

#050027379

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COLONIAL WILLIAMSBURG FOUNDATION TO WILLIAMSBURG DEVELOPMENTS, INC. BY DEED DATED 9/24/92 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 583 AT PAGE 672.

OWNER'S CERTIFICATE: (WILLIAMSBURG DEVELOPMENTS, INC.)

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: WILLIAMSBURG DEVELOPMENTS, INC.

BY: Victoria Gussman 10-11-05
SIGNATURE DATE
VICTORIA GUSSMAN VICE PRESIDENT
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

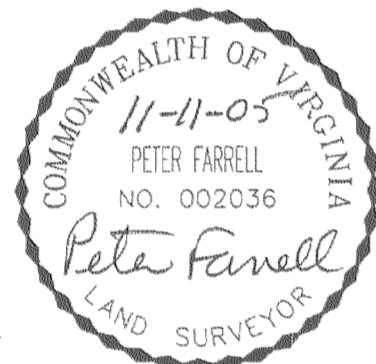
STATE OF Virginia
CITY/COUNTY OF Williamsburg
I, Jo Brooks A NOTARY
PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 11th DAY OF October, 2005. MY COMMISSION EXPIRES 11/30/08

Jo Brooks
(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.

DATE 11-11-05 Peter Farrell
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.

DATE 10/13/05 Bunny A. Williams
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 11/10/05 [Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on

at 12:28 AM/PM, PB PG
DOCUMENT # 050027379

BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

3 Large/Small Plat(s) Recorded
herewith as # 050027379

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

TESTE: Betsy B. Woolridge, CLERK
By Claudia St. Bihshutz, Dep. Clerk
DOCUMENT NO. 050027379

NOTES:

1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 5920100017
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X AND AE (EL 8.5), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0060 B, DATED FEB. 6, 1991.
3. THIS PROPERTY IS ZONED "M1"-LIMITED BUSINESS/INDUSTRIAL DISTRICT, WITH PROFFERS.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:
P.B. 80, PAGE 21 P.B. 56, PAGE 32
D.B. 586 PAGE 454 P.B. 55, PAGE 43
P.B. 67, PAGE 87 P.B. 65, PAGE 90
P.B. 88, PAGE 98 P.B. 87, PAGE 8
D.B. 583, PAGE 672 INST. NO. 020017657
DOC. NO. 040021285 INST. NO. 97000760
DOC. NO. 040004121

7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 326
N 3600167.875
E 12033197.047

8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

10. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

11. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.

11. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.

12. PORTIONS OF THIS PROPERTY CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THEREFORE ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.

13. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.

14. 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.

15. THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY LANDMARK DESIGN GROUP, INC., APRIL-MAY, 2002.

16. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

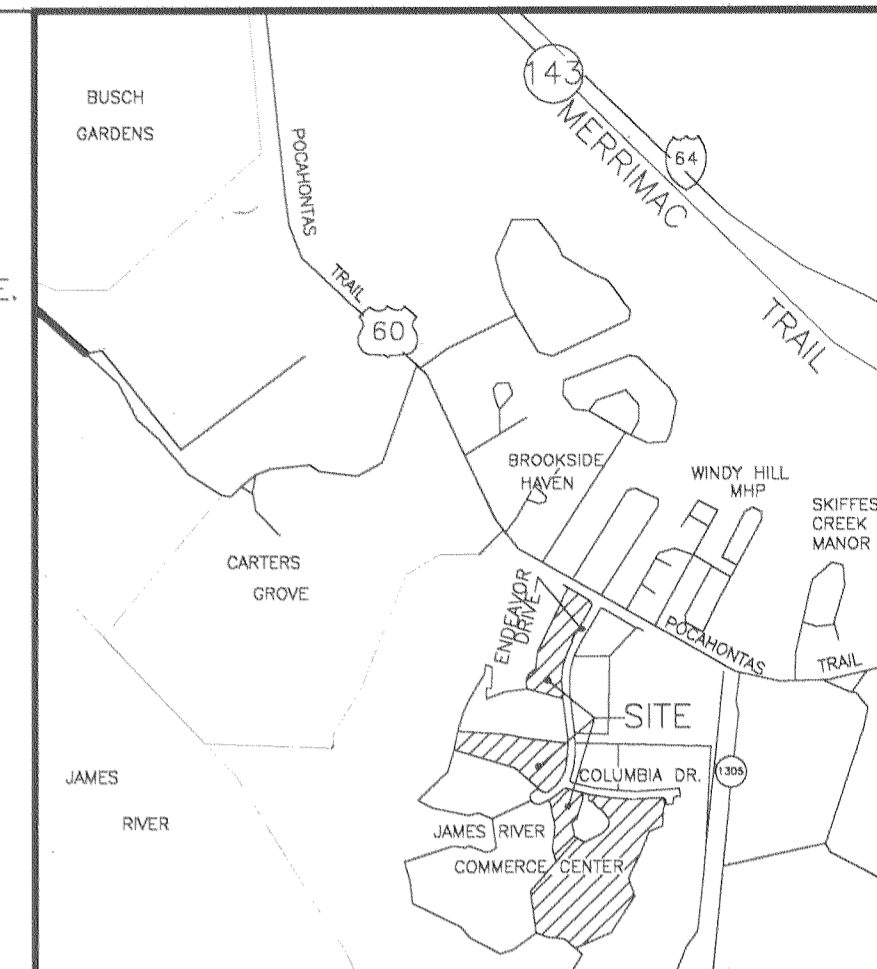
17. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

18. 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, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.

19. BUILDING SETBACK LINES SHOWN ARE PER JAMES CITY COUNTY ZONING ORDINANCE, FOR STRUCTURES LESS THAN 35 FEET IN HEIGHT. FOR STRUCTURES IN EXCESS OF 35 FEET IN HEIGHT THE SETBACK MUST BE INCREASED ONE FOOT FOR EACH FOOT OF STRUCTURE HEIGHT OVER 35 FEET.

20. ALL STORMWATER RUNOFF FROM ROOF, PARKING AND DISTURBED AREAS ON PARCELS 1-A AND 6 SHALL BE CONVEYED TO THE EXISTING DRAINAGE SYSTEM IN ENDEAVOR DRIVE AND BE CONTROLLED BY THE EXISTING STORMWATER MANAGEMENT FACILITY BETWEEN PARCELS 9 AND 11.

21. SIGNS IDENTIFYING THE LANDWARD LIMITS OF THE RPA SHALL BE INSTALLED BY THE CURRENT PROPERTY OWNER WITHIN SIX MONTHS OF THE RECORDATION OF THIS PLAT IN ACCORDANCE WITH SECTION 23-7(c), CHAPTER 23 OF THE JAMES CITY COUNTY CHESAPEAKE BAY ORDINANCE.

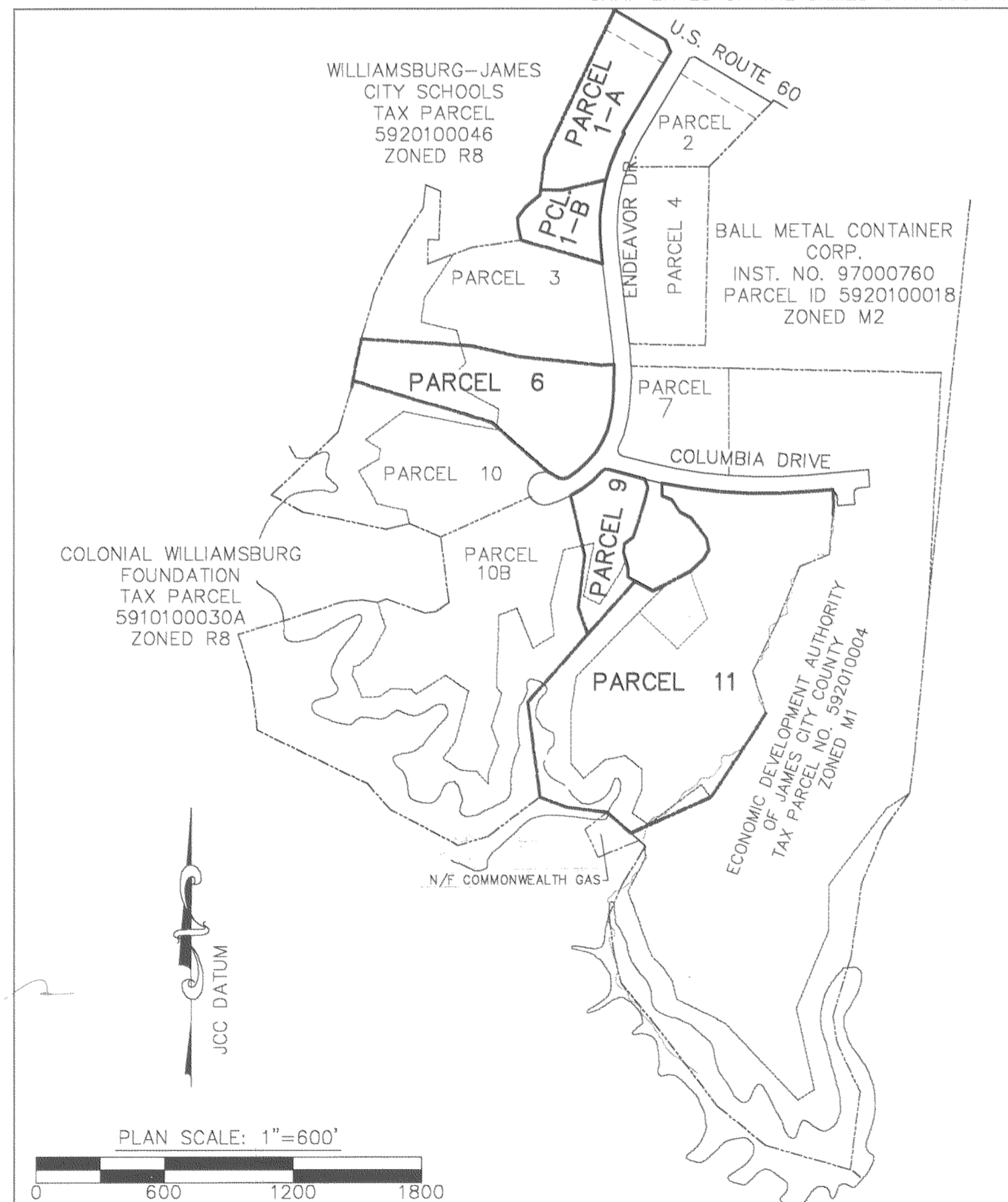


VICINITY MAP 1" = 2000'

AREA TABULATION

TAX PARCEL: 5920100017

PARCEL 1-A	= 5.6665 AC.
PARCEL 1-B	= 2.4844 AC.
PARCEL 6	= 6.5875 AC.
PARCEL 9	= 3.8238 AC.
PARCEL 11	= 28.9181 AC.
TOTAL AREA SUBDIVIDED = 47.4803 AC.	



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	63.53'	N22°22'01"W	L16	39.13'	S60°32'18"E
L2	10.00'	N60°45'43"W	L17	114.54'	N85°18'52"E
L3	61.43'	N06°51'35"W	L18	25.47'	N04°27'10"W
L4	61.80'	S10°56'27"E	L19	52.04'	N01°41'47"W
L5	43.75'	S04°14'02"E	L20	39.06'	N04°51'14"E
L6	60.00'	S35°53'11"W	L21	61.43'	S00°08'50"E
L7	92.49'	S49°25'59"W	L22	48.51'	S66°35'34"E
L8	81.90'	N04°26'42"E	L23	67.94'	S34°46'54"E
L9	65.43'	N87°01'50"E	L24	58.01'	S60°17'19"E
L10	42.56'	N20°08'42"W	L25	122.43'	S36°55'40"E
L10	42.56'	N20°08'42"W	L26	53.80'	N09°48'45"W
L11	59.69'	S12°34'46"W	L27	48.78'	N27°32'57"E
L12	52.19'	S52°53'04"W	L28	83.92'	N46°57'39"E
L13	39.11'	S05°17'32"W	L29	199.96'	S61°38'20"W
L14	78.48'	S15°15'15"E	L30	95.47'	S60°32'18"E
L15	42.93'	S00°08'28"W	L31	103.61'	N88°57'29"W

PLAT SHOWING PARCELS 1-A, 1-B, 6, 9 AND 11
BEING A SUBDIVISION OF THE PROPERTY OF
WILLIAMSBURG DEVELOPMENTS, INC.
AT THE
JAMES RIVER COMMERCE CENTER

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 10/11/05 SCALE: AS SHOWN

SHEET 1 OF 3

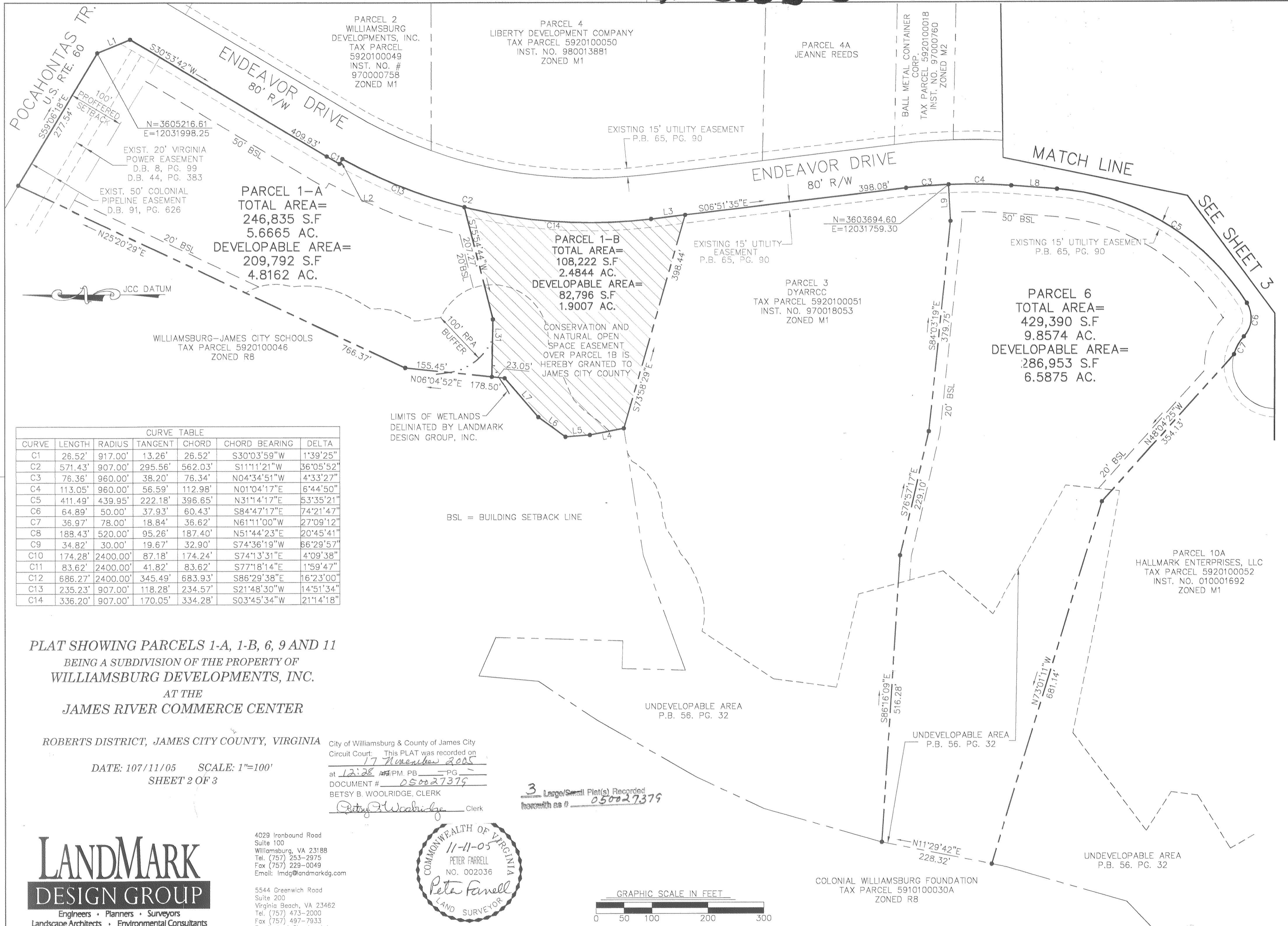


4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975
Fax (757) 229-0049
Email: lmdg@landmarkdkg.com

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

DRAWN BY: PF PROJ. NO.: 1950016-000.52
CHKD. BY: AST DWG. NO. 16175W

#050027379



PARCEL 1-A
TOTAL AREA=
246,835 S.F
5.6665 AC.
DEVELOPABLE AREA=
209,792 S.F
4.8162 AC.

PARCEL 1-B
TOTAL AREA=
108,222 S.F
2.4844 AC.
DEVELOPABLE AREA=
82,796 S.F
1.9007 AC.

PARCEL 6
TOTAL AREA=
429,390 S.F
9.8574 AC.
DEVELOPABLE AREA=
286,953 S.F
6.5875 AC.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	26.52'	917.00'	13.26'	26.52'	S30°03'59"W	1°39'25"
C2	571.43'	907.00'	295.56'	562.03'	S11°11'21"W	36°05'52"
C3	76.36'	960.00'	38.20'	76.34'	N04°34'51"W	4°33'27"
C4	113.05'	960.00'	56.59'	112.98'	N01°04'17"E	6°44'50"
C5	411.49'	439.95'	222.18'	396.65'	N31°14'17"E	53°35'21"
C6	64.89'	50.00'	37.93'	60.43'	S84°47'17"E	74°21'47"
C7	36.97'	78.00'	18.84'	36.62'	N61°11'00"W	27°09'12"
C8	188.43'	520.00'	95.26'	187.40'	N51°44'23"E	20°45'41"
C9	34.82'	30.00'	19.67'	32.90'	S74°36'19"W	66°29'57"
C10	174.28'	2400.00'	87.18'	174.24'	S74°13'31"E	4°09'38"
C11	83.62'	2400.00'	41.82'	83.62'	S77°18'14"E	1°59'47"
C12	686.27'	2400.00'	345.49'	683.93'	S86°29'38"E	16°23'00"
C13	235.23'	907.00'	118.28'	234.57'	S21°48'30"W	14°51'34"
C14	336.20'	907.00'	170.05'	334.28'	S03°45'34"W	21°14'18"

PLAT SHOWING PARCELS 1-A, 1-B, 6, 9 AND 11
BEING A SUBDIVISION OF THE PROPERTY OF
WILLIAMSBURG DEVELOPMENTS, INC.
AT THE
JAMES RIVER COMMERCE CENTER

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 107/11/05 SCALE: 1"=100'
SHEET 2 OF 3

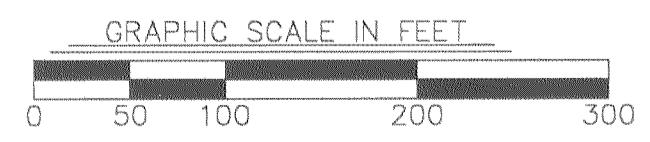
City of Williamsburg & County of James City
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17 November 2005
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Betsy B. Woolridge Clerk

3 Large/Small Plat(s) Recorded
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#050021319

PLAT SHOWING PARCELS 1-A, 1-B, 6, 9 AND 11
 BEING A SUBDIVISION OF THE PROPERTY OF
 WILLIAMSBURG DEVELOPMENTS, INC.
 AT THE
 JAMES RIVER COMMERCE CENTER

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA
 DATE: 10/11/05 SCALE: 1"=100'
 SHEET 3 OF 3

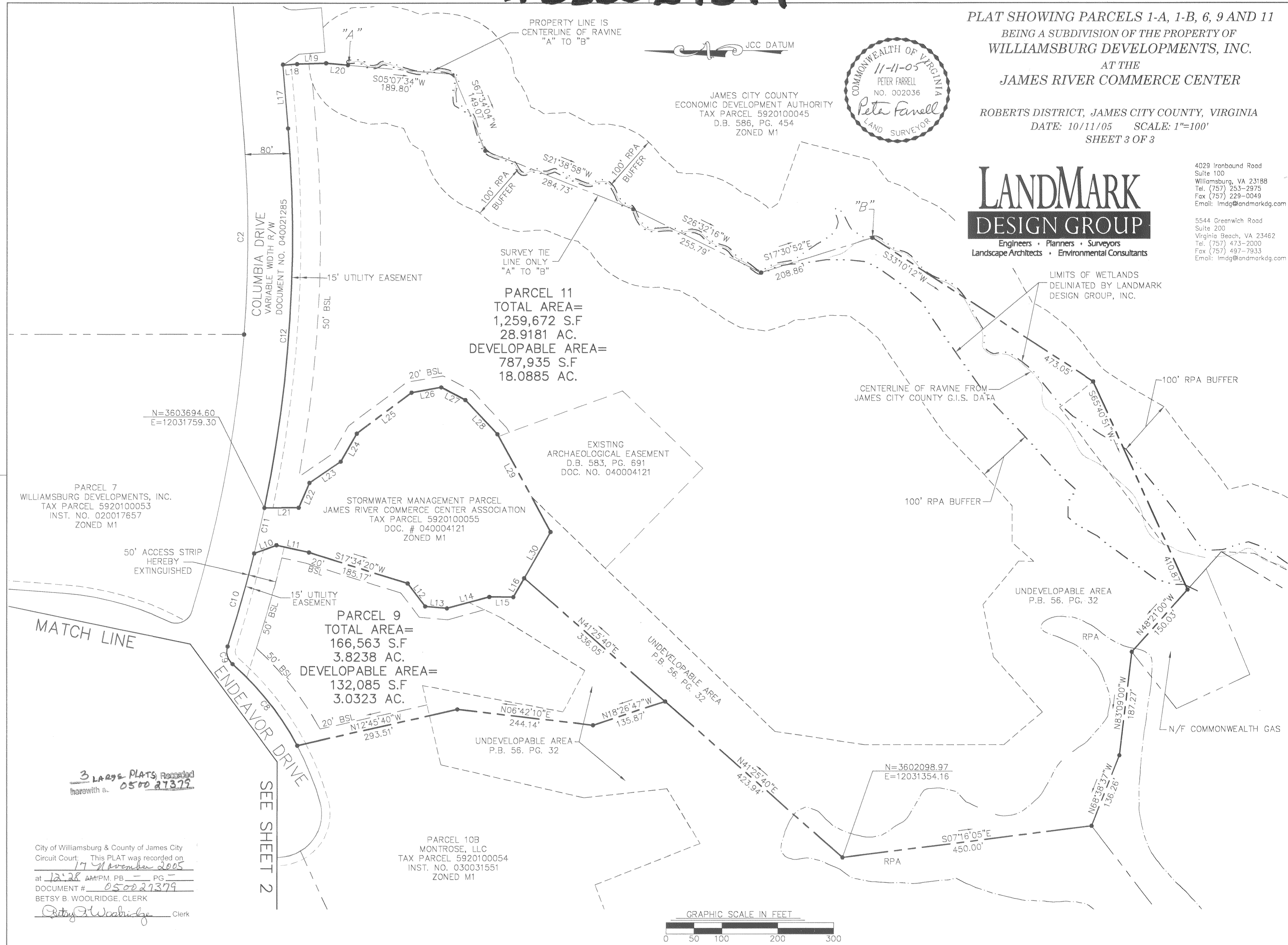


JAMES CITY COUNTY
 ECONOMIC DEVELOPMENT AUTHORITY
 TAX PARCEL 5920100045
 D.B. 586, PG. 454
 ZONED M1

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

4029 Ironbound Road
 Suite 100
 Williamsburg, VA 23188
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 Virginia Beach, VA 23462
 Tel: (757) 473-2000
 Fax: (757) 497-7933
 Email: lmdg@landmarkdg.com



PARCEL 11
 TOTAL AREA=
 1,259,672 S.F.
 28.9181 AC.
 DEVELOPABLE AREA=
 787,935 S.F.
 18.0885 AC.

PARCEL 9
 TOTAL AREA=
 166,563 S.F.
 3.8238 AC.
 DEVELOPABLE AREA=
 132,085 S.F.
 3.0323 AC.

PARCEL 10B
 MONTROSE, LLC
 TAX PARCEL 5920100054
 INST. NO. 030031551
 ZONED M1

PARCEL 7
 WILLIAMSBURG DEVELOPMENTS, INC.
 TAX PARCEL 5920100053
 INST. NO. 020017657
 ZONED M1

MATCH LINE

3 Large PLATS Recorded
 herewith as 050021319

City of Williamsburg & County of James City
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