

050025104

OWNERS CERTIFICATE

THE TWO PARCELS OF LAND AS SHOWN ON THIS PLAT ARE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Ronald T. Curtis 7-27-05
OWNER DATE

Gordon Berryman 7-27-05
OWNER DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, I. Julius & Davis, 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 27th DAY OF July, 2005.
MY COMMISSION EXPIRES 2/28/06
Julius & Davis
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CARRIE A. SWEENEY, TRUSTEE TO GORDON C. BERRYMAN & RONALD T. CURTIS BY INSTRUMENT DATED NOVEMBER 16th, 2004 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN INSTRUMENT #040031704.

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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
7-19-05
DATE
Charles A. Calhoun
CHARLES A. CALHOUN, L.S. #002554

CERTIFICATE OF APPROVAL

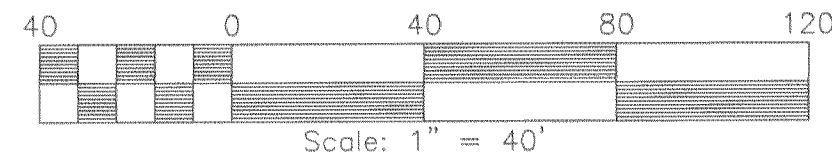
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
8/5/05 Bruce A. Williams
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
8/8/05 Gordon C. Berryman
DATE VIRGINIA DEPARTMENT OF HEALTH
8/18/05 Gordon C. Berryman
DATE SUBDIVISION 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 THIS 20 DAY OF October, 2005.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:04 P.M.
INSTRUMENT # 050025104
TESTE Betsy B. Woolridge Deputy
CLERK **BETSY B. WOOLRIDGE, CLERK**

GENERAL NOTES

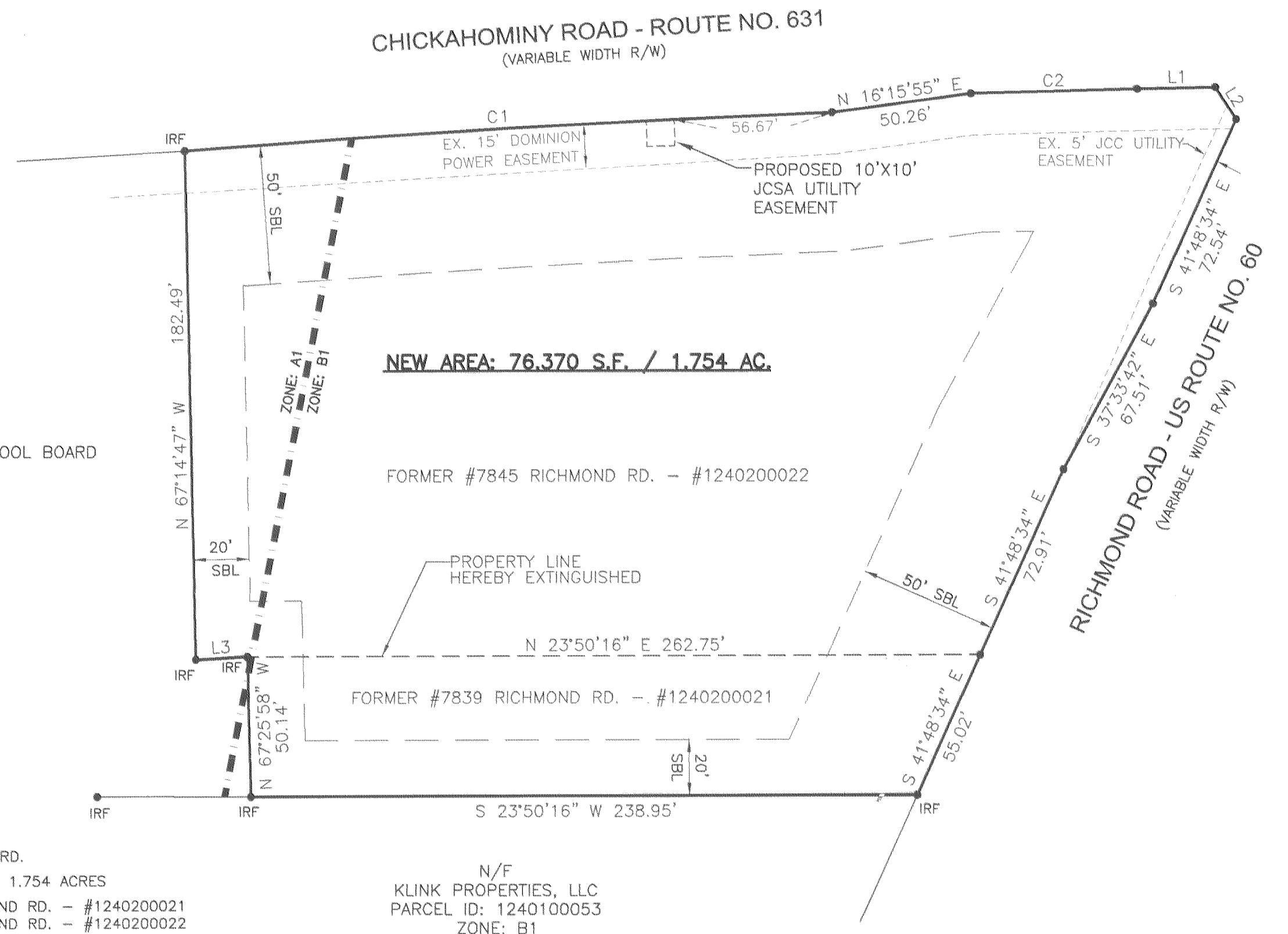
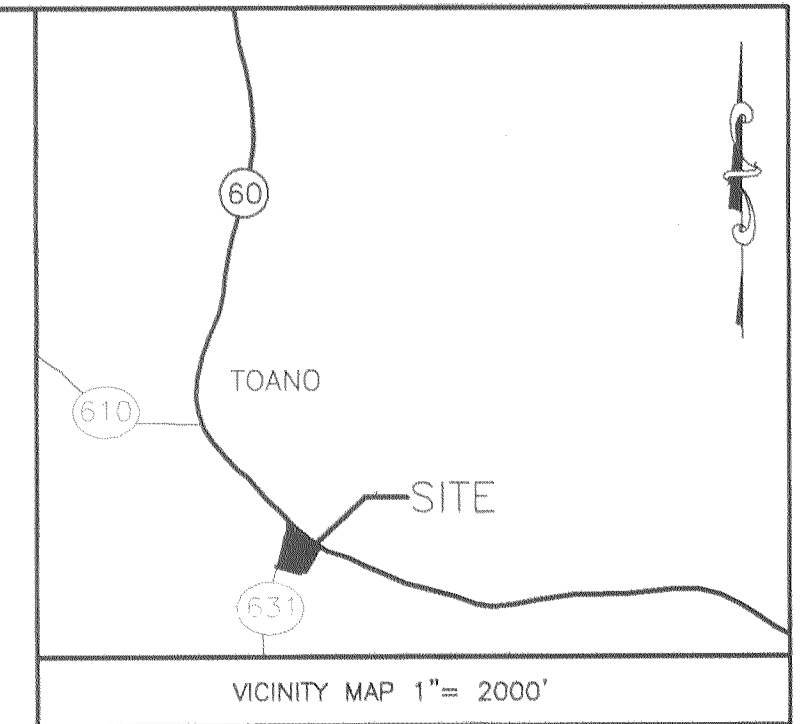
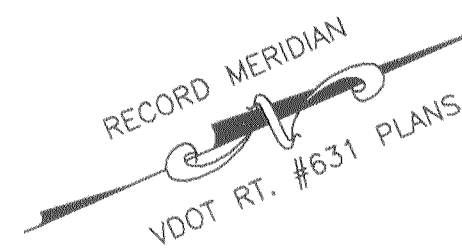
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, ETC. AFFECTING PROPERTY.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY HOWEVER ALL IMPROVEMENTS ARE NOT SHOWN.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- THIS PARCEL SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #510201 0020 B DATED FEBRUARY 6, 1991.
- EXTERIOR BOUNDARY PER UNRECORDED PHYSICAL SURVEY BY SPEARMAN & ASSOC., P.C., DATED 11/29/04 AND HAS NOT BEEN FIELD VERIFIED BY LANDTECH RESOURCES, INC.



NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	02°20'14"	N 20°33'18" E	116.27	5699.58	232.50	232.48
C2	00°35'59"	N 22°31'33" E	29.86	5699.58	59.71	59.71

NUMBER	DIRECTION	DISTANCE
L1	N 22°43'34" E	27.99'
L2	N 81°04'10" E	13.71'
L3	S 20°54'00" W	18.50'

Easements denoted as "JCSA Utility Easements" are for the exclusive use of the James City County 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.

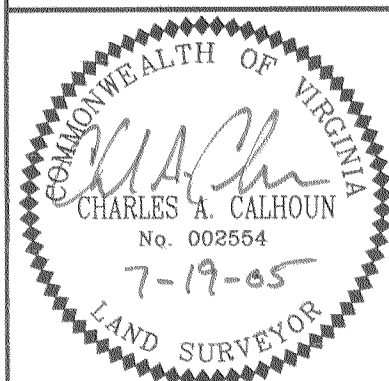


N/F
WILLIAMSBURG - JAMES CITY COUNTY SCHOOL BOARD
PARCEL ID: 1240100051
ZONE: A1

PROPERTY INFORMATION

#7839 & #7845 RICHMOND RD.
TOTAL AREA: 76,370 S.F. / 1.754 ACRES
PARCEL ID: #7839 RICHMOND RD. - #1240200021
#7845 RICHMOND RD. - #1240200022
ZONING DISTRICT: A1/B1
BUILDING SETBACK (SBL)
FRONT = 50'
REAR = 20'
SIDE = 20'

N/F
KLINK PROPERTIES, LLC
PARCEL ID: 1240100053
ZONE: B1



DATE: 5/26/05
DRAWN BY: KMJ
SCALE 1" = 40'
PROJECT No. 05-001
FILE NAME: 05-001PLT
REFERENCES:
INST. NO. 040031704

PROPERTY LINE EXTINGUISHMENT PLAT
#7839 & #7845 RICHMOND ROAD
STANDING IN THE NAME OF
GORDON C. BERRYMAN & RONALD T. CURTIS
POWATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	7/19/05	REV PER JCC LTR DTD 7/18/05

LandTech Resources, Inc.
Surveying • Engineering • GPS
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Web: landtechresources.com