

050026939

CERTIFICATE OF SOURCE OF TITLE: (TAX PARCEL 3330100005A & 3330100005D)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WBB PARTNERS TO PPH, LLC. BY DEED DATED 11/27/01 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 01002402.

OWNER'S CERTIFICATE: PBH, LLC

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. PBH, LLC.

BY: Paul B Hutchins 9/22/05
SIGNATURE DATE

PAUL B. HUTCHINS MANAGER
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City County
I, Melissa J. Holland 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 23rd DAY OF September, 2005. MY COMMISSION EXPIRES Oct. 31, 2009

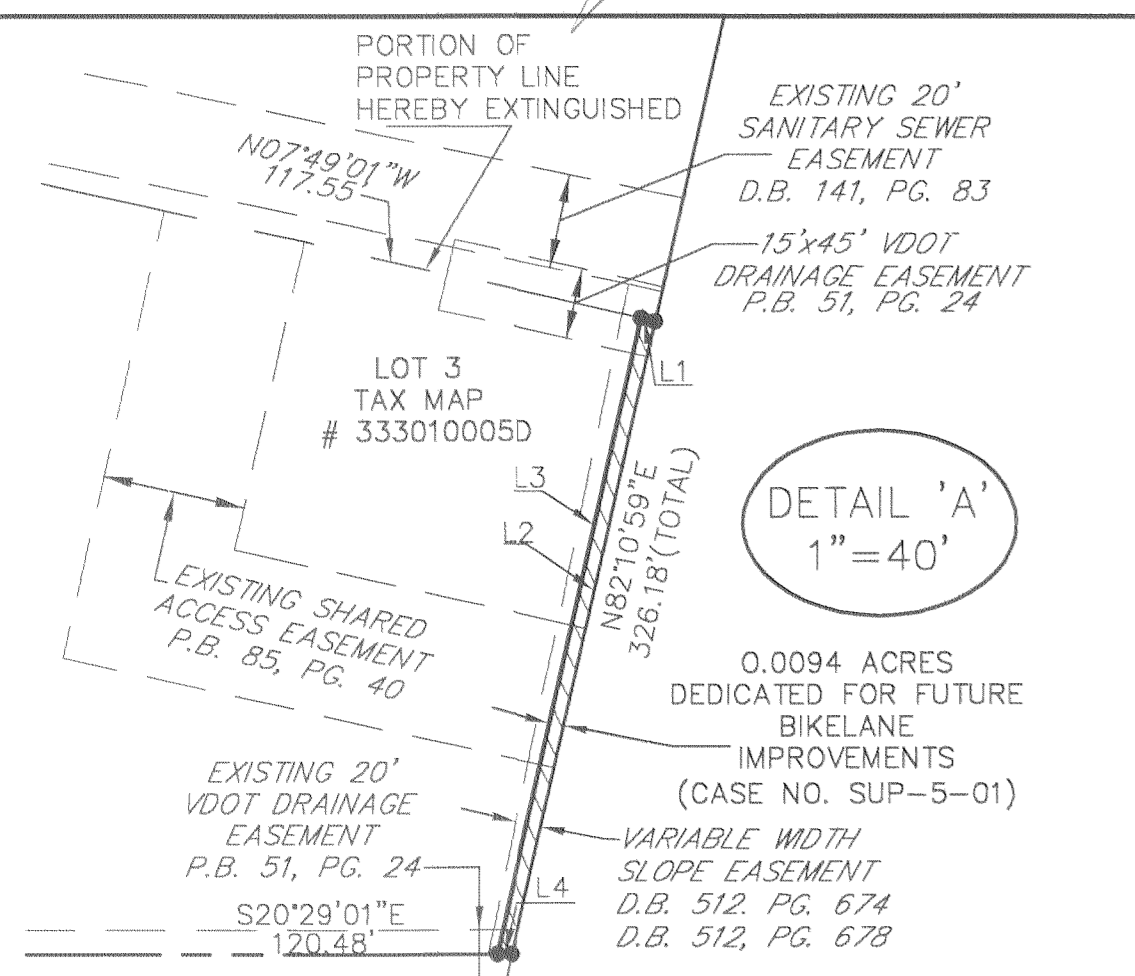
Melissa J. Holland
(SIGNATURE)

CERTIFICATE OF APPROVAL:

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

9/21/05 Bruce A. Wi...
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

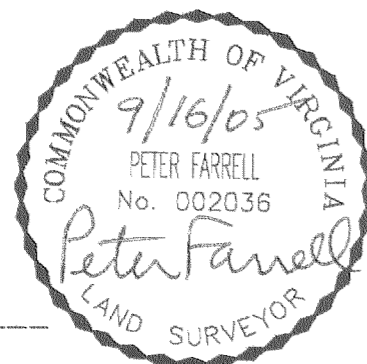
9/30/05 ...
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY



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.

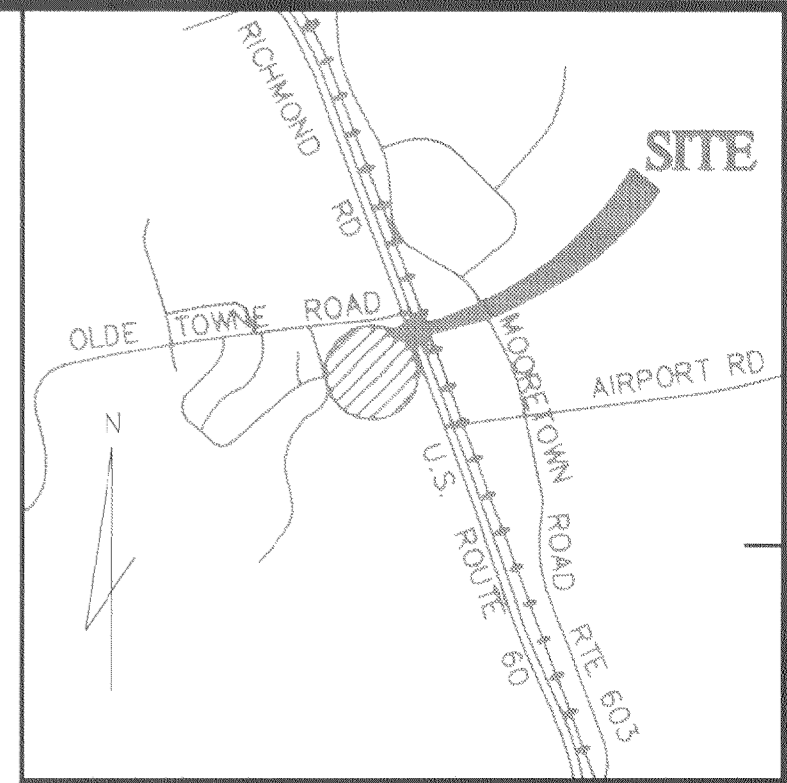
9-16-05 Peter Farrell
DATE PETER FARRELL, LS NO. 002036



NOTES:

- THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS 3330100005A AND 3330100005D.
- THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0035 B, DATED FEB. 6, 1991.
- THIS PROPERTY IS ZONED "B1"-GENERAL BUSINESS DISTRICT. BUILDING SETBACKS FOR B-1 ZONE:
FRONT=50'
SIDE=20'
REAR=20'
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- THE REFERENCES USED IN THE PREPARATION OF THIS PLAT ARE:
P.B. 51, PG. 24
D.B. 413 PG. 196
D.B. 446, PG. 59
P.B. 49, PG. 83
D.B. 413, PG. 211
- COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 323
N 3642969.652
E 11993484.723
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- THIS PROPERTY DOES NOT CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 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.
- THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY LANDMARK DESIGN GROUP, INC., JUNE, 2001 AND UPDATED DECEMBER, 2001.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 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.



VICINITY MAP 1" = 2000'

LEGEND

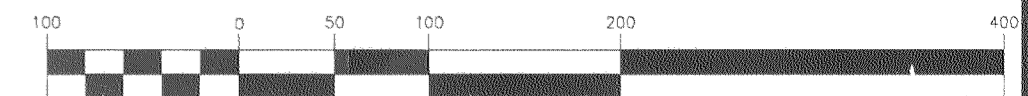
- IRON ROD TO BE SET
- NAIL FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRS
- NLF
- IPF
- IRF

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.00'	N07°49'01"W
L2	136.18'	N82°10'59"E
L3	136.85'	N82°10'59"E
L4	3.07'	S20°29'01"E

AREA TABULATION

ORIGINAL LOT 2	= 5.2743 ACRES
NEW LOT 2A	= 1.8332 ACRES
AREA OF ADJUSTMENT WITH LOT 3	= 0.4144 ACRES
NEW LOT 2	= 3.0267 ACRES
ORIGINAL LOT 3	= 0.5258 ACRES
AREA OF ADJUSTMENT WITH LOT 2	= 0.4144 ACRES
AREA OF BIKELANE DEDICATION	= 0.0094 ACRES
NEW LOT 3	= 0.9308 ACRES

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PLAT SHOWING LOT 2A
BEING A SUBDIVISION OF
LOT 2
P.B. 51, PG. 24
AND
BOUNDARY LINE ADJUSTMENT
BETWEEN
LOT 2 AND LOT 3
BEING THE PROPERTY OF
PBH, LLC

TAX PARCEL NUMBERS 3330100005A & 3330100005D
BERKELEY MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

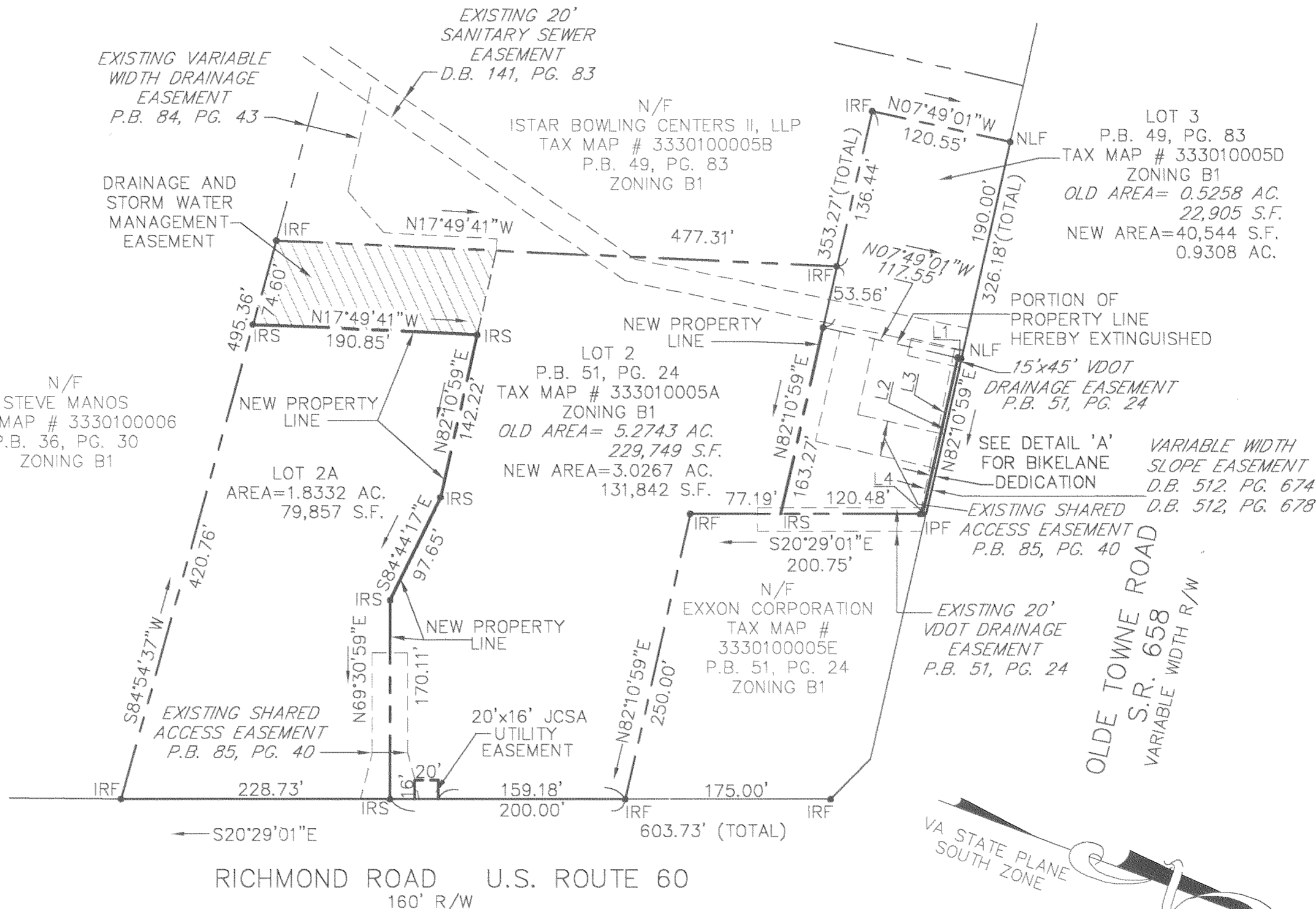
DATE: 09/16/05
SHEET 1 OF 1

LANDMARK
DESIGN GROUP

Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

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Williamsburg, VA 23188
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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



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 14 November, 2005 DAY OF November, 2005 AS THE LAW DIRECTS.

TESTE: Betty B. Woolridge CLERK
By Claretha H. Binkley, Dq. Clerk
DOCUMENT NO. 050026939

DRAWN BY: PF
CHKD. BY: AST

PROJ. NO.: 2000211-000.16
DWG. NO. 15917W