

#060017146

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID M. MURRAY AND ANNE F. MURRAY, HIS WIFE, TO WESSEX HUNDRED DEVELOPMENT, INC. BY DEED DATED 04/29/88 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 389 AT PAGE 365. (TAX PARCEL 4840100011) AND BY R.A. STAPLES CONTRACTING COMPANY TO JOHN B. AND VIRGINIA L. GRAZIADEI BY DEED DATED 10/23/01 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 010019707. (LOT V-13)

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: WESSEX HUNDRED DEVELOPMENT, INC.

BY: Michael T. Hanlin 6/16/06
SIGNATURE DATE
Michael T. Hanlin Pres.
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF New Jersey
CITY/COUNTY OF Morris
I, Adel Gedeon 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 16th DAY OF June, 2006. MY COMMISSION EXPIRES 11/20/2008
Adel Gedeon ADEL GEDEON
(SIGNATURE) NOTARY PUBLIC OF NEW JERSEY

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: JOHN B. AND VIRGINIA L. GRAZIADEI

BY: John B. Graziadei 6/14/06
SIGNATURE DATE
JOHN B. GRAZIADEI

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
I, Melissa J. Holland 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 14th DAY OF June, 2006. MY COMMISSION EXPIRES 10-31-09
Melissa J. Holland
(SIGNATURE)

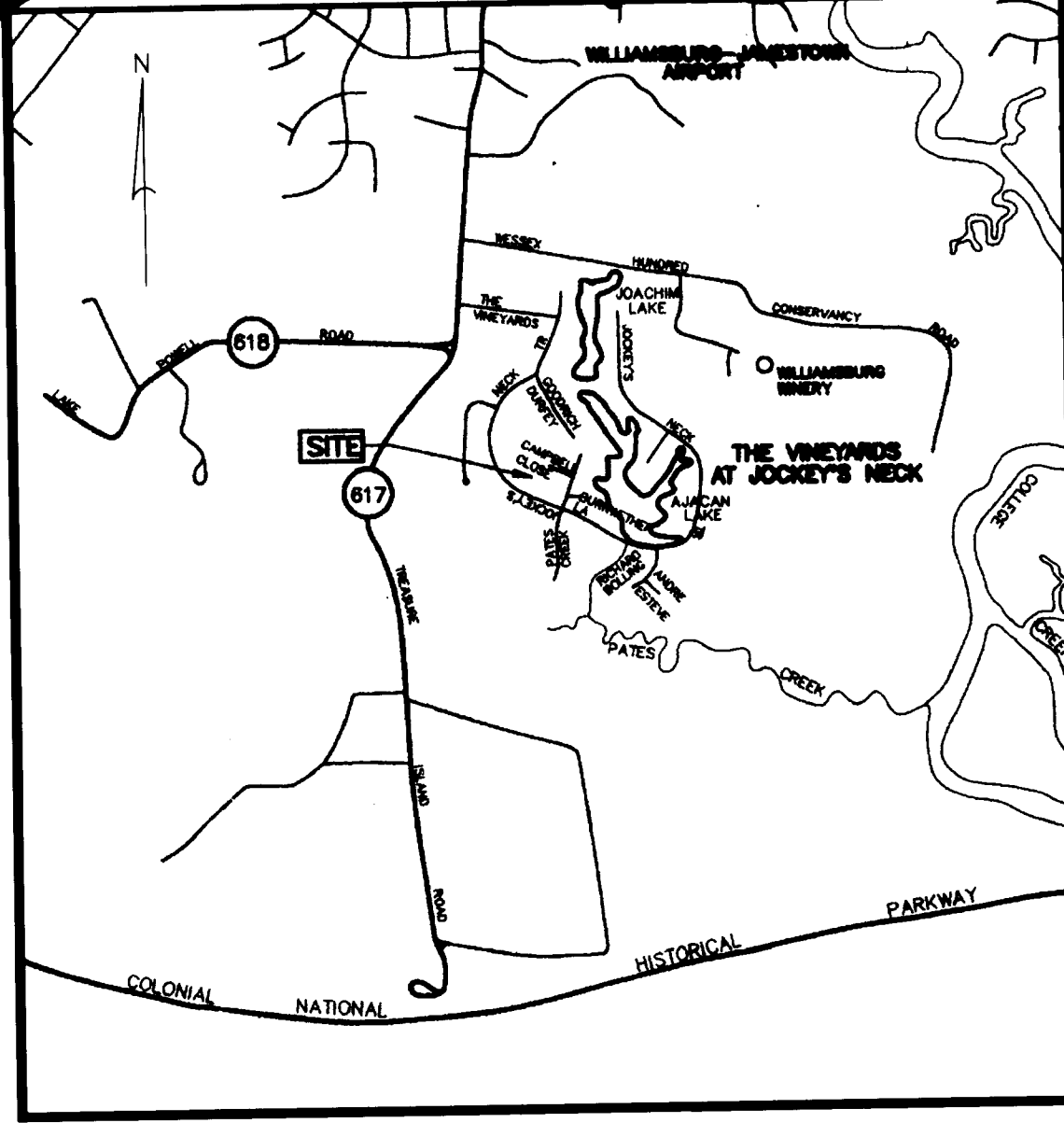
BY: Virginia L. Graziadei 6/14/06
SIGNATURE DATE
VIRGINIA L. GRAZIADEI
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
I, Melissa J. Holland 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 14th DAY OF June, 2006. MY COMMISSION EXPIRES 10-31-09
Melissa J. Holland
(SIGNATURE)

NOTES:

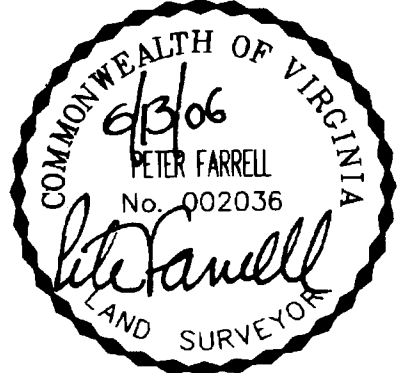
- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS 4840100011 AND 4840300013
- 2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0045 B, DATED FEB. 6, 1991.
- 3. THIS PROPERTY IS ZONED R1, LIMITED RESIDENTIAL DISTRICT, SUP-6-91
- 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. 83, PG. 72
P.B. 55, PAGE 23-24
P.B. 55, PAGE 18-22
DOCUMENT NO. 050015149
- 7. THE PROPERTY DEPICTED HEREON IS OVER 1 MILE FROM THE NEAREST JAMES CITY COUNTY GEODETIC CONTROL MONUMENT AND THEREFORE IS NOT TIED TO COUNTY DATUM.
- 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.



VICINITY MAP 1"=2000'

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 6-13-06 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 N/A VIRGINIA DEPARTMENT OF TRANSPORTATION
[Signature] 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 18 DAY OF July, 2006 AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge CLERK
By: Claudia A. Bisholtz, Dep. Clerk
DOCUMENT NO. 060017146

2 Large/Small Plat(s) Recorded herewith as # 060017146

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 18 July 2006 at 10:23 AM/PM, PG. 1 DOCUMENT # 060017146 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTY OF WESSEX HUNDRED, DEVELOPMENT, INC. (TAX PARCEL 4840100011) AND JOHN B. & VIRGINIA L. GRAZIADEI (LOT V-13, PHASE 2 VILLAGE HOUSING AT THE VINEYARDS)

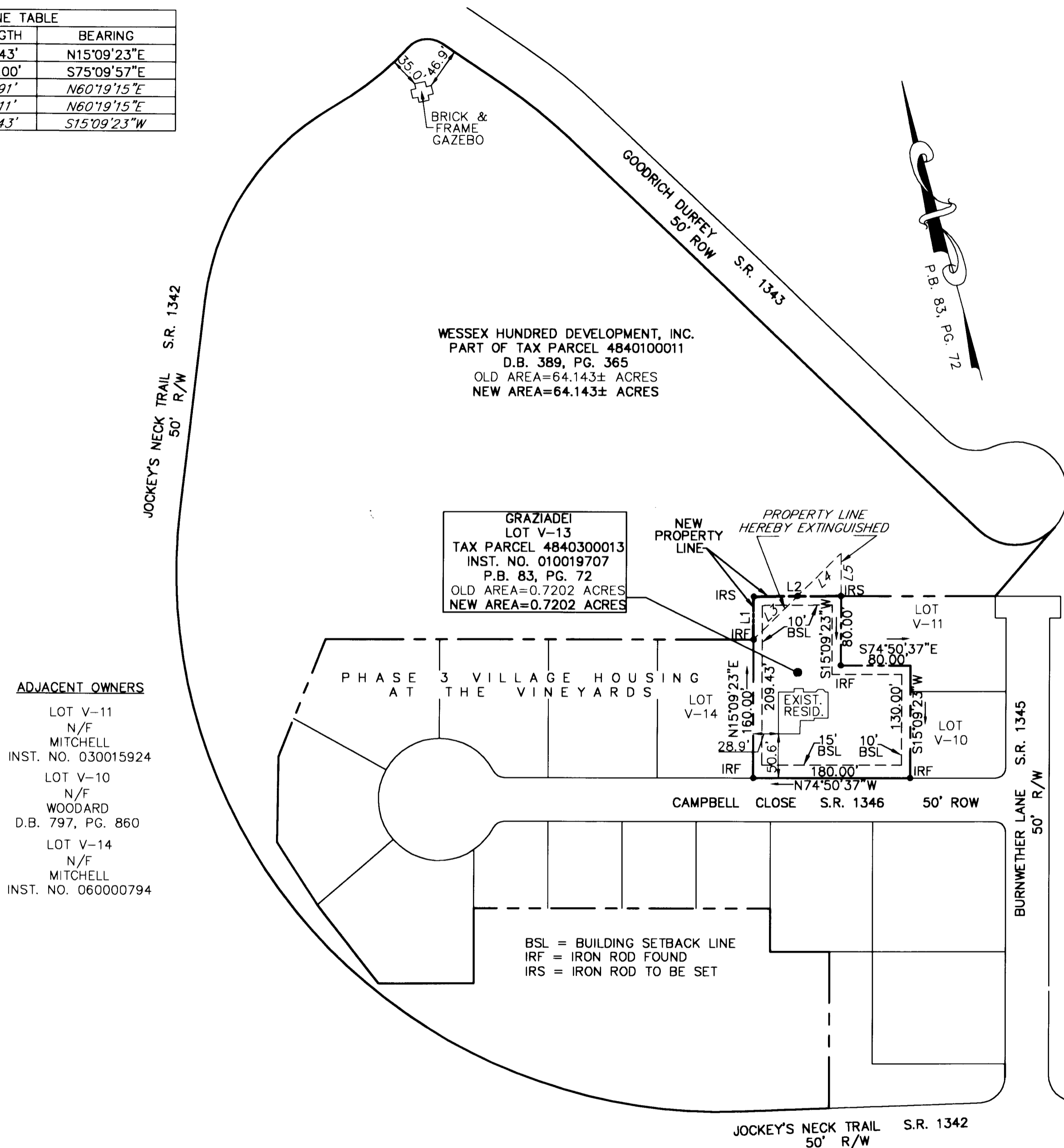
JAMES CITY COUNTY, VIRGINIA DATE: 06/13/06 SHEET 1 OF 2



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

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LINE TABLE		
LINE	LENGTH	BEARING
L1	49.43'	N15°09'23"E
L2	100.00'	S75°09'57"E
L3	70.91'	N60°19'15"E
L4	70.11'	N60°19'15"E
L5	49.43'	S15°09'23"W



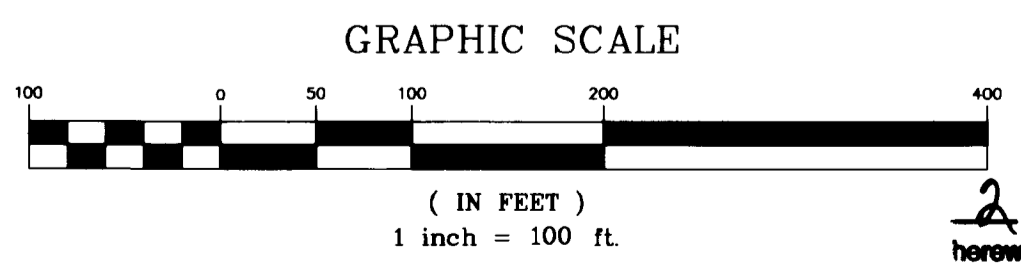
ADJACENT OWNERS
 LOT V-11
 N/F MITCHELL
 INST. NO. 030015924
 LOT V-10
 N/F WOODARD
 D.B. 797, PG. 860
 LOT V-14
 N/F MITCHELL
 INST. NO. 060000794

GRAZIADEI
 LOT V-13
 TAX PARCEL 4840300013
 INST. NO. 010019707
 P.B. 83, PG. 72
 OLD AREA=0.7202 ACRES
 NEW AREA=0.7202 ACRES

WESSEX HUNDRED DEVELOPMENT, INC.
 PART OF TAX PARCEL 4840100011
 D.B. 389, PG. 365
 OLD AREA=64.143± ACRES
 NEW AREA=64.143± ACRES

BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTY OF
 WESSEX HUNDRED, DEVELOPMENT, INC.
 (TAX PARCEL 4840100011)
 AND
 JOHN B. & VIRGINIA L. GRAZIADEI
 (LOT V-13, PHASE 2 VILLAGE HOUSING AT THE VINEYARDS)

JAMES CITY COUNTY, VIRGINIA
 DATE: 06/13/06 SCALE: 1"=100'
 SHEET 2 OF 2



2 Large/Small Plates Resealed
 herewith as # 060017146

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 18 July 2006
 at 10:23 AM/PM, PG. 1
 DOCUMENT # 060017146
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk



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

4029 Ironbound Road
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