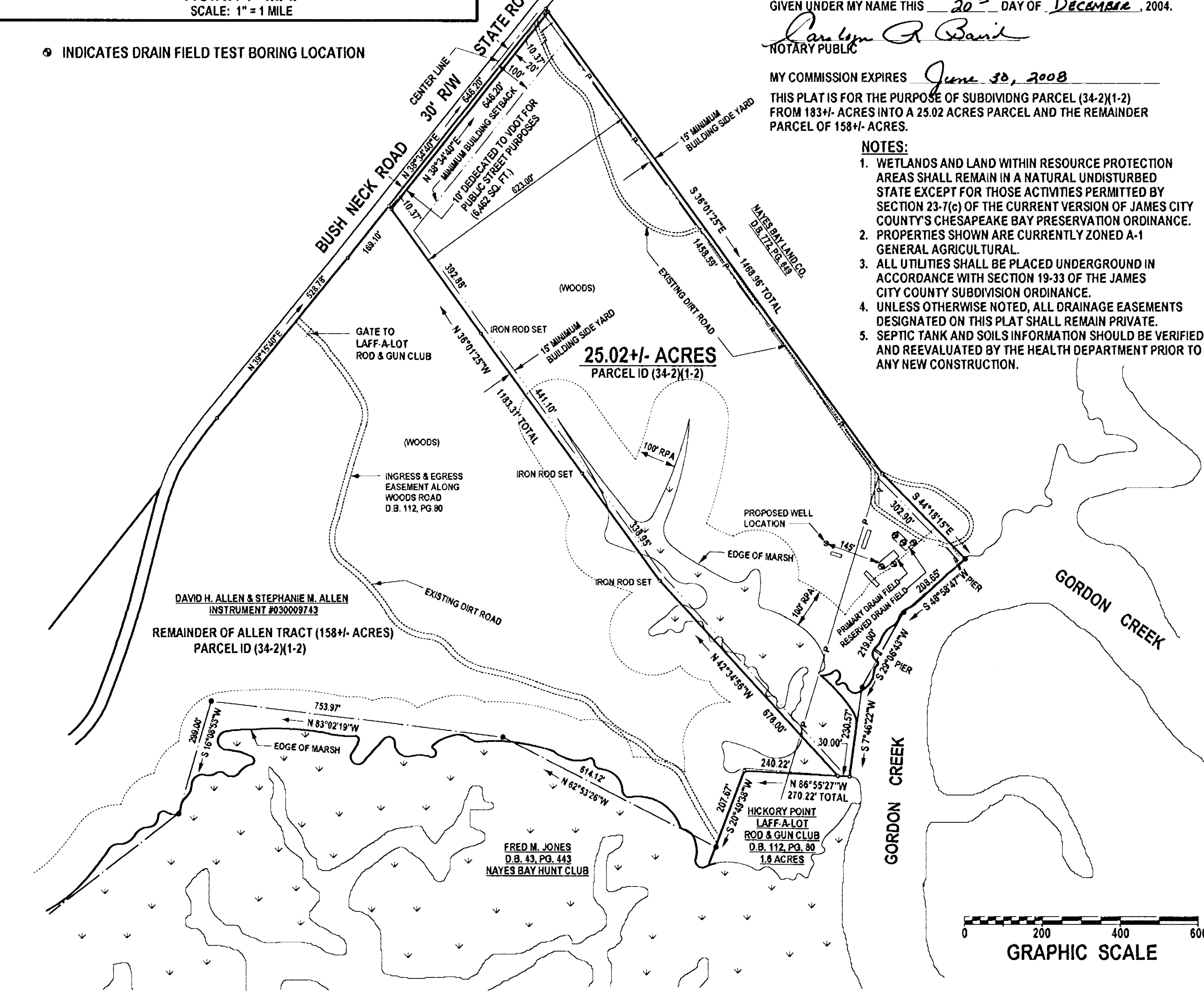
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (ASOE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN ASOE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY ADAM C. HERMAN, ASOE #185. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

● INDICATES DRAIN FIELD TEST BORING LOCATION



PLAT OF SURVEY SHOWING A SUBDIVISION OF THE PROPERTY OF

DAVID H. ALLEN & STEPHANIE M. ALLEN

POWHATAN DISTRICT
 JAMES CITY COUNTY, VIRGINIA

JOHNSON - BAIRD AND ASSOCIATES
 CIVIL ENGINEERING AND LAND SURVEYING
 1538 WEST QUEEN STREET - HAMPTON, VIRGINIA - 23669-2645 - PHONE (757) 927-7208 - FAX (757) 927-7503

SCALE: 1" = 200' DATE: DEC. 20, 2004 SHEET 1 OF 1
 FILE: 202-007H

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 January 21, 2005
 at 11:57 AM
 DOCUMENT # 050001164
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk