

GENERAL NOTES:

1. MERIDIAN SOURCE: HORIZONTAL DATUM IS BASED UPON THE VIRGINIA COORDINATE SYSTEM OF 1983, SOUTH ZONE, NAD83(1986). COORDINATE VALUES ARE SHOWN IN U.S. SURVEY FEET. JAMES CITY COUNTY GEODETIC GROUND CONTROL NETWORK MONUMENTS "309 RESET 1990" AND "336 RM3 AZ" WERE UTILIZED TO TIE THIS PROJECT TO THE VIRGINIA COORDINATE SYSTEM.
2. WETLANDS AND THE LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (C) (1) OF THE JAMES CITY COUNTY CODE.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY, FOUND MONUMENTATION AND PLATS AND DEEDS OF RECORD.
4. PROPERTY AS SHOWN IS A PORTION OF TAX PARCEL # 3030100002
5. PROPERTY IS ZONED A1, GENERAL AGRICULTURE.
6. THIS LOT LINE ADJUSTMENT PLAT IS NOT INTENDED TO SHOW ANY COUNTY, STATE OR FEDERAL WETLANDS.
7. TOTAL AREA OF LOT LINE ADJUSTMENT = 89.327 ACRES (3,891,063 SQ. FT.) SURVEY TIE LINE SHOWN HEREON IS PROVIDED FOR EASE OF CALCULATION PURPOSES AND DOES NOT NECESSARILY REPRESENT THE BOUNDARY LINE.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS IN THE NAME OF JCC, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED BY DEED FROM GRAY ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, AND VMI FOUNDATION, INC., DATED SEPTEMBER 22, 2004 AND RECORDED SEPTEMBER 29, 2004 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NUMBER 0400224438.

CERTIFICATIONS: THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "LOT LINE ADJUSTMENT PLAT FOR CONVEYANCE OF PROPERTY FROM JCC, L.L.C. TO JAMES CITY COUNTY" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

OWNER: JCC, L.L.C. BY JCC MANAGEMENT CORPORATION, ITS MANAGER
SIGNED: Branch P. Lawson, DATE: 12/13/05
BRANCH P. LAWSON, PRESIDENT

STATE OF Virginia
CITY/COUNTY OF Suffolk, TO WIT:
I, Karen P. Munson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT BRANCH P. LAWSON, PRESIDENT OF JCC, L.L.C., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 13th DAY OF December, 2005
SIGNED: Karen P. Munson MY COMMISSION EXPIRES: 3/31/06
NOTARY PUBLIC

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

APPROVED: [Signature], DATE: _____
VIRGINIA DEPARTMENT OF TRANSPORTATION

APPROVED: [Signature], DATE: _____
VIRGINIA DEPARTMENT OF HEALTH

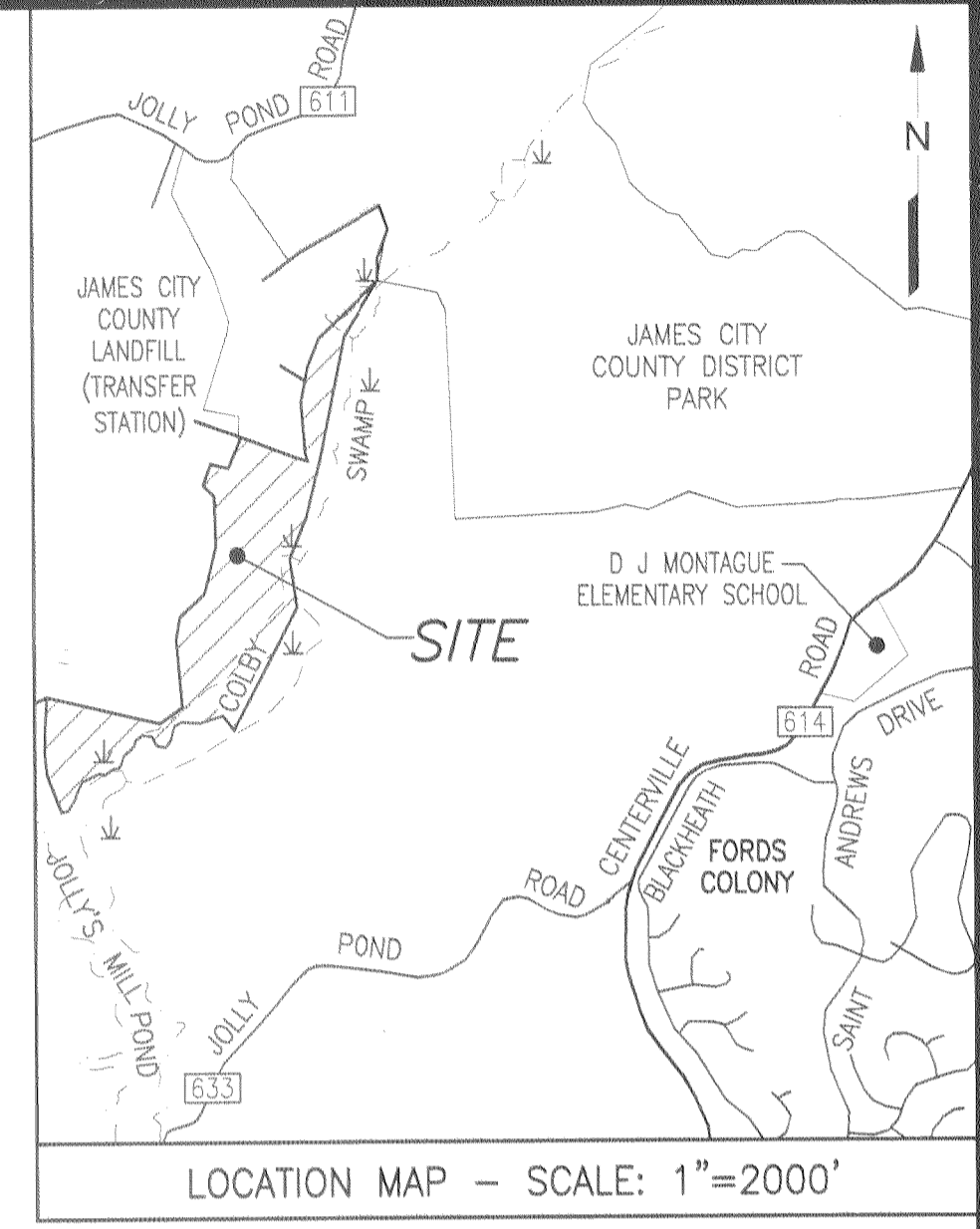
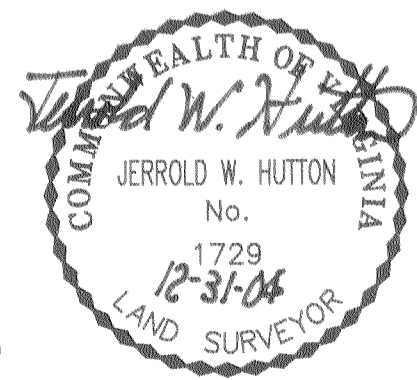
APPROVED: [Signature], DATE: 12/28/05
SUBDIVISION AGENT OF JAMES CITY COUNTY

VIRGINIA:
COUNTY OF JAMES CITY CIRCUIT COURT. THIS PLAT WAS RECORDED ON 29 December 2005 AT 1:28 AM/PM. PLAT BOOK _____, PAGE _____, DOCUMENT # 050030990

TESTE: Betsy B. Woolridge, CLERK
Byllaedia H. Bickelz Dep. Clerk

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 29 December 2005
at 1:28 AM/PM, PG _____
DOCUMENT # 050030990
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

3 Large/Small Plats Recorded
In with as # 050030990



THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GRAY ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP AND V.M.I. FOUNDATION, INCORPORATED TO JCC, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 29, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS INSTRUMENT #040024438.

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.

SIGNED: Jerrold W. Hutton, DATE: 12-31-04
JERROLD W. HUTTON, L.S.#1729

LOT LINE ADJUSTMENT PLAT
FOR
CONVEYANCE OF PROPERTY
FROM
JCC, L.L.C.
TO
JAMES CITY COUNTY
JAMES CITY COUNTY, VIRGINIA

SCALE: AS SHOWN DECEMBER 1, 2004

RSA
ROUSE-SIRINE ASSOCIATES, LTD.
SURVEYORS AND MAPPING CONSULTANTS
333 OFFICE SQUARE LANE
VIRGINIA BEACH, VIRGINIA 23462
TEL. (757)490-2308; FAX: (757)499-9136
www.rouse-sirine.com

NOW OR FORMERLY
DONALD E. HAYES
AND BARBARA E. HAYES
(W.B. 11, P.561)
(NO TAX PARCEL #)

N 3640652.533
E 11970576.384

PIN (FOUND)

JAMES CITY COUNTY LANDFILL

NOW OR FORMERLY
THE COUNTY OF JAMES CITY
(D.B. 133, P.156)(D.B. 133, P.159)
(D.B. 215, P.449)(D.B. 221, P.162)
(P.B. 28, P.68)(P.B. 36, P.93 & 94)
(P.B. 37, P.23)
TAX PARCEL #3010100004

PIN & CAP (SET)
N05°50'02"W 242.57'
N01°01'36"E 245.59'
N03°47'18"E 329.75'

PROPERTY LINE FOLLOWS
CENTERLINE OLD WOODS ROAD

BOUNDARY LINE IS ALONG EDGE
OF WATER AS IT MEANDERS

SURVEY TIE LINE
(APPROXIMATE EDGE OF WATER)

JOLLY'S
MILL

PROPERTY OF
JCC, L.L.C.
(INSTRUMENT NO. 040024438)
(P.B. 27, P.1)
TAX PARCEL #3030100002

NOW OR FORMERLY
WILLIAM CONRAD KANE
(W.B. 52, P.761)
TAX PARCEL #3520100007
(JOLLY'S MILL POND)

APPROXIMATE BOUNDARY LINE
AS SHOWN ON P.B. 27, P.1

NOW OR FORMERLY
RICHARDSON HOLDINGS LIMITED
PARTNERSHIP, L.L.P.
(INSTRUMENT NO. 980008732)
(P.B. 16, P.46)
TAX PARCEL #3030100003

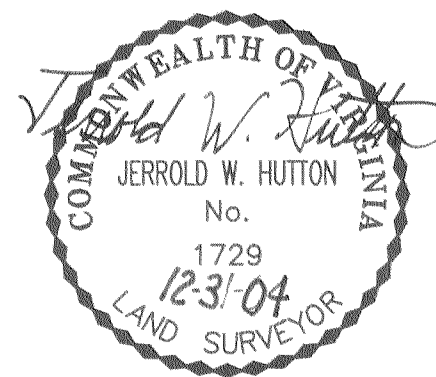
AREA TO BE CONVEYED:
3,891,063 SQ. FT OR 89.327 ACRES
(AREA CALCULATED TO SURVEY TIE LINE)

PROPERTY LINE BETWEEN POINTS "B" & "C" IS
HEREBY ESTABLISHED

APPROXIMATE CENTERLINE OF COLBY SWAMP

40" CYPRESS

REMAINING PORTION OF
PROPERTY OF
JCC, L.L.C.
(INSTRUMENT NO. 040024438)
(P.B. 27, P.1)
TAX PARCEL #3030100002



LOT LINE ADJUSTMENT PLAT
FOR
CONVEYANCE OF PROPERTY
FROM
JCC, L.L.C.
TO
JAMES CITY COUNTY
JAMES CITY COUNTY, VIRGINIA

SCALE: 1"=200'

DECEMBER 1, 2004



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0 100 200 400 600 FEET

GRAPHIC SCALE

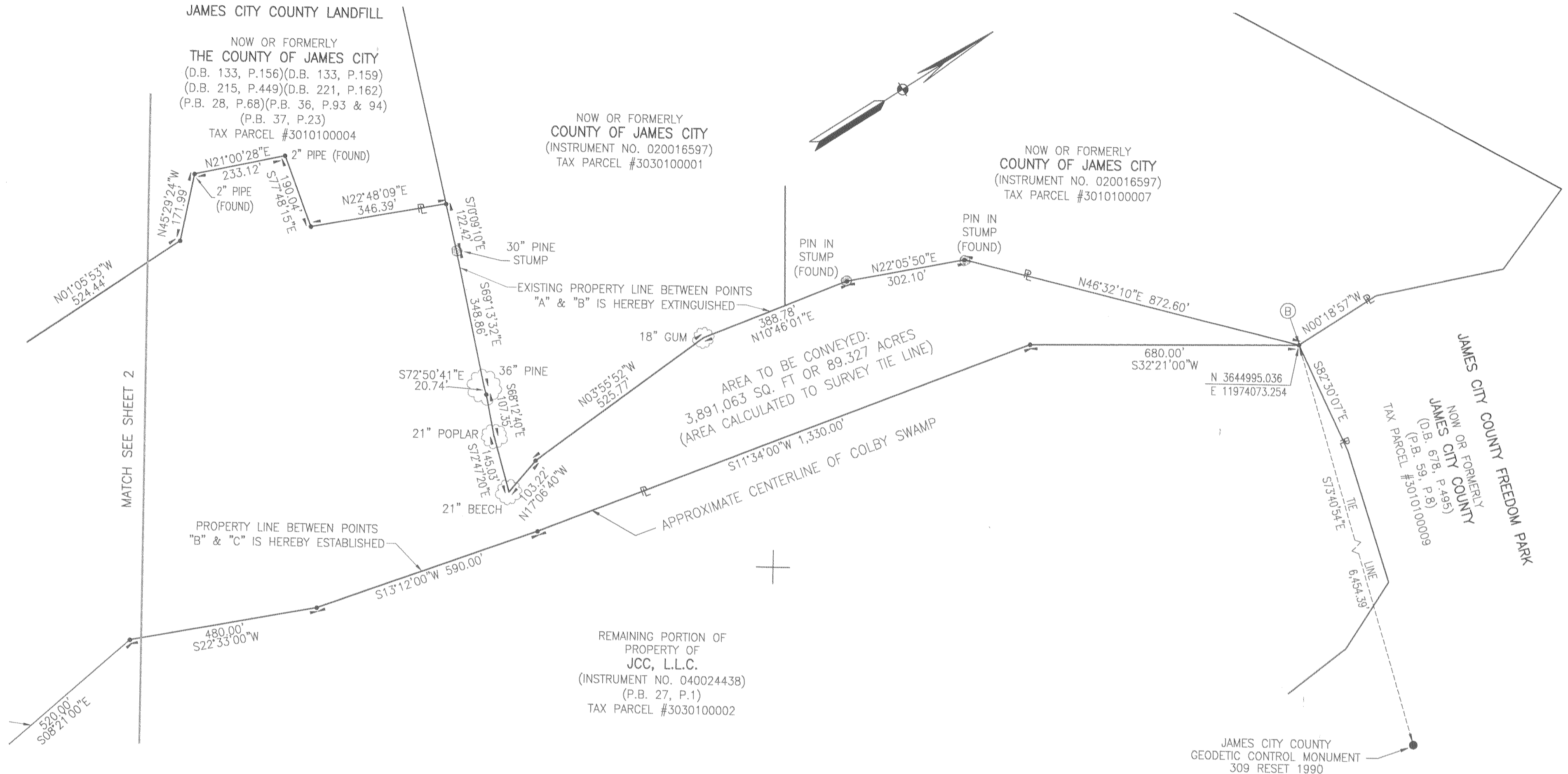
SHEET 2 OF 3

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
29 December 2005
at 1:28 AM PM, PB PG
DOCUMENT # 050030990
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

3 Large/Small Plat(s) Recorded
herewith as # 050030990

SEE SHEET 1 FOR NOTES AND CERTIFICATIONS

#050030990

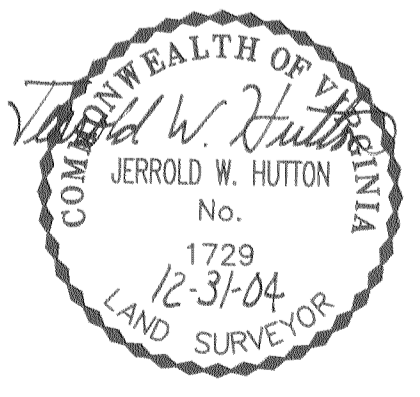


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SHEET 3 OF 3



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