

#050003696

OWNER'S CERTIFICATE

THE 20' WIDE INGRESS/EGRESS AND UTILITY EASEMENT FOR LOT 6A SHOWN ON THIS PLAT AND SUBDIVISION OF CARDINAL ACRES SUBDIVISION WELL LOT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

LOT 6
Michael K. Pott 02-04-05
 FOR FIRST INVESTMENTS OF VIRGINIA, L.L.C. DATE
Michael K. Pott OWNER
 PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 I, *B. Keith Letchworth* A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY 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 7th DAY OF February, 2005.
B. Keith Letchworth
 SIGNATURE
 MY COMMISSION EXPIRES July 31, 2008

WELL LOT

Larry M. Foster Feb 4 2005
 FOR JAMES CITY SERVICE AUTHORITY DATE
Larry M. Foster General Manager
 PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 I, *B. Keith Letchworth* A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY 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 7th DAY OF February, 2005.
B. Keith Letchworth
 SIGNATURE
 MY COMMISSION EXPIRES July 31, 2008

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:
LOT 6
 TO FIRST INVESTMENTS OF VIRGINIA, L.L.C., FROM LONGHILL GATE INVESTMENTS, INC., BY DEED DATED AUGUST 15, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT DOCUMENT NO. 030024150.

WELL LOT

TO JAMES CITY SERVICE AUTHORITY, FROM GRAYSON G. FENTRESS, TRUSTEE OF THE LEMOND LAND TRUST, BY DEED DATED NOVEMBER 27, 1974, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT DEED BOOK 157, PAGE 558.

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.

DATE 10/25/04 *Thomas C. Sublett*
 THOMAS C. SUBLETT, L.S.

CERTIFICATE OF APPROVAL

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

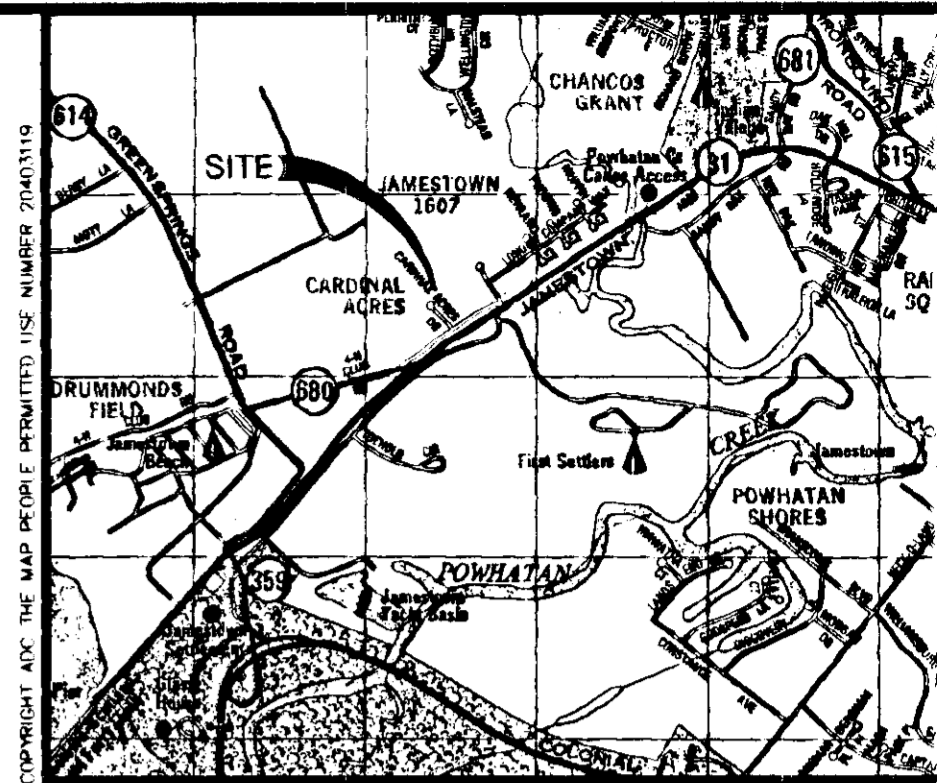
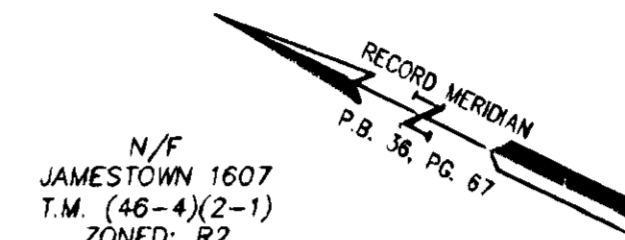
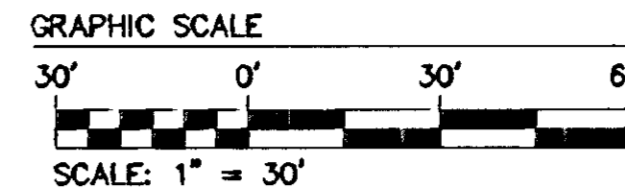
DATE 2/22/05 *Michael K. Pott*
 SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES:

1. THE WELL LOT & LOT 6A ARE CURRENTLY ZONED R-2, GENERAL RESIDENTIAL WITH PROFFERS (CASE NO. 2-12-04).
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. LOTS 6, 6A & WELL LOT LIE WITHIN FEMA FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), (AS SHOWN ON FEMA PANEL NUMBER 510201 B).

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS DAY OF 2004.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ AM/PM
 INSTRUMENT # _____

TESTE:
 BETSY B. WOOLRIDGE, CLERK



- DENOTES NEW INGRESS/EGRESS & UTILITY EASEMENT
- DENOTES NEW 20' WIDE INGRESS/EGRESS AND UTILITY EASEMENT FOR LOT 6A
- DENOTES NEW JCSA UTILITY EASEMENT

WELL LOT
 T.M. (46-4)(1-3)
 #1899 JAMESTOWN ROAD
 EXISTING AREA
 20,000 S.F. OR
 0.459 ACRES
 NEW AREA
 5,000 S.F. OR
 0.115 ACRES

J.C.C. COORDINATES
 3,614,038.6829
 11,984,839.3874

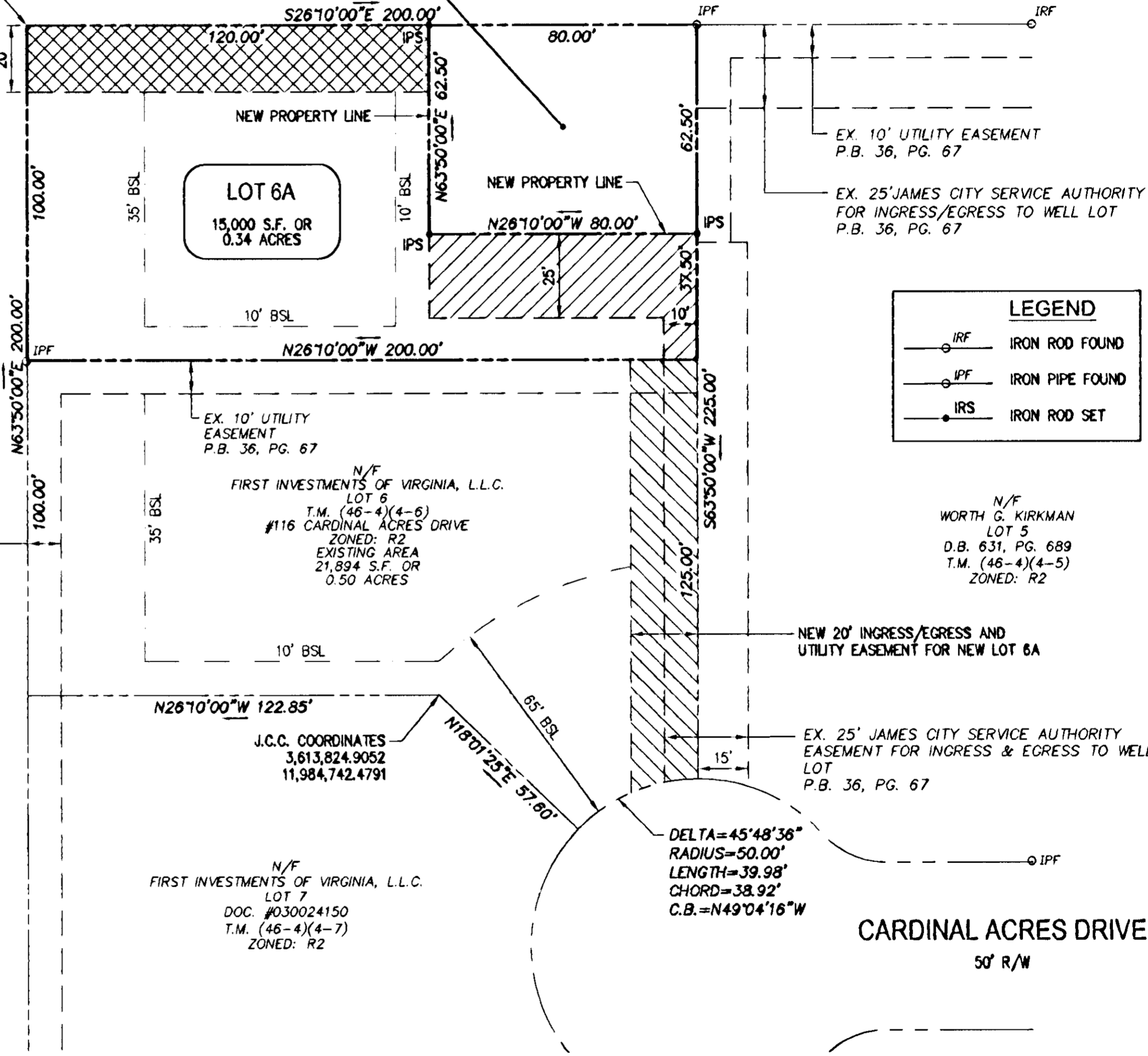
N/F
 THE POINTE HOMES ASSOCIATION
 DOC. #990021942
 T.M. (46-4)(6-1A)
 ZONED: R2

EX. 10' UTILITY EASEMENT
 P.B. 36, PG. 67

N/F
 FIRST INVESTMENTS OF VIRGINIA, L.L.C.
 LOT 6
 T.M. (46-4)(4-6)
 #116 CARDINAL ACRES DRIVE
 ZONED: R2
 EXISTING AREA
 21,894 S.F. OR
 0.50 ACRES

N/F
 FIRST INVESTMENTS OF VIRGINIA, L.L.C.
 LOT 7
 DOC. #030024150
 T.M. (46-4)(4-7)
 ZONED: R2

1 Larger/Small Plat(s) Recorded
 herewith as # 050003696



LEGEND

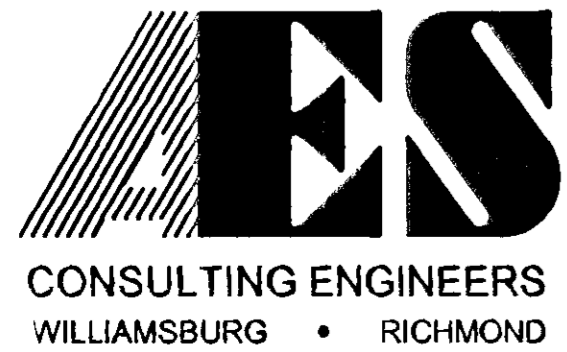
○ IRF	IRON ROD FOUND
○ IPF	IRON PIPE FOUND
● IRS	IRON ROD SET

N/F
 WORTH G. KIRKMAN
 LOT 5
 D.B. 631, PG. 689
 T.M. (46-4)(4-5)
 ZONED: R2

CARDINAL ACRES DRIVE

REFERENCES:

D.B. 157, PG. 558
P.B. 32, PG. 78
P.B. 36, PG. 67
P.B. 73, PG. 10-11



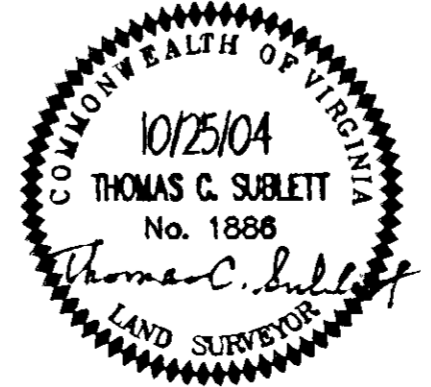
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION & INGRESS / EGRESS & UTILITY EASEMENT

LOT 6, 6A & WELL LOT

CARDINAL ACRES SUBDIVISION

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City
 Circuit Court This PLAT was recorded on 22 February 2005
 at 3:16 AM, P.M. PG. 67
 DOCUMENT # 050003696
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	2/1/05	REVISED PLAT PER COUNTY COMMENT LETTER DATED 1/27/05	VMB

Designed AES	Drawn AWT
Scale 1"=30'	Date 10/25/04
Project No. 9322-15	
Drawing No. 1	