

060013607

OWNER'S CERTIFICATE (TAX PARCEL (23-2) (1-66))
 THE PLAT OF SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETOR AND OR TRUSTEES.

John B. Barnett, Jr. 5/25/06
 JOHN B. BARNETT, JR. DATE

CERTIFICATE OF NOTARIZATION:
 STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY
 I, GABRIEL C. SCHATZMAN, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVING UNDER MY NAME THIS 25th DAY OF MAY, 2006. MY COMMISSION EXPIRES 11/30/09.

Gabriel C. Schatzman
 SIGNATURE

OWNER'S CERTIFICATE (TAX PARCEL (23-1) (1-4))
 THE PLAT OF SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETOR AND OR TRUSTEES.

John B. Barnett, Jr. 5/25/06
 FOR CHICKASAW, L.L.C. DATE

John B. BARNETT JR.
 PRINTED NAME

CERTIFICATE OF NOTARIZATION:
 STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY
 I, GABRIEL C. SCHATZMAN, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVING UNDER MY NAME THIS 25th DAY OF MAY, 2006. MY COMMISSION EXPIRES 11/30/09.

Gabriel C. Schatzman
 SIGNATURE

OWNER'S CERTIFICATE (TAX PARCEL (23-2) (1-67))
 THE PLAT OF SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETOR AND OR TRUSTEES.

John B. Barnett, Jr. 5/25/06
 FOR BARNETT DEVELOPMENT, CO., INC. DATE

John B. BARNETT JR.
 PRINTED NAME

CERTIFICATE OF NOTARIZATION:
 STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY
 I, GABRIEL C. SCHATZMAN, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVING UNDER MY NAME THIS 25th DAY OF MAY, 2006. MY COMMISSION EXPIRES 11/30/09.

Gabriel C. Schatzman
 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN AS T.M.(23-2)(1-66) WAS CONVEYED FROM BARNETT DEVELOPMENT COMPANY TO JOHN B. BARNETT, JR. BY DEED DATED DECEMBER 14, 1990 IN DEED BOOK 498, PAGE 77 BEING RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN AS T.M.(23-1)(1-4) WAS CONVEYED FROM JOHN B. BARNETT, JR. TO CHICKSAW L.L.C. BY DEED DATED MARCH 25, 1998, IN INSTRUMENT # 980005966 BEING RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN AS T.M.(23-2)(1-67) WAS CONVEYED FROM JOHN B. BARNETT, JR. TO BARNETT DEVELOPMENT CO., INC. BY DEED DATED MAY 5, 1994 IN DEED BOOK 692, PAGE 747 AND FROM JOHN B. JR. AND SHERRY D. BARNETT TO BARNETT DEVELOPMENT CO., INC. BY DEED DATED JANUARY 2, 1991 IN DEED BOOK 541, PAGE 60. ALL BEING RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

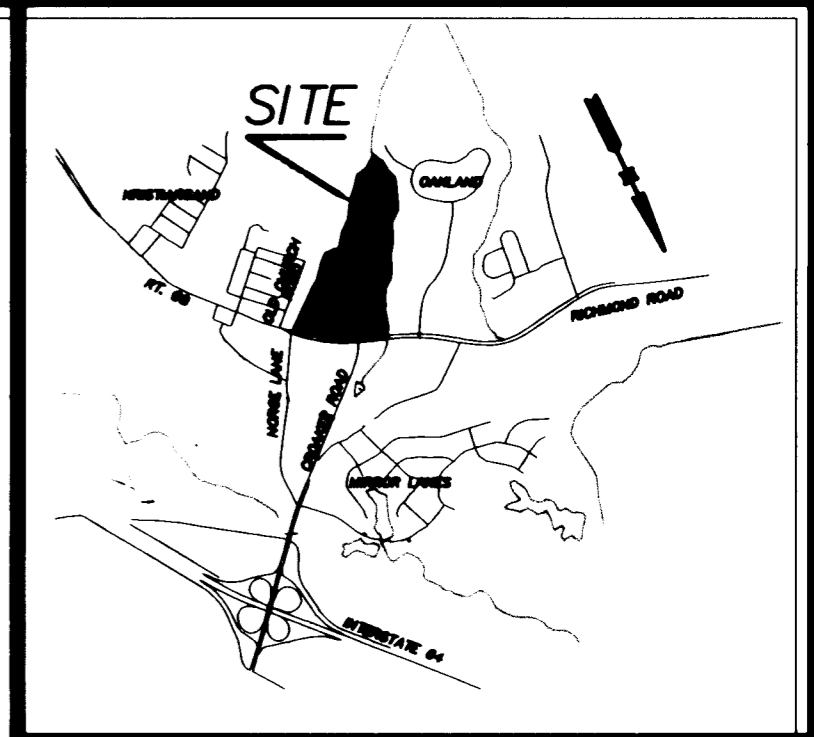
SURVEYOR'S CERTIFICATE:
 TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF JAMES CITY, VIRGINIA, HAVE BEEN COMPLIED WITH.

G.T. Wilson, Jr. 4/4/2006
 G.T. WILSON, JR. L.S. #1183 DATE

NOTE:
 THE 25 FOOT ACCESS STRIP AND VARIABLE WIDTH ACCESS & RIGHT-OF-WAY EASEMENT CURRENTLY SHOWN AS PART OF PARCEL A IS INTENDED TO PROVIDE LEGAL ACCESS TO PARCEL A UNTIL SUCH TIME AS A SUBDIVISION PLAN OF DEVELOPMENT IS APPROVED BY JAMES CITY COUNTY THAT INCLUDES THE DEDICATION AND GUARANTEED CONSTRUCTION OF AN INTERNAL ROAD MEETING VDOT STANDARDS SERVING ADDITIONAL PROPOSED LOTS INTERNAL TO THE PROPERTY AND ALSO PROVIDING ACCESS TO PARCEL A. THE OWNER OF PARCEL A AGREES TO VACATE THE 25 ACCESS STRIP AND TRANSFER THE PROPERTY TO THE OWNER(S) OF PARCEL D AND/OR E UPON COUNTY APPROVAL OF THE SUBSEQUENT SUBDIVISION PLAN OF DEVELOPMENT REFERENCED HEREIN AND A GUARANTEE OF PERPETUAL PUBLIC ACCESS TO PARCEL A FROM RICHMOND ROAD.

- DEVELOPMENT NOTES:**
- TOTAL AREA WITHIN THIS PLAT OF SUBDIVISION & PROPERTY LINE EXTINGUISHMENT=4,597,544 S.F.± OR 105.545 ACRES±.
 - PROPERTY ADDRESSES: T.M.(23-2)(1-66)=#3900 POPLAR CREEK LANE
 T.M.(23-1)(1-4)=#7575 RICHMOND ROAD
 T.M.(23-2)(1-67)=#7521 RICHMOND ROAD
 - PROPERTY TAX MAP NUMBERS: (23-2)(1-66)
 (23-1)(1-4)
 (23-2)(1-67)
 - PROPERTY IS CURRENTLY ZONED AS SHOWN ON PLAT.

- REFERENCES:**
 D.B. 24, PG.455
 D.B. 121, PG.223
 D.B. 189, PG.396 & 400
 D.B. 285, PG.204
 D.B. 425, PG.483
 D.B. 498, PG.77
 D.B. 541, PG.60
 D.B. 552, PG.845
 D.B. 622, PG.321
 D.B. 635, PG.621
 P.B. 21, PG.31
 P.B. 32, PG.57
 P.B. 40, PG.01
 P.B. 68, PG. 74
 VDOT PROJ. 179, SHEETS 14 & 15
 VDOT PROJ. 0060-047-101, R/W 203
 INSTR. 980004426
 INSTR. 980005966



VICINITY MAP SCALE: 1"=2,000'±

- GENERAL NOTES:**
- "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".
 - "WETLANDS AND LAND WITHIN RESOURCES 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".
 - "ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE".
 - "NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE".
 - "ALL OUTDOOR SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER".
 - "ALL PARCELS SHALL BE SERVED BY PUBLIC WATER AND SEWER".

NOTE:
 THIS PLAT IS TAKEN FROM RECORD PLATS AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT SURVEY IN THE FIELD.

CERTIFICATE OF APPROVAL
 THIS PLAT OF SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

[Signature] 5/31/06
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

[Signature] 5/25/06
 AGENT FOR THE VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA, COUNTY OF JAMES CITY:
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THIS 13 DAY OF June, 2006 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

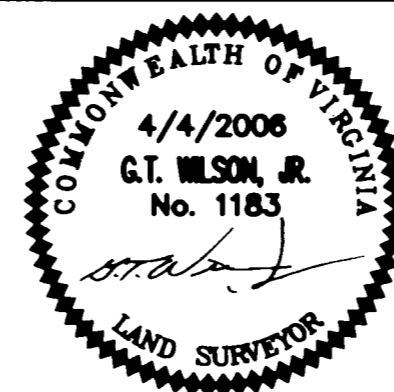
INSTRUMENT # 060013607
 TESTE Betsy B Woolridge
 CLERK
 BY David H. Bickel, Dep. Clerk

S:\jobs\6883-08-BarnettSubd\dwg\Sur\Record Dwg\6883Cover.dwg 4/4/2006 3:03:46 PM EST

CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
 & PROPERTY LINE EXTINGUISHMENT
 BETWEEN THE PROPERTIES OF
 JOHN B. BARNETT, JR., CHICKASAW, L.L.C.
 AND BARNETT DEVELOPMENT COMPANY, INC.

POWhatan District JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court: This PLAT was recorded on <u>13 June 2006</u>	
at <u>9:20</u> AM/PM PG. <u>1</u>	
DOCUMENT # <u>060013607</u>	
BETSY B. WOOLRIDGE, CLERK	
<u>Betsy B Woolridge</u> Clerk	
1	5/25/06 PER JAMES CITY COUNTY COMMENTS JKR
No.	DATE REVISION / COMMENT / NOTE BY

Designed AES	Drawn AES
Scale 1"=300'	Date 4/4/2006
Project No. 6883-10	
Drawing No. 1 OF 2	

#060013607

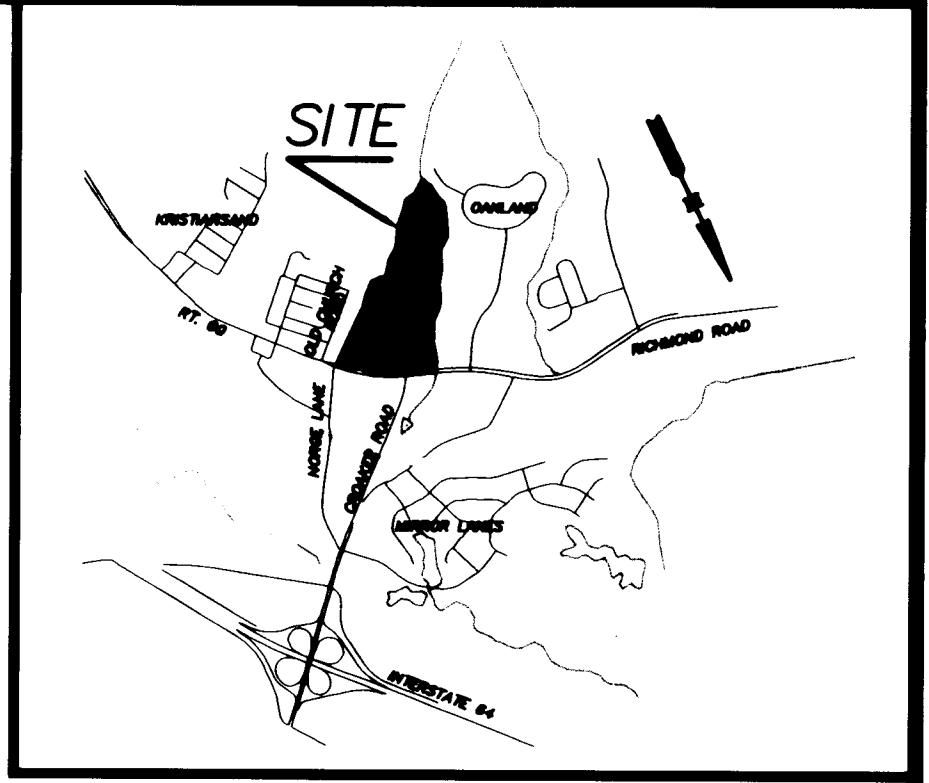
NOTE:
 THE 25 FOOT ACCESS STRIP AND VARIABLE WIDTH ACCESS & RIGHT-OF-WAY EASEMENT CURRENTLY SHOWN AS PART OF PARCEL A IS INTENDED TO PROVIDE LEGAL ACCESS TO PARCEL A UNTIL SUCH TIME AS A SUBDIVISION PLAN OF DEVELOPMENT IS APPROVED BY JAMES CITY COUNTY THAT INCLUDES THE DEDICATION AND GUARANTEED CONSTRUCTION OF AN INTERNAL ROAD MEETING VDOT STANDARDS SERVING ADDITIONAL PROPOSED LOTS INTERNAL TO THE PROPERTY AND ALSO PROVIDING ACCESS TO PARCEL A. THE OWNER OF PARCEL A AGREES TO VACATE THE 25 ACCESS STRIP AND TRANSFER THE PROPERTY TO THE OWNER(S) OF PARCEL D AND/OR E UPON COUNTY APPROVAL OF THE SUBSEQUENT SUBDIVISION PLAN OF DEVELOPMENT REFERENCED HEREIN AND A GUARANTEE OF PERPETUAL PUBLIC ACCESS TO PARCEL A FROM RICHMOND ROAD.

AREA TABULATION

PARCEL A= 524,337 S.F.± OR 12.037 AC.±
 PARCEL B= 379,872 S.F.± OR 8.721 AC.±
 PARCEL C= 625,017 S.F.± OR 14.348 AC.±
 PARCEL D= 1,951,607 S.F.± OR 44.803 AC.±
 PARCEL E= 1,116,704 S.F.± OR 25.636 AC.±
 TOTAL = 4,597,537 S.F.± OR 105.545 AC.±

FORMER PARCEL AREAS

T.M.(23-2)(1-66)= 3,158,752 S.F.± OR 72.515 AC.±
 T.M.(23-1)(1-4) = 374,745 S.F.± OR 8.603 AC.±
 T.M.(23-2)(1-67)= 1,064,040 S.F.± OR 24.427 AC.±
 TOTAL= 4,597,537 S.F.± OR 105.545 AC.±



VICINITY MAP SCALE: 1"=2,000'±

BUFFER NOTE:
 THE RPA LINE SHALL BE FIELD VERIFIED PRIOR TO ANY PLAN OF DEVELOPMENT FOR THE PROPERTY. THE FIELD LOCATION OF THE RPA AND ADJACENT BUFFER MAY AFFECT THE DEVELOPABLE ACERAGE OF THE PROPERTY.

CURVE DATA

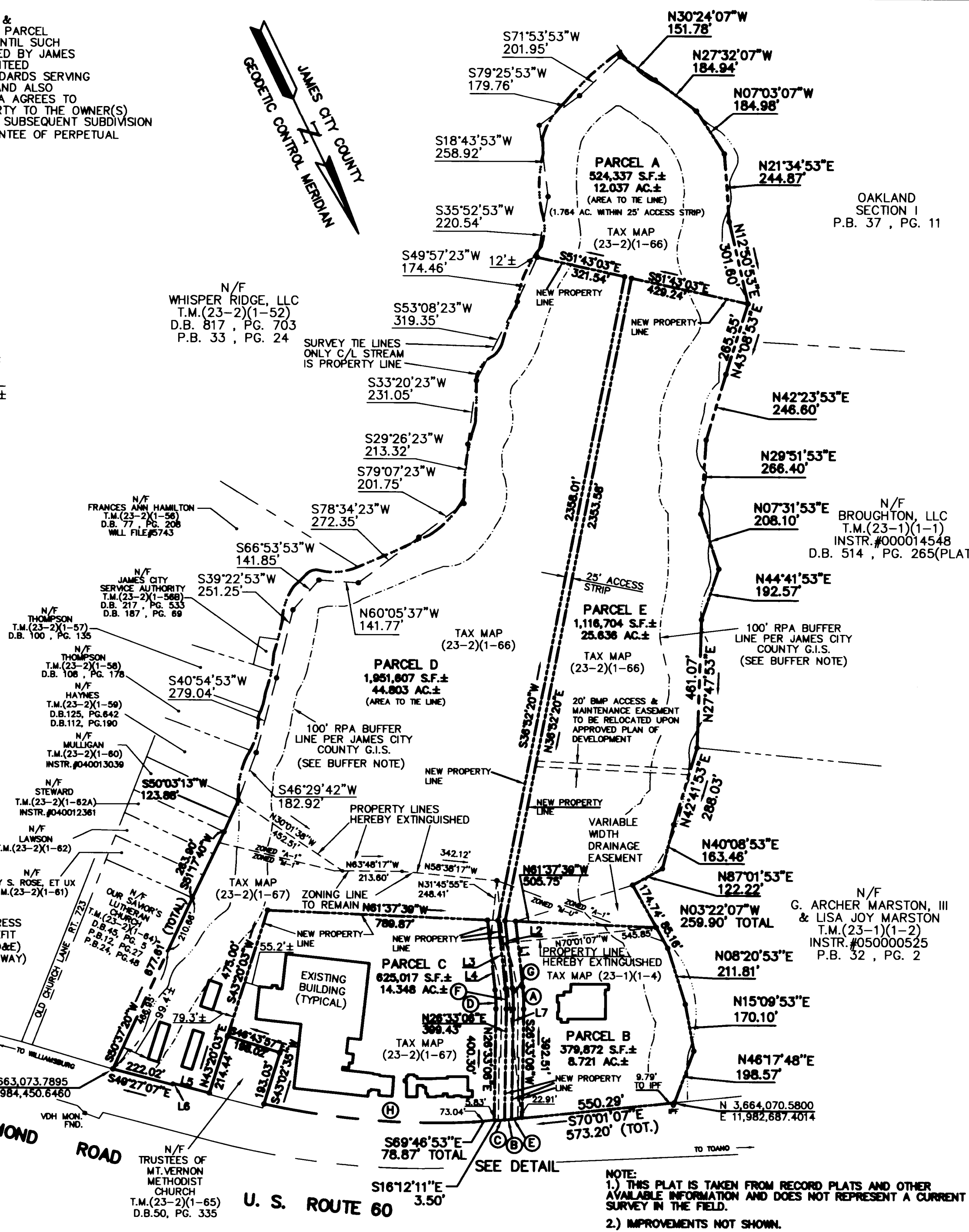
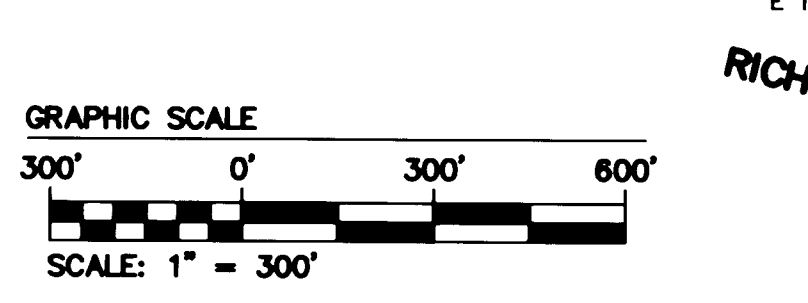
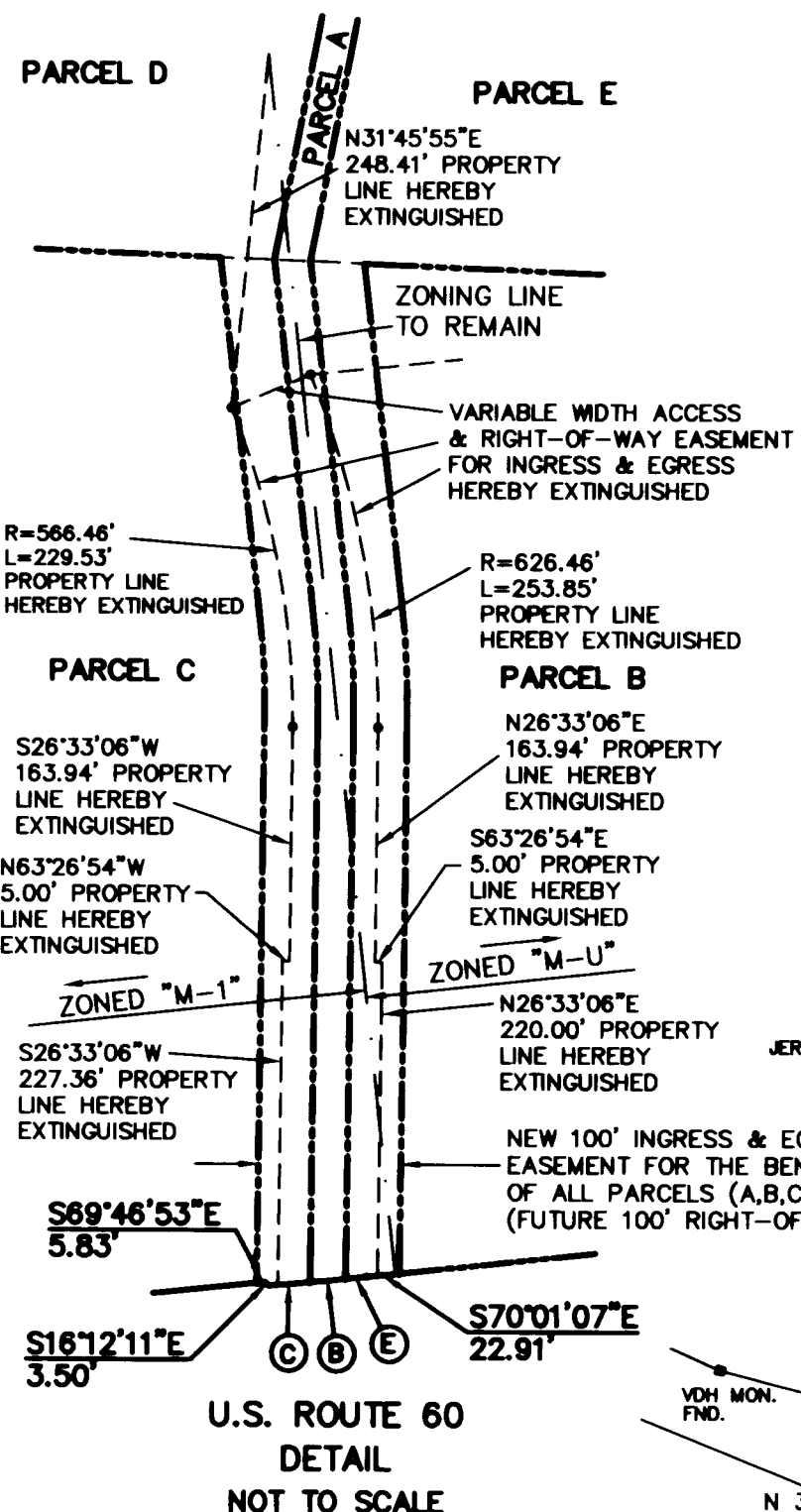
- (A) DELTA=07°01'44" R=646.46' L=79.31' T=39.70' C=79.26' CB=S23°02'14"W
- (B) DELTA=00°30'36" R=2824.79' L=25.14' T=12.57' C=25.14' CB=S69°27'46"E
- (C) DELTA=00°35'51" R=2824.79' L=29.46' T=14.73' C=29.46' CB=S68°54'33"E
- (D) DELTA=07°01'44" R=546.46' L=67.04' T=33.56' C=67.00' CB=N23°02'14"E
- (E) DELTA=00°18'03" R=2824.79' L=14.83' T=7.41' C=14.83' CB=S69°52'05"E
- (F) DELTA=07°01'44" R=583.96' L=71.64' T=35.86' C=71.58' CB=S23°02'14"W
- (G) DELTA=07°01'44" R=606.96' L=74.71' T=37.40' C=74.66' CB=N23°02'14"E
- (H) DELTA=15°23'10" R=758.57' L=381.58' C=758.29' CB=S56°16'27"E

LINE TABLE

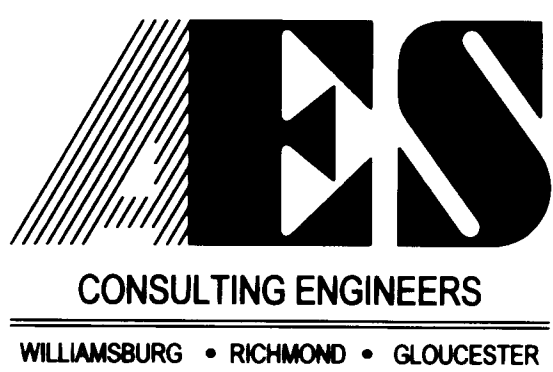
NUMBER	BEARING	DISTANCE
L1	N19°31'22"E	237.87'
L2	S19°31'22"W	243.78'
L3	N19°31'22"E	247.60'
L4	S19°31'22"W	253.44'
L5	S49°27'07"E	135.44'
L6	N40°32'53"E	5.00'
L7	S26°33'06"W	396.79'

STATE OF VIRGINIA, COUNTY OF JAMES CITY:
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THIS 13 DAY OF June, 2006 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

INSTRUMENT# 060013607
 TESTE Betsy B. Woolridge
 CLERK
 BY Claudia H. Smith, Dep. Clerk

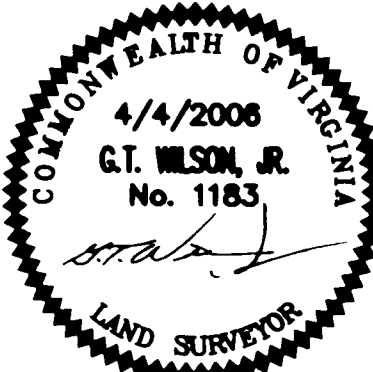


NOTE:
 1.) THIS PLAT IS TAKEN FROM RECORD PLATS AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT SURVEY IN THE FIELD.
 2.) IMPROVEMENTS NOT SHOWN.



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION & PROPERTY LINE EXTINGUISHMENT BETWEEN THE PROPERTIES OWNED BY JOHN B. BARNETT, JR., CHICKASAW, L.L.C. AND BARNETT DEVELOPMENT COMPANY, INC.
 PONHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	Circuit Court: This PLAT was recorded on <u>13 June 2006</u>
at <u>9:22 AM</u> P.M. PB PG	DOCUMENT # <u>060013607</u>
BETSY B. WOOLRIDGE, CLERK	<u>Betsy B. Woolridge</u> Clerk
1 5/15/06 PER JAMES CITY COUNTY COMMENTS	JGR GTW
No. DATE REVISION / COMMENT / NOTE	REVIEWED BY

Designed AES	Drawn JKR
Scale 1"=300'	Date 4/4/2006
Project No. 6883-10	
Drawing No. 2 OF 2	

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