

#060006848

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE PRIME OUTLETS AT WILLIAMSBURG, L.L.C. AND PRIME OUTLETS AT WILLIAMSBURG II LIMITED PARTNERSHIP TO WILLIAMSBURG OUTLETS, L.L.C. BY DEED DATED 02/24/00 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 000004049.

OWNER'S CERTIFICATE:

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 OUTLETS, L.L.C.

BY: [Signature] 3/22/06 DATE
SIGNATURE
ROBERT BRYANIK President TITLE
NAME PRINTED

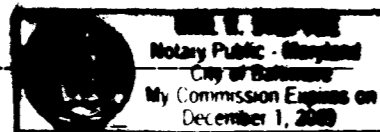
CERTIFICATE OF NOTARIZATION:

STATE OF MARYLAND

CITY/COUNTY OF BALTIMORE

I, GAIL R. STEPTON 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 22nd DAY OF MARCH, 2006. MY COMMISSION EXPIRES

[Signature] (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.

3-6-06 Peter Farrell DATE 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.

N/A DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

[Signature] DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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 24th DAY OF March, 2006 at 2:11 PM AS THE LAW DIRECTS.

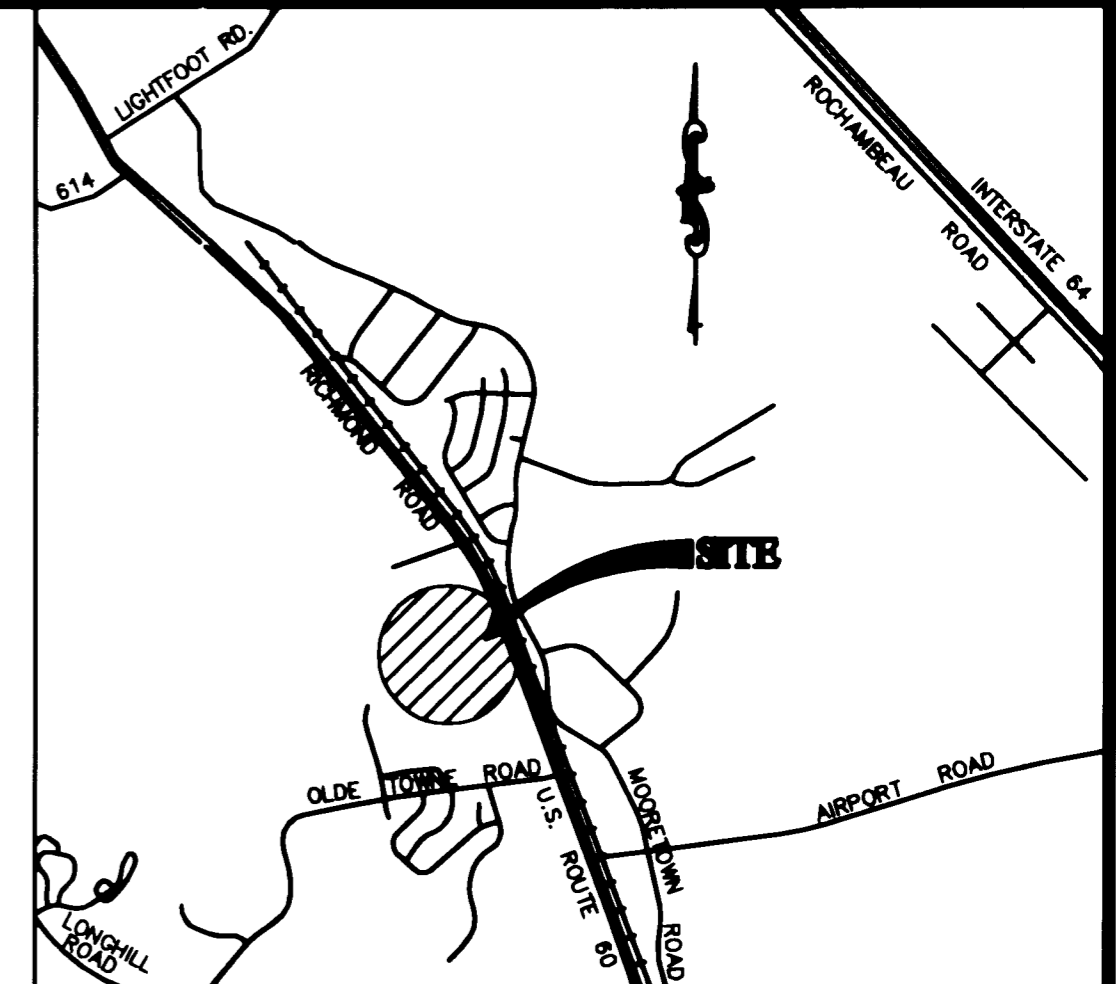
MEISY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

TESTE: [Signature] Dep. Clerk

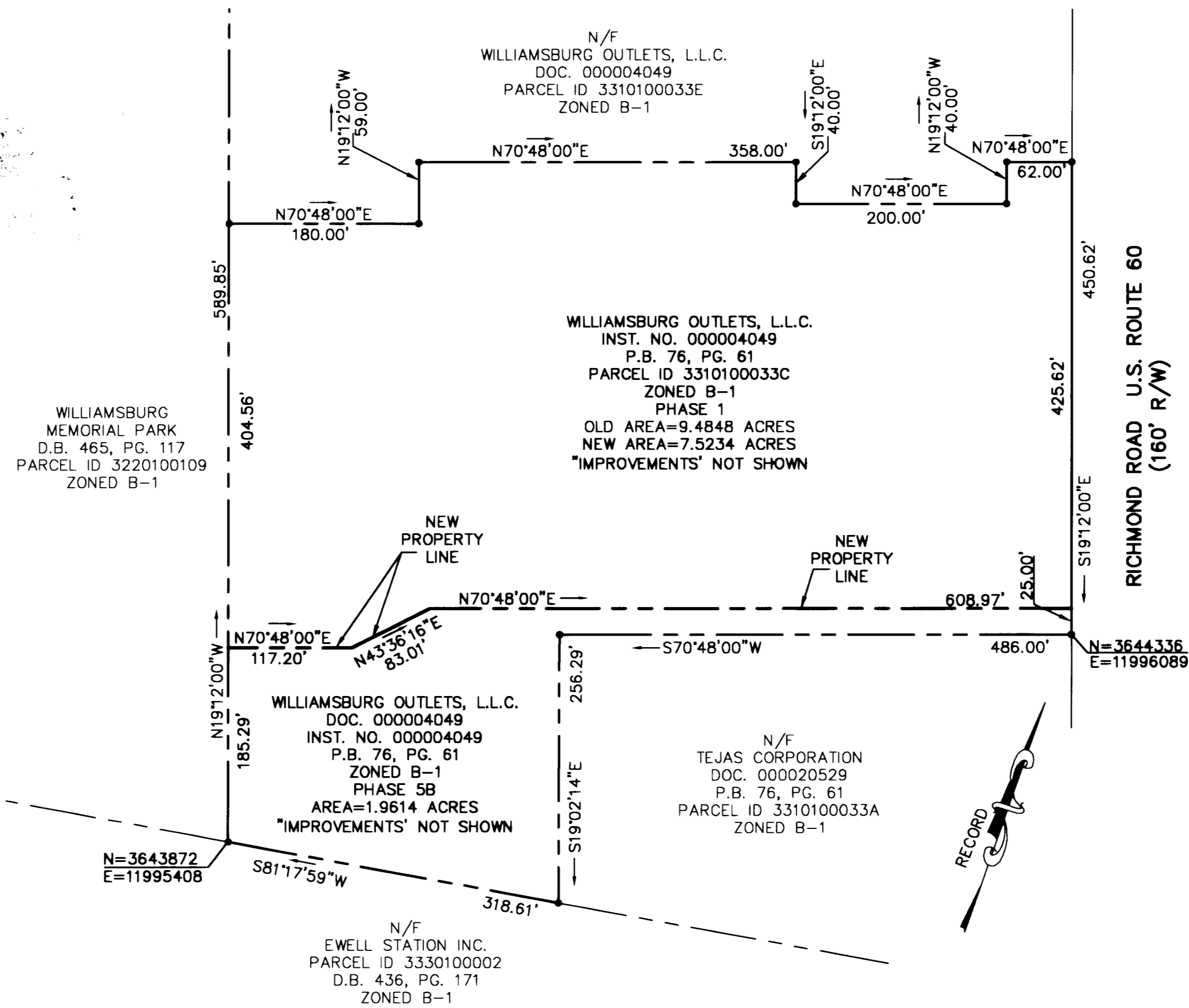
DOCUMENT NO. 060006848

NOTES:

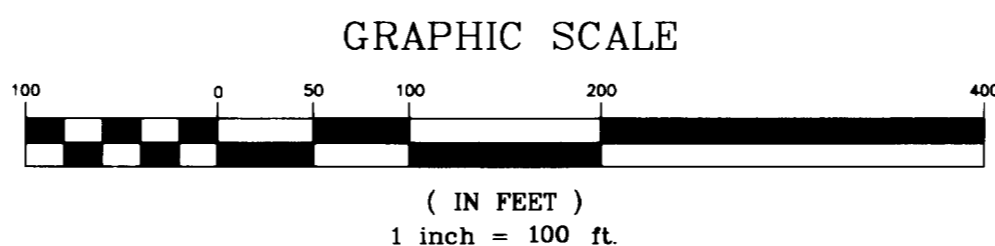
- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 3310100033C
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0035 B, DATED FEB. 6, 1991.
3. THIS PROPERTY IS ZONED B1, GENERAL BUSINESS, WITH PROFFERS (Z-8-99, Z-9-99, & SUP 23-99)
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:
B.B. 391, PAGES 77-79
P.B. 48, PAGE 70
P.B. 76, PAGE 61
INSTRUMENT NO. 000002652
7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 323 NORTHING= 3642969.652 EASTING= 11993484.723
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.
12. NONE OF THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA, AS DEFINED BY 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. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
15. A WAIVER GRANTING A REDUCTION OF THE SIDE BUILDING SETBACK ALONG THE "NEW PROPERTY LINE", SHOWN HEREON, FROM 20' TO 0' WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON MARCH 6, 2006. CASE NO. S-106.



VICINITY MAP SCALE: 1"=2000'



SUBDIVISION OF THE PROPERTY OF WILLIAMSBURG OUTLETS, L.L.C. AT PRIME OUTLETS, WILLIAMSBURG JAMES CITY COUNTY, VIRGINIA SCALE 1"=100' DATE: 03/06/06



4029 Ironbound Road Suite 100 Williamsburg, VA 23188 Tel. (757) 253-2975 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

DRAWN BY: PF PROJ. NO.: 1870040-800.00
CHKD. BY: AST DWG. NO.: 16779W