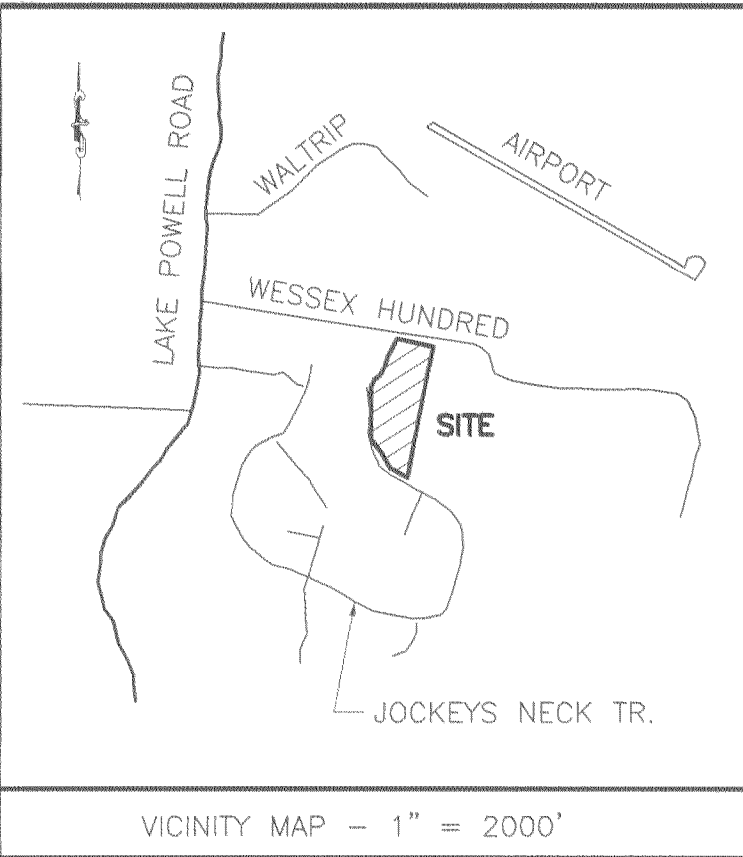


# #050024607



**OWNERS CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL "2B" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

5-17-05 The Williamsburg Winery, Ltd  
DATE OWNER (SIGNATURE)

DATE OWNER (PRINT)

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF YORK I, MATTHEW H. CONNOLLY, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 17TH DAY OF MAY, 2005. MY COMMISSION EXPIRES JULY 31ST, 2007

**CERTIFICATE OF SOURCE OF TITLE**

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY PATRICK G. DUFFLELLER TO THE WILLIAMSBURG WINERY, LTD. BY INSTRUMENT DATED FEBRUARY 10, 2004. INSTRUMENT IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN INSTRUMENT NO. 040007386. THE PROPERTY IS ALSO DESIGNATED AS PARCEL 2B ON PLAT IN INST. #040032414.

**ENGINEERS OR SURVEYORS 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

5-16-05  
DATE

Charles A. Calhoun  
CHARLES A. CALHOUN, L.S. #002554

**BUILDING SETBACKS**

FRONT: 35'  
SIDE: 15'  
REAR: 35'

**CERTIFICATE OF APPROVAL**

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

5/27/05 Buy A Win  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

10/9/05 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA - JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13 DAY OF October, 2005. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 050024607  
TESTE Betsy B. Woolridge, Clerk  
BY Claudia H. Binkley, Dep. Clerk

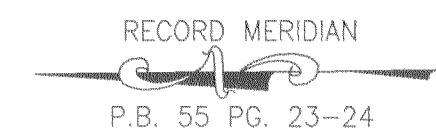
**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
3. WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
7. LOTS SHOWN ARE TO BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
9. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0045B, DATED FEBRUARY 6, 1991
10. FRONT SETBACK LINE ESTABLISHED PER OWNER'S REQUEST AND EXCEEDS THE MINIMUM ZONING REQUIREMENT.

**PROPERTY INFORMATION**

LOT 75 = 130,681 SQ.FT. / 3.000 ACRES  
LOT 76 = 131,010 SQ.FT. / 3.008 ACRES  
LOT 77 = 131,491 SQ.FT. / 3.019 ACRES  
LOT 78 = 131,825 SQ.FT. / 3.026 ACRES  
TOTAL AREA = 12.053 ACRES  
ZONING DISTRICT: R-8  
PARCEL ID: 4840100010

N/F WILLIAMSBURG FARMS, INC.  
PARCEL "D" & "J"  
P.B. 53 PG. 36  
PARCEL ID: 4840100012



**PROPERTY LINE TABLE**

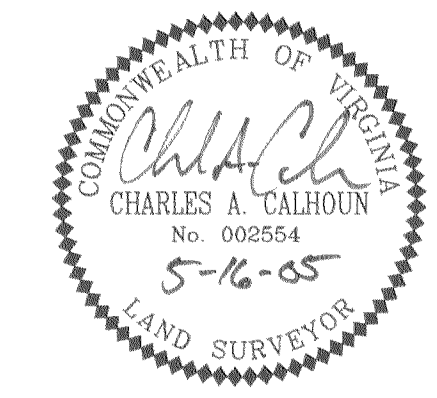
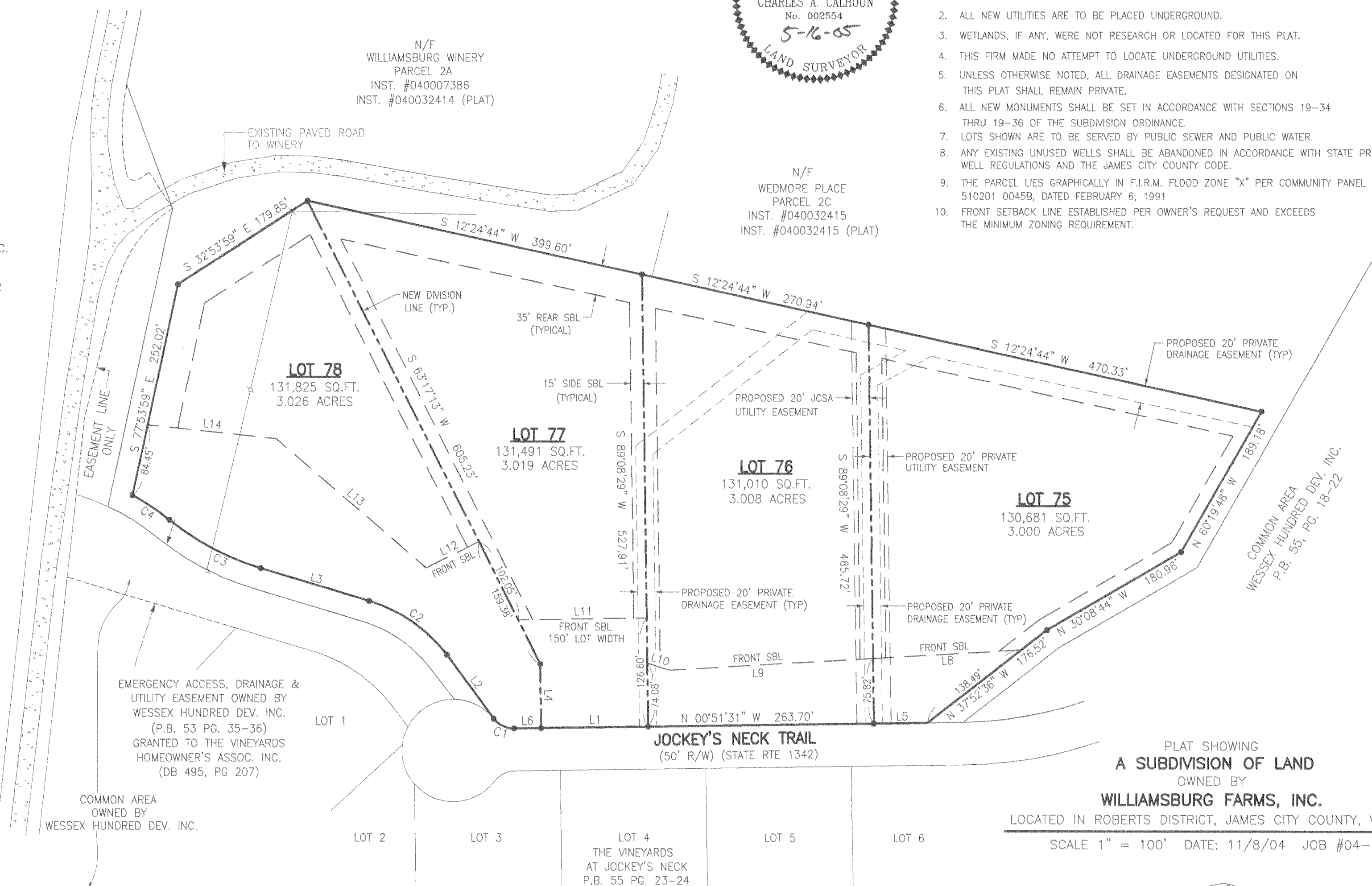
NO.	DIRECTION	DISTANCE
L1	N 00°51'31" W	125.00'
L2	N 53°50'13" E	92.37'
L3	N 16°42'54" E	131.94'
L4	S 89°08'29" W	75.00'
L5	N 00°51'31" W	62.90'
L6	N 00°51'31" W	31.31'

**SETBACK LINE TABLE**

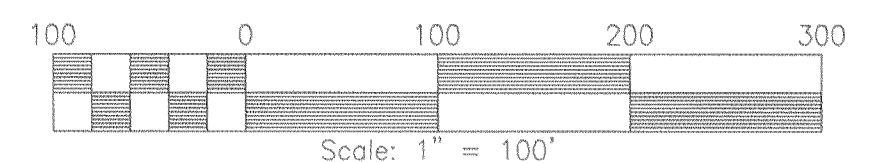
NO	DIRECTION	DISTANCE
L8	N 03°21'14" W	173.64'
L9	N 03°21'14" W	238.46'
L10	N 17°52'36" E	28.90'
L11	N 00°51'31" W	150.00'
L12	N 26°42'47" W	68.72'
L13	N 40°51'51" E	231.67'
L14	N 06°06'30" E	150.81'

**CURVE TABLE**

NO.	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD
C1	52°19'48"	N 25°18'23" E	14.74	30.00	27.40	26.46
C2	35°42'33"	N 34°34'10" E	58.05	180.22	112.32	110.51
C3	22°12'56"	N 27°49'22" E	61.46	313.04	121.38	120.62
C4	09°54'23"	N 33°58'38" E	26.18	302.05	52.22	52.16



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 13 October 2005  
at 12:46 AM/PM, PG. —  
DOCUMENT # 050024607  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk



1 Large/Small Plat(s) Recorded herewith as # 050024607

REV. 5-16-05 - OWNER COMMENTS  
REV. 3-30-05 - COUNTY COMMENTS

PLAT SHOWING  
**A SUBDIVISION OF LAND**  
OWNED BY  
**WILLIAMSBURG FARMS, INC.**  
LOCATED IN ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA  
SCALE 1" = 100' DATE: 11/8/04 JOB #04-463

**LandTech Resources, Inc.**  
Surveying • Mapping • Land Design  
5810-F Mooretown Road, Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com