

#050008445

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COWLES FAMILY LIMITED PARTNERSHIP TO TOANO BUSINESS CENTRE, L.L.C., BY DEED DATED 11-23-04 AND RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT OF THE COUNTY OF JAMES CITY, AS INSTRUMENT NO. 040030118.

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: TOANO BUSINESS CENTRE, L.L.C.

BY: [Signature] 24 FEB 2005
SIGNATURE DATE

MICHAEL C. BROWN MANAGER
NAME PRINTED TITLE

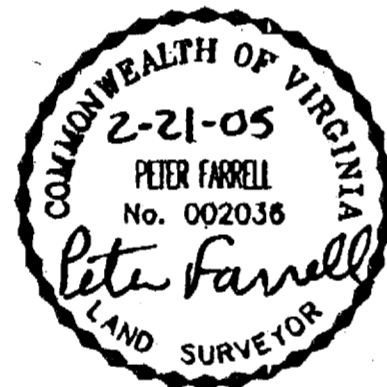
CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
I, Patricia M. Penci 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 24th DAY OF February, 2005. MY COMMISSION EXPIRES June 30, 2008
Patricia M. Penci
(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.

2-21-05 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.

4/9/05 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

3/15/05 [Signature]
DATE VA DEPARTMENT OF TRANSPORTATION

3/14/05 [Signature]
DATE HEALTH DEPARTMENT

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20th DAY OF April, 2005 THIS PLAT WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. at 9:05a.m.

TESTEE: [Signature] [Signature] BETSY B. WOOLRIDGE, CLERK
CLERK

DOCUMENT NO. 050008445

NOTES:

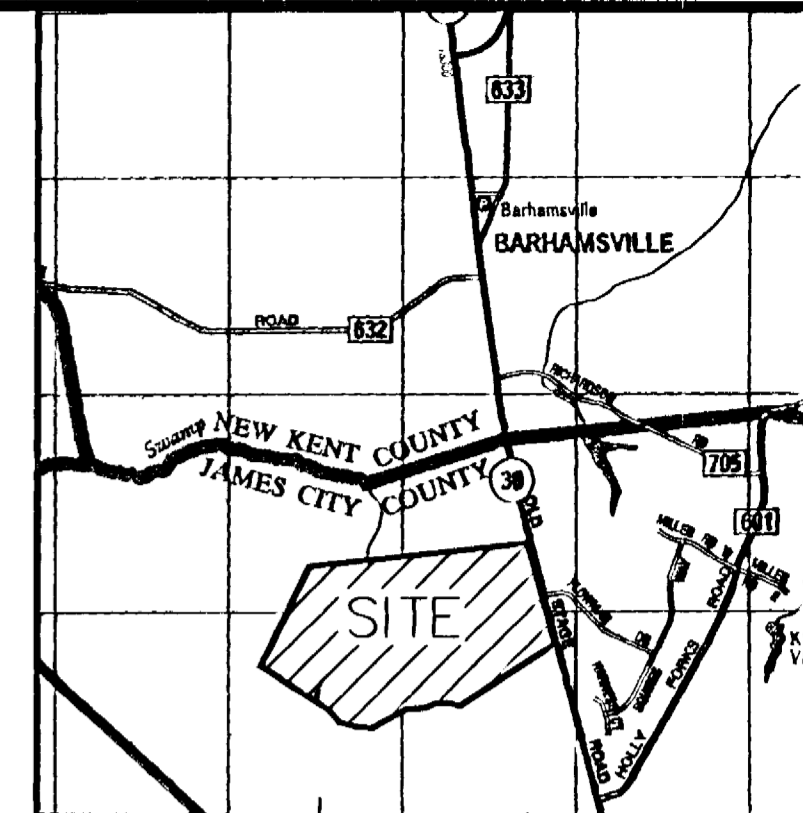
- THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 0410100008 AND ZONED (A1) GENERAL AGRICULTURAL DISTRICT.
- TOTAL NUMBER OF LOTS = 5

LOT 1	5.1594 AC.
LOT 2	10.0725 AC.
LOT 3	11.0756 AC.
LOT 4	11.2169 AC.
LOT 5	50.8505 AC.
TOTAL	88.3749 AC.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 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.510201 0005B DATED 2-06-91.
- 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.
- PROPERTY CORNER MONUMENTATION WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 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.
- REFERENCES USED IN THE PREPARATION OF THIS PLAT:
INST. NO. 040030118
P.B. 37, PG 61
P.B. 30, PG. 1
P.B. 11, PG. 36
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 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 (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE 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 HERMAN, VIRGINIA CERTIFIED SOIL SCIENTIST, AOSE # 185, (PH 757-344-6270). 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 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.
- 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.
- ALL LOTS SHALL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20403123
VICINITY MAP 1"=2000'

SUBDIVISION OF
LOTS 1, 2, 3, 4 & 5
BEING THE PROPERTY OF
TOANO BUSINESS CENTRE, L.L.C.

STONEHOUSE DISTRICT,
JAMES CITY COUNTY, VIRGINIA
DATE: FEBRUARY 21, 2005
SHEET 1 OF 5



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

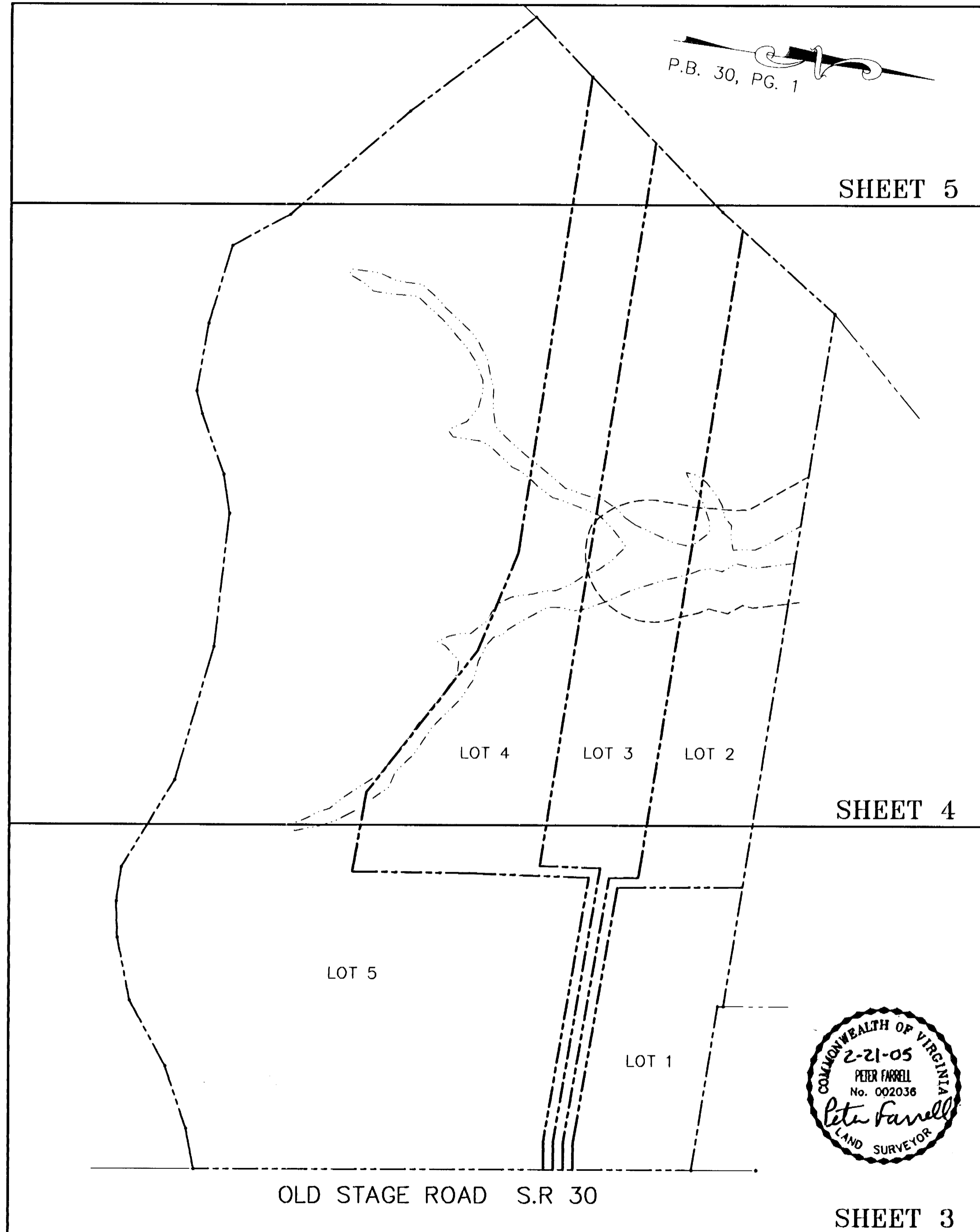
5544 Greenwich Road
Suite 200
Virginia Beach, VA 23462
Tel: (757) 473-2000
Fax (757) 497-7933
Email: img@landmarkdg.com

DRAWN BY: AST
CHKD. BY: PF

PROJ. NO.: 2004085-100.03
DWG. NO.: 15610W

#050008445

P.B. 30, PG. 1



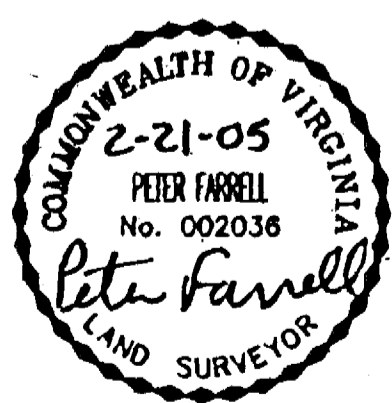
SHEET 5

SHEET 4

SHEET 3

OLD STAGE ROAD S.R. 30

SHEET INDEX



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
4-20-2005
 at 9:05 AM/PB PG
 DOCUMENT # 050008445
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

**SUBDIVISION OF
 LOTS 1, 2, 3, 4 & 5
 BEING THE PROPERTY OF
 TOANO BUSINESS CENTRE, L.L.C.**

STONEHOUSE DISTRICT,
 JAMES CITY COUNTY, VIRGINIA
 DATE: FEBRUARY 21, 2005
 SCALE: 1"=200'
 SHEET 2 OF 5

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

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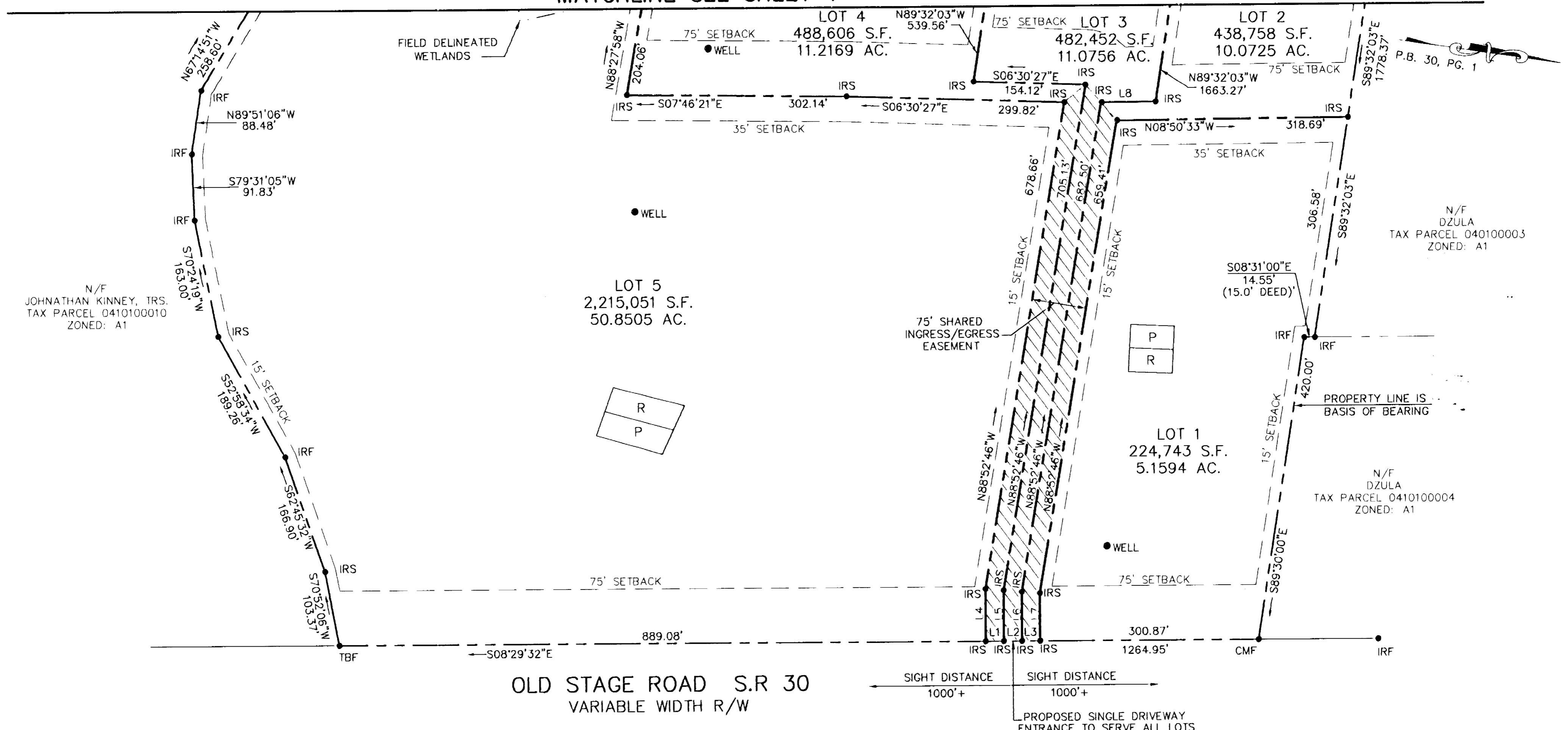
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DRAWN BY: AST
 CHKD. BY: PF
 PROJ. NO.: 2004085-100.03
 DWG. NO.: 15609W

2004085-100.03 Brown-Cowles Boundary Survey (Cowles-FIRST SUBD)

#050008445

MATCHLINE SEE SHEET 4



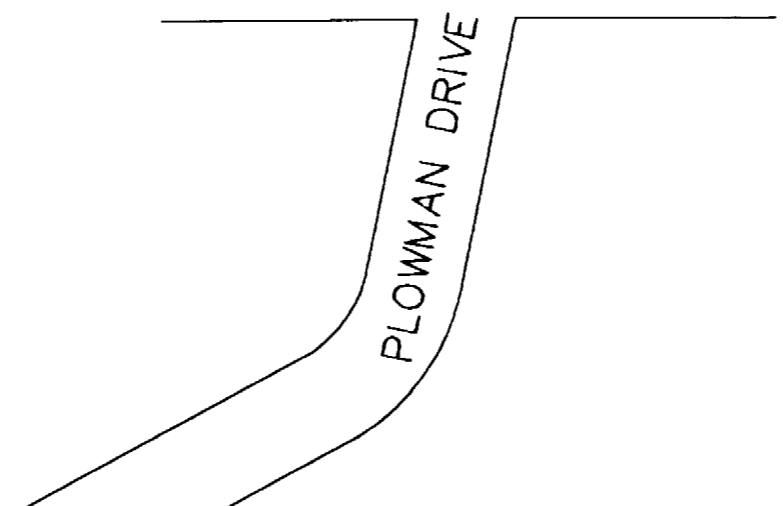
N/F
JOHNATHAN KINNEY, TRS.
TAX PARCEL 0410100010
ZONED: A1

N/F
DZULA
TAX PARCEL 0410100003
ZONED: A1

N/F
DZULA
TAX PARCEL 0410100004
ZONED: A1

LEGEND

- IRF ● IRON ROD FOUND
- IPF ● IRON PIPE FOUND
- TBF ● T-BAR FOUND
- IRS ● IRON ROD TO BE SET
- WELL PROPOSED WELL
- [P] PROPOSED PRIMARY DRAINFIELD
- [R] PROPOSED RESERVE DRAINFIELD

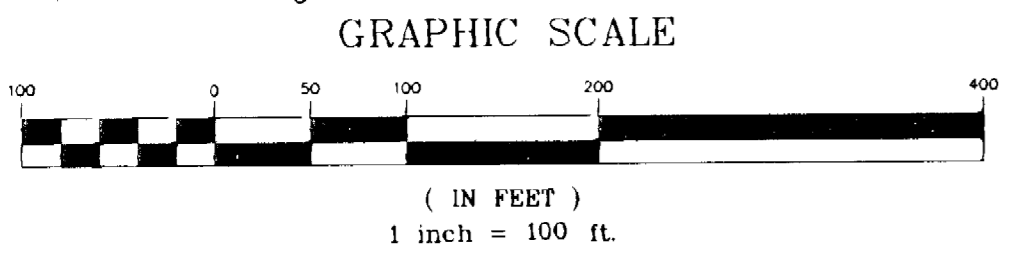


OLD STAGE ROAD S.R. 30
VARIABLE WIDTH R/W

SUBDIVISION OF
LOTS 1, 2, 3, 4 & 5
BEING THE PROPERTY OF
TOANO BUSINESS CENTRE, L.L.C.

STONEHOUSE DISTRICT,
JAMES CITY COUNTY, VIRGINIA
DATE: FEBRUARY 21, 2005
SCALE: 1"=100'
SHEET 3 OF 5

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BETSY B. WOOLRIDGE, CLERK



LINE	LENGTH	BEARING
L1	25.00'	S08°29'32"E
L2	25.00'	S08°29'32"E
L3	25.00'	S08°29'32"E
L4	71.90'	N81°30'28"E
L5	69.80'	N81°30'28"E
L6	67.69'	N81°30'28"E
L7	65.59'	N81°30'28"E
L8	75.25'	S08°50'33"E



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2004085-100.03 Brown-Cowles Boundary Survey/Cowles FIRST SUBE

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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N/F
JOHNATHAN KINNEY, TRS.
TAX PARCEL 0410100010
ZONED: A1

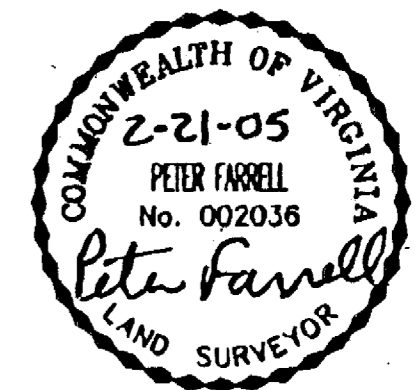
N/F
DZULA
TAX PARCEL 0410100003
ZONED: A1

LOT 5
2,215,051 S.F.
50.8505 AC.

LOT 4
488,606 S.F.
11.2169 AC.

LOT 3
482,452 S.F.
11.0756 AC.

LOT 2
438,758 S.F.
10.0725 AC.



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STONEHOUSE DISTRICT,
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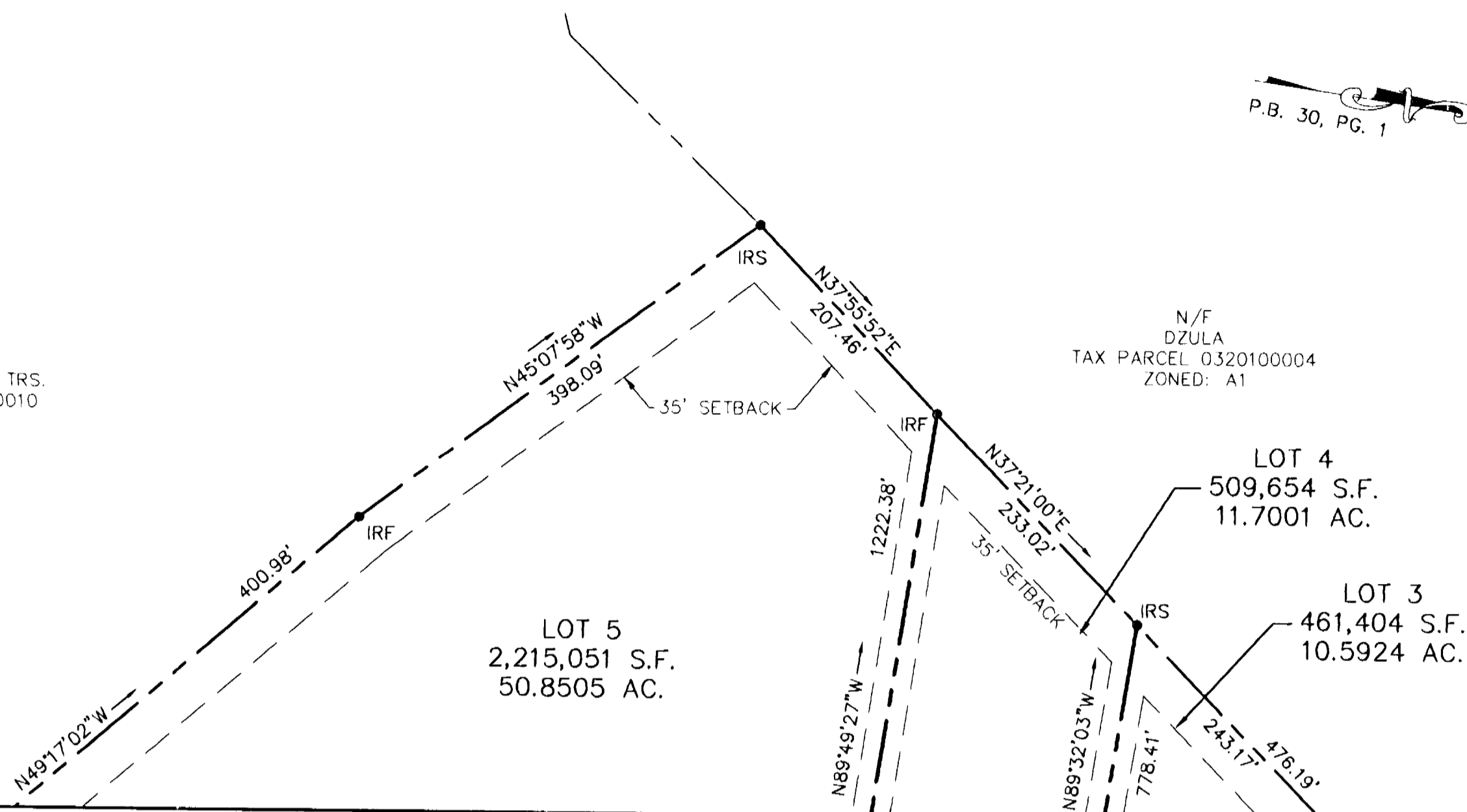
2004085-100.03 Brown-Cowles Boundary Survey\Cowles-FIRST SUBD

#050008445

P.B. 30, PG. 1

N/F
JOHNATHAN KINNEY, TRS.
TAX PARCEL 040100010
ZONED: A1

N/F
DZULA
TAX PARCEL 0320100004
ZONED: A1

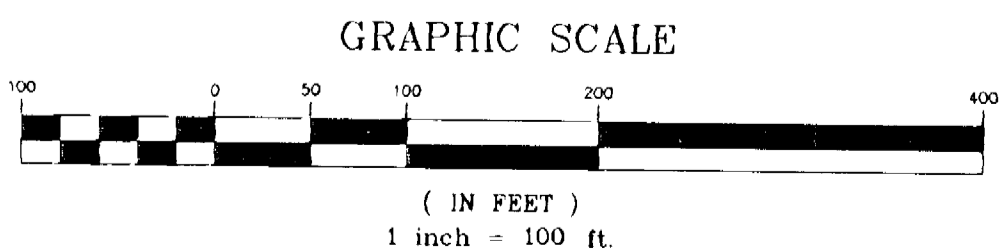


MATCHLINE SEE SHEET 4

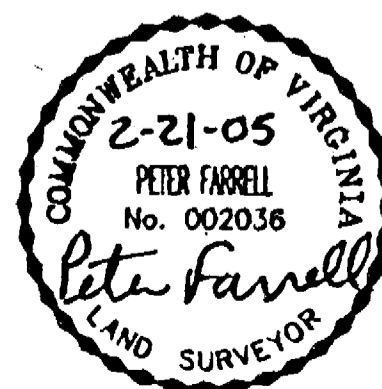
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 DATE: FEBRUARY 21, 2005

SCALE: 1"=100'
 SHEET 5 OF 5



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2004085-100.03 Brown-Cowles Boundary Survey-Cowles FIRST SUBD