

#060028759

CERTIFICATION OF SOURCE OF TITLE

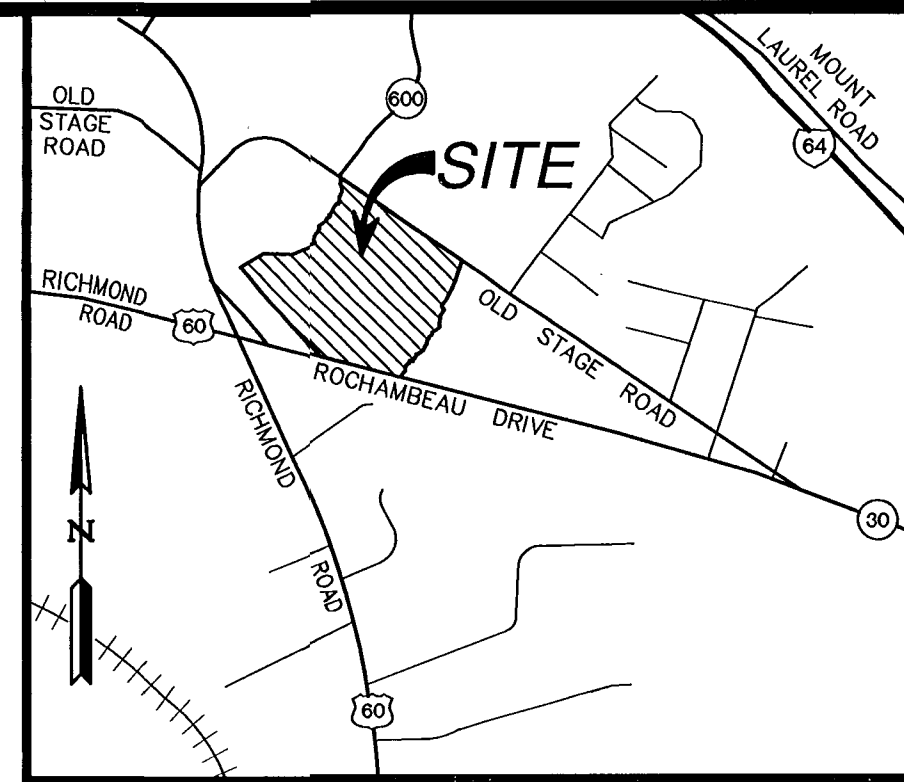
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY AND BETWEEN BERTRAND E. GEDDY, JR. TO THE BERTRAND E. GEDDY, JR., TRUSTEE, OR HIS SUCCESSOR IN TRUST, UNDER THE BERTRAND E. GEDDY, JR., LIVING TRUST BY DEED DATED NOVEMBER 30, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050030505.

REFERENCES:

INSTRUMENT #050030505 (PARCEL 1A)
 INSTRUMENT #050011530
 DEED BOOK 227, PAGE 251
 DEED BOOK 27, PAGE 110

ADDITIONAL REFERENCES:

INSTRUMENT #980002028
 DEED BOOK 62, PAGE 580 (STATE HWY. RT. #168, 168Y ST. HWY. PROJ. #4847-01)
 DEED BOOK 60, PAGE 89 (STATE HWY. RT. #168, 168Y STATE HWY. PROJ. #4847-01)
 DEED BOOK 57, PAGE 432 (V.E.P.CO. EASEMENT)
 DEED BOOK 30, PAGE 196 (STATE HWY. PROJ. #1177-D)



VICINITY MAP
 SCALE 1"=2,000'

GENERAL NOTES:

- THIS SURVEY IS BASED ON THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK - VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE 4502 - NAD 83 HORIZONTAL DATUM. THIS SURVEY WAS PREPARED USING BOTH CONVENTIONAL AND GPS SURVEYING METHODS - PROJECT SCALE FACTOR IS 0.999945568.
- PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL #(12-2)(1-8).
- PROPERTY ADDRESS IS: 3200 ROCHAMBEAU DRIVE.
- SETBACK REQUIREMENTS A1:
 FRONT: 75'
 SIDE: 15'
 REAR: 35'
 SETBACK REQUIREMENTS B1:
 FRONT: 50'
 SIDE: 20'
 REAR: 20'
 ONLY USES PERMITTED IN B-1 SHALL BE PERMITTED WITHIN THE PORTION OF THE PROPERTY WITH THAT ZONING DESIGNATION.
- TAX MAP PARCEL #(12-2)(1-8) IS ZONED "A-1", GENERAL AGRICULTURAL DISTRICT AND "B-1", GENERAL BUSINESS DISTRICT.
- PROPERTIES AS SHOWN LIE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER F.I.R.M. #510201-0010-B, DATED FEBRUARY 6, 1991.
- TOTAL AREA OF PARCEL = 41.42 ACRES±.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- PROPOSED LOTS TO BE SERVED BY CONVENTIONAL DRAINFIELDS. SEPTIC TANK AND SOILS INFORMATION SHOULD BE FIELD VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33.
- MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36.
- LOTS TO BE SERVED BY WELL AND SEPTIC.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.

AREA TABULATION	
PROPOSED LOT 1 = 131,223 S.F.±	OR 3.01 ACRES±
PROPOSED LOT 2 = 131,223 S.F.±	OR 3.01 ACRES±
PROPOSED LOT 3 = 163,997 S.F.±	OR 3.76 ACRES±
PROPOSED CONSERVATION EASEMENTS (REMAINING PARCEL) = 1,378,011 S.F.±	OR 31.64 ACRES±
TOTAL AREA SUBDIVDED = 1,804,444 S.F.± OR 41.42 ACRES±	

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.

Ronald W. Eads
 RONALD W. EADS, L.S. DATE 4-3-06

NOTE: THE PROPOSED CONSERVATION EASEMENT AREA INCLUDES THE FOLLOWING:

- PROPOSED FARMSTEAD AREA = 114,960 S.F. OR 2.639 AC.
- PROPOSED HISTORIC PRESERVATION AREA = 4.102 AC.
- PROPOSED FARM & RANCH LANDS PROTECTION PROGRAM (FRPP) EASEMENT = 900,501 S.F. OR 20.67 AC.
- PROPOSED JAMES CITY COUNTY CONSERVATION EASEMENT = 10.97 AC.

3 Large/Small Plat(s) Recorded
 herewith as # 060028759

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 4 DAY OF December 2006.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ AM/PM
 INSTRUMENT # 060028759
Betsy B. Woolridge, Clerk
 TESTE: BETSY B. WOOLRIDGE, CLERK

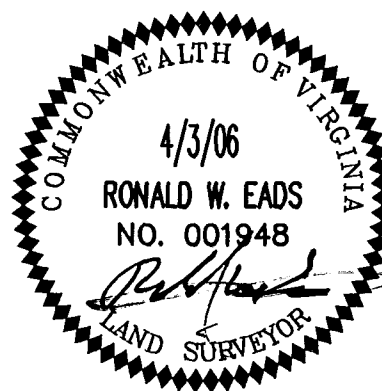


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WILLIAMSBURG • RICHMOND • GLOUCESTER

EXHIBIT B
 PLAT OF SUBDIVISION
 OF PROPERTY STANDING IN THE NAME OF
 BERTRAND E. GEDDY, JR., TRUSTEE
 OF THE BERTRAND E. GEDDY, JR. LIVING TRUST

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	AWT	RWE
1	9/13/06	REVISED PER J.C.C. COMMENT LETTER		

Designed	Drawn
RWE	AWT
Scale	Date
N/A	4/3/06
Project No.	
9699	
Drawing No.	
1 of 3	