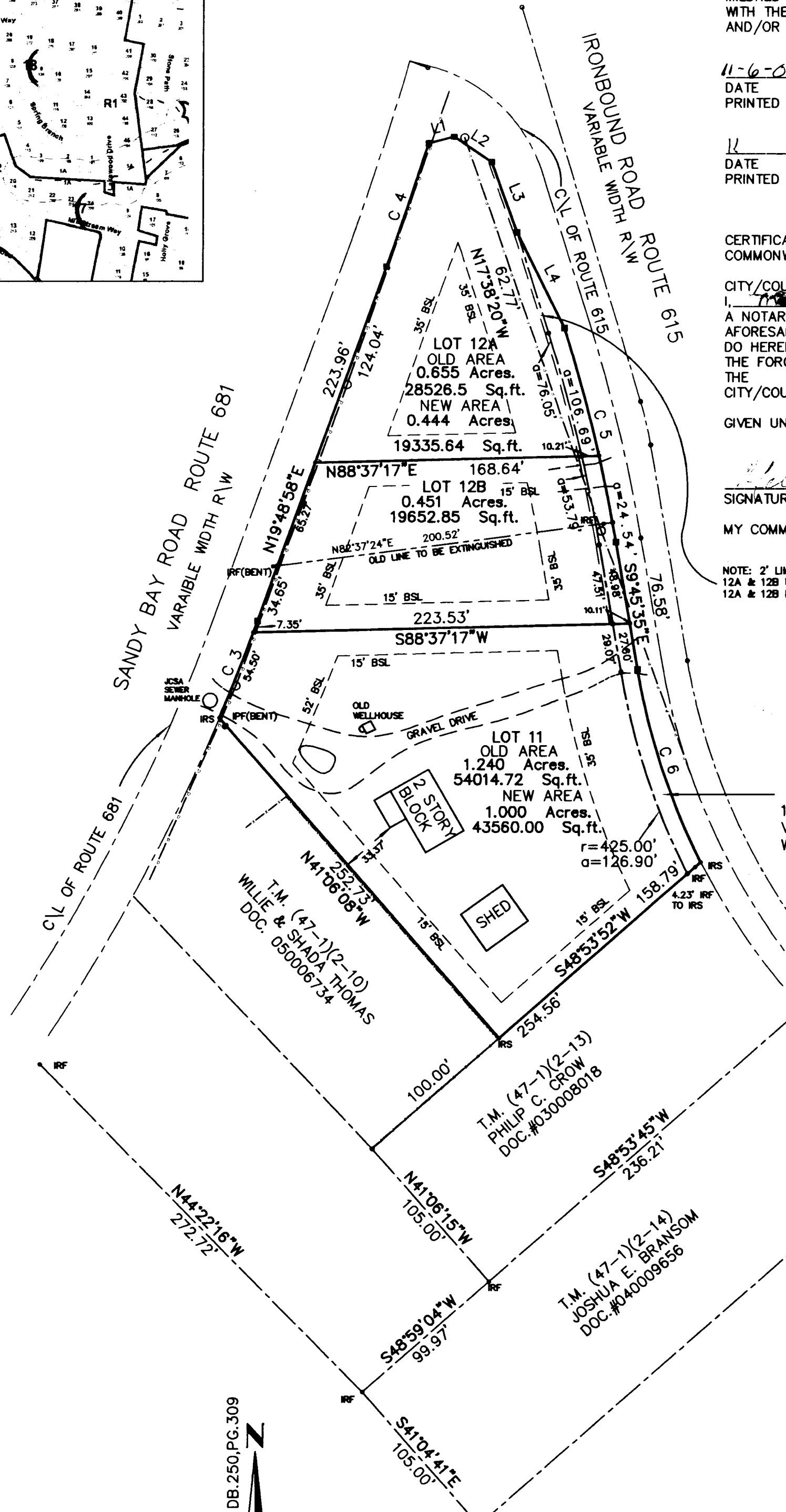


VICINITY MAP 1"=600'



OWNER'S CERTIFICATE:
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS MILDRED OTEY WILEY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

11-6-06 / *J.E. Branson*
DATE SIGNATURE
PRINTED NAME *Jan E. Branson*

DATE SIGNATURE
PRINTED NAME

CERTIFICATE OF NOTORIZATION:
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY
I, *William P. Brown*
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 6 DAY OF November 2006.

William P. Brown
SIGNATURE
MY COMMISSION EXPIRES May 31, 2007

NOTE: 2' LIMITED ACCESS EASEMENT ALONG IRONBOUND RD. FRONTAGE OF LOTS 12A & 12B USE OF EASEMENT SHALL BE LIMITED TO RESTRICTING ACCESS TO LOTS 12A & 12B FROM IRONBOUND ROAD.

SUBDIVISION OF PROPERTY BEING
LOTS 11 & 12
FRANK ARMISTEAD SUBDIVISION

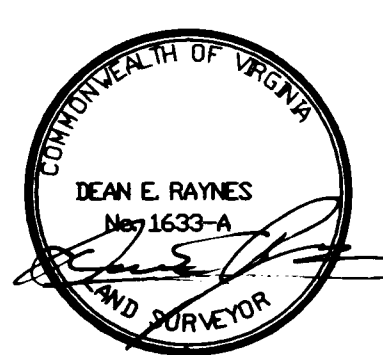
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=60' DATE: 07/18/06
J.N. 303.0

10' STRIP DEDICATED TO
VDOT FOR FUTURE HIGHWAY
WIDENING

- NOTES:
1. THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
 2. THIS PROPERTY DOES NOT LIE WITHIN A RPA.
 3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 4. THE BOUNDARY LINES SHOWN HEREON REPRESENT AN IN THE FIELD BOUNDARY SURVEY.
 5. THIS PROPERTY IS ZONED R-1.
 6. TAX PARCEL ID# 4710200012 & # 4710200011.
 7. PROPERTY ADDRESS IS 2851 & 2889 IRONBOUND RD.
 8. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
 9. ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED BY SECTION 19-35.
 10. TOTAL AREA= 1.895 AC.
AREA IN LOTS 1.895
NUMBER OF LOTS = 3
 11. REFERENCES: HWY PB.5, PG.181
PB.11, PG.19
DB.153, PG.678, DB.808, PG.360
 12. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE WELL REGULATIONS AND JAMES CITY CO. CODE
 13. LAND USE PERMITS SHALL BE SECURED PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.
 14. THIS PLAT MAY NEED TO BE REVISED BY THE DEVELOPER IF DURING CONSTRUCTION AN EASEMENT LOCATION CHANGES OR DURING REVIEW OF THE RECORD DRAWINGS PROBLEMS OR DISCREPANCIES ARE FOUND.

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.

Dean E. Raynes
DEAN E. RAYNES C.L.S. #1633



HIS LAND SURVEYING, INC.
P.O. BOX 100
PROVIDENCE FORGE VIRGINIA 23140
(804) 966-7017

Large/Small Plat(s) Recorded
herewith as 060028429

CERTIFICATE OF SOURCE OF TITLE:
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY P.R. GRIESENHAUER TO JOSHUA E. BRANSON BY DEED DATED 11/17/2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOC.#050027350.

CERTIFICATE OF APPROVAL:

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

William P. Brown 11/06/06
DATE VDOT

DATE VDH
11/28/2006
DATE JAMES CITY CO.

Ellen H. Cook
SUBDIVISION AGENT

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
29 November 2006
at 11:37 AM/PM, PG. 1
DOCUMENT # 060028429
BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

LINE TABLE

NUM	BEARING	DISTANCE
L1	N75°30'07"E	15.45'
L2	S56°16'29"E	27.05'
L3	S19°51'23"E	44.38'
L4	S26°41'27"E	63.56'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	CHORD BRG	CHORD
C3	3°04'21"	61.85'	1153.43'	N21°21'08"E	61.84'
C4	2°17'13"	77.23'	1934.86'	N18°40'22"E	77.22'
C5	7°59'59"	131.24'	939.93'	N13°38'21"W	131.13'
C6	16°45'24"	121.37'	415.00'	S18°08'18"E	120.94'

#060028429