

#060026718

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL "2" WAS CONVEYED BY KATHRYN S. DALY, AS SUCCESSOR TRUSTEE OF THE E. H. SAUNDERS LIVING TRUST U/A AND FIVE FORKS, VIRGINIA, INC. A VIRGINIA CORPORATION TO FIVE FORKS VA, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 3, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT #050028812.

**OWNER'S CERTIFICATE**

THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*[Signature]* 09-14-06  
FOR FIVE FORKS VA, LLC DATE

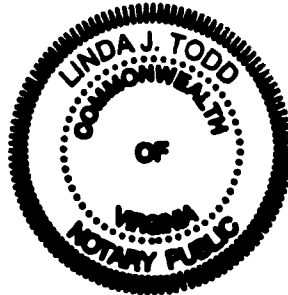
**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF Va. Beach, Linda J. Todd

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 14<sup>th</sup> DAY OF September, 2006. MY COMMISSION EXPIRES 07-31-10.

*[Signature]*  
SIGNATURE



THE PROPERTY SHOWN ON THIS PLAT AS PARCEL "B" WAS CONVEYED BY FIVE FORKS, VIRGINIA, INC. A VIRGINIA CORPORATION TO FIVE FORKS 2, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 3, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT #050028813.

**OWNER'S CERTIFICATE**

THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*[Signature]* 09-14-06  
FOR FIVE FORKS 2, LLC DATE

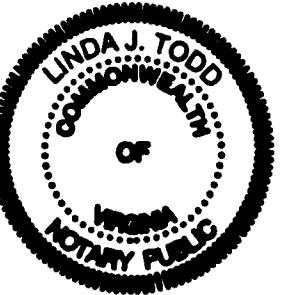
**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF Va. Beach, Linda J. Todd

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 14<sup>th</sup> DAY OF September, 2006. MY COMMISSION EXPIRES 07-31-10.

*[Signature]*  
SIGNATURE



THE PROPERTY SHOWN ON THIS PLAT AS PARCEL "A" WAS CONVEYED BY FIVE FORKS, VIRGINIA, INC. A VIRGINIA CORPORATION TO FIVE FORKS 3, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 3, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT #050028814.

**OWNER'S CERTIFICATE**

THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*[Signature]* 09-14-06  
FOR FIVE FORKS 3, LLC DATE

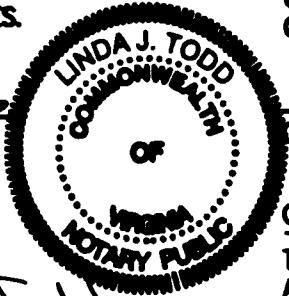
**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF Va. Beach, Linda J. Todd

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 14<sup>th</sup> DAY OF September, 2006. MY COMMISSION EXPIRES 07-31-10.

*[Signature]*  
SIGNATURE



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

*[Signature]* 6/18/06  
S.T. WILSON JR., L.S. #1183 DATE

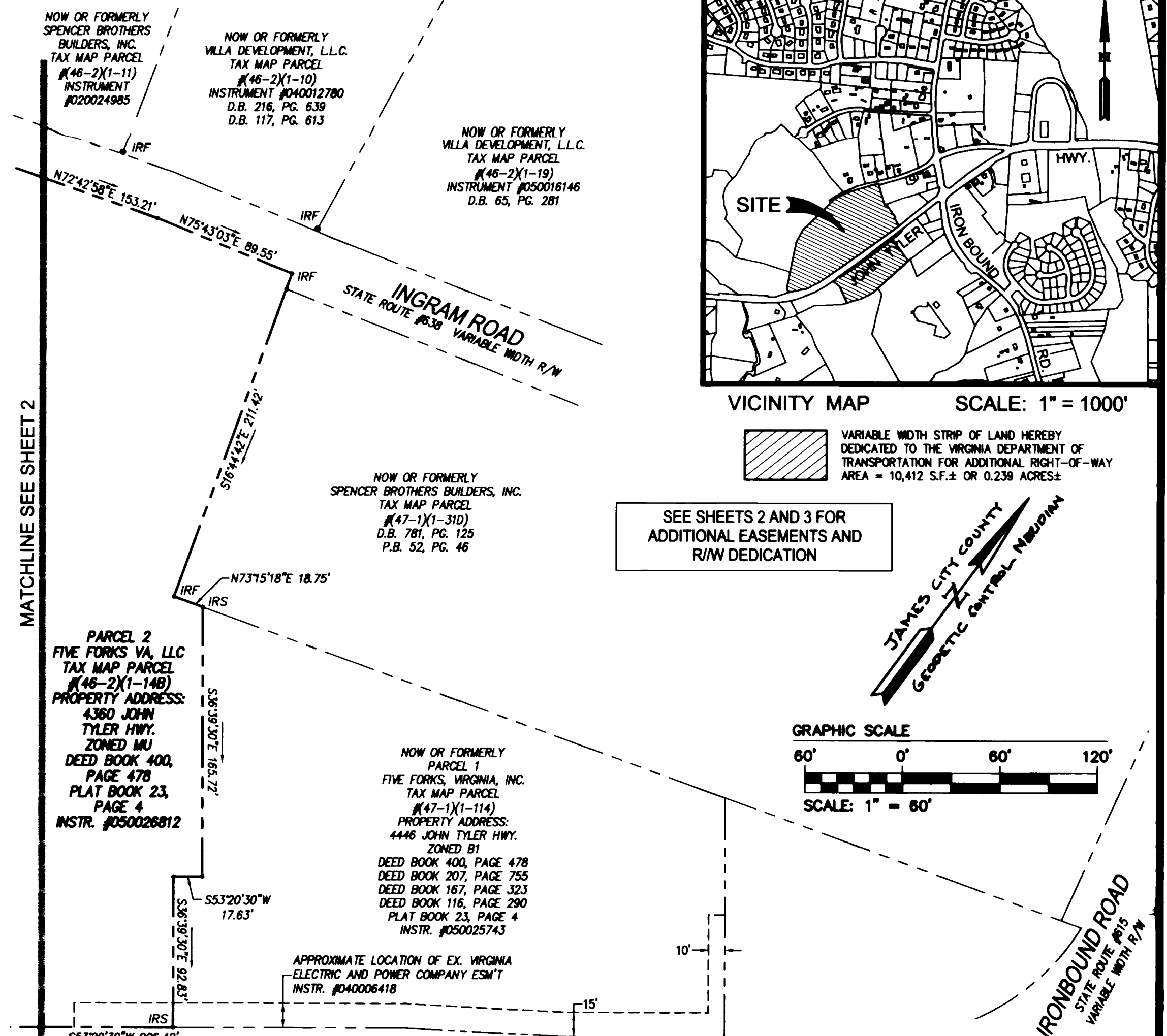
**CERTIFICATE OF APPROVAL**

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

*[Signature]* 9/18/06  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

*[Signature]* 10/10/06  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

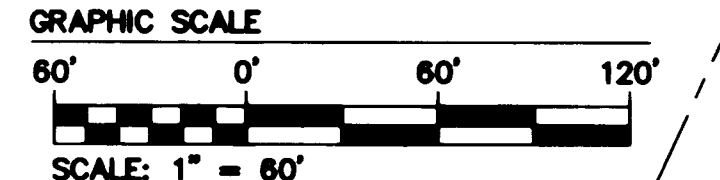
3 Large/Small Plat(s) Recorded  
herewith as # 060026718



VICINITY MAP SCALE: 1" = 1000'

VARIABLE WIDTH STRIP OF LAND HEREBY DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR ADDITIONAL RIGHT-OF-WAY AREA = 10,412 S.F.± OR 0.239 ACRES±

SEE SHEETS 2 AND 3 FOR ADDITIONAL EASEMENTS AND R/W DEDICATION



**GENERAL NOTES**

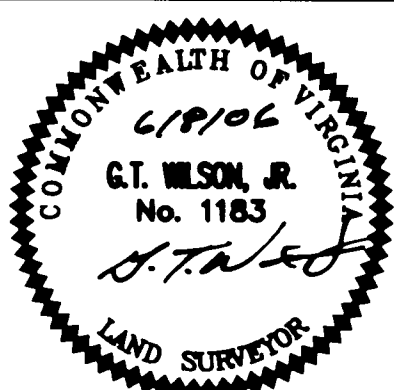
- PROPERTIES SHOWN ARE ALL OF TAX PARCELS #46-2(1-14A), #46-2(1-14B) & #47-1(1-115).
- PROPERTIES SHOWN ARE ZONED MU, MIXED USE DISTRICT.
- SETBACKS (MU) SEE J.C.C. ORDINANCE CHAPTER 24 SECTION 24-527.
- PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTIES SHOWN LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.L.R.M. #510201-0045 B, DATED FEBRUARY 6, 1991.
- 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.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.



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

PLAT TO ACCOMPANY  
RIGHT-OF-WAY DEDICATION TO VIRGINIA DEPARTMENT OF TRANSPORTATION FROM FIVE FORKS 2, LLC AND FIVE FORKS 3, LLC AND UTILITY EASEMENT FOR CONVEYANCE TO THE JAMES CITY SERVICE AUTHORITY FROM FIVE FORKS VA, LLC AND OPEN SPACE EASEMENTS FOR CONVEYANCE TO THE COUNTY OF JAMES CITY FROM FIVE FORKS VA, LLC AND FIVE FORKS 3, LLC AND PUBLIC USE EASEMENT FOR CONVEYANCE TO THE COUNTY OF JAMES CITY FROM FIVE FORKS VA, LLC, FIVE FORKS 2, LLC, AND FIVE FORKS 3, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on	
		31 October 2006	
at 8:40 AM/PM, PG			
DOCUMENT #		060026718	
BETSY B. WOOLRIDGE, CLERK			
		<i>[Signature]</i> Clerk	
No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY
1	9/12/06	REVISED PER JCC 7/21/06 & JCSA 7/19/06 COMMENTS	AWT GTW

Designed AWP	Drawn AWT
Scale 1"=60'	Date 8/8/06
Project No. 9263-4	
Drawing No. 1 of 3	

S:\Jobs\0203104-GovCoveCondos\dwg\SurfPlat\0203104ESMT.JCSA.VDOT.SH.1.dwg, 9/12/2006 3:30:27 PM, mike.morelli