

060031304

GENERAL NOTES

CERTIFICATION OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BASIC, INC., A VIRGINIA CORPORATION TO BASIC PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MAY 24, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 060012393.

OWNER'S CERTIFICATE
 THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS LOTS 1-4, BEING A PORTION OF PARCEL "A" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
 Ben A. Williams III 8/16/06
 BEN A. WILLIAMS III, PRESIDENT & CEO DATE
 FOR BASIC PROPERTIES, LLC

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF James City, Patricia A. Buckless
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 16th DAY OF August, 2006. MY COMMISSION EXPIRES 10-31-06
 Patricia A. Buckless
 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.
 G. T. Wilson, Jr. 5/17/06
 G. T. WILSON, JR., L.S. DATE

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 Khos O. Nguyen 8/17/06
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
 Ellen M. Cook 12/19/2006
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

AREA TABULATION OF BASIC PROPERTIES LLC SUBDIVIDED PARCELS

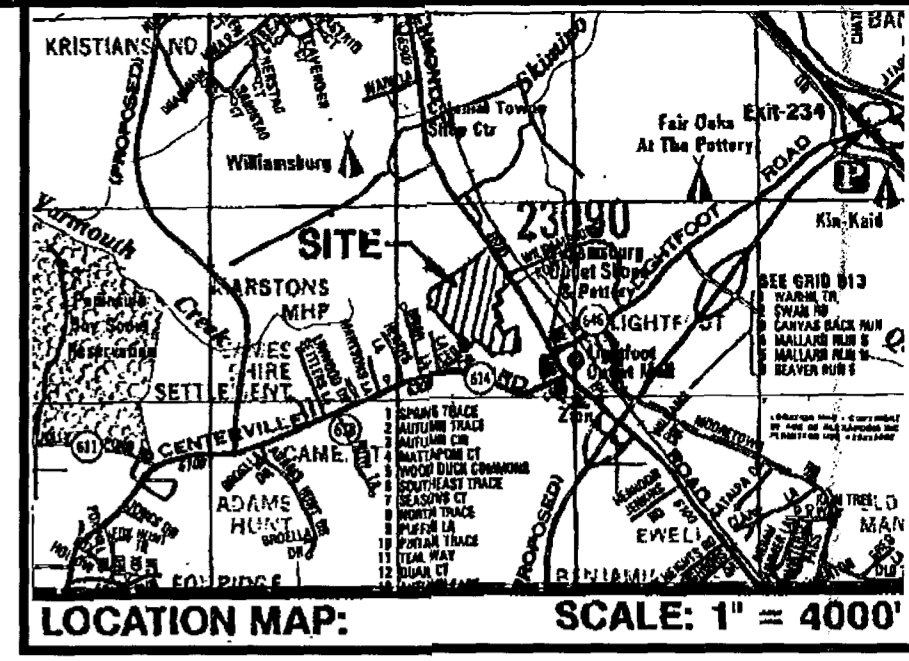
	SQUARE FEET	ACRES
AREA OF LOTS (1-4)	498,480 S.F.	11.44 AC.±
AREA OF REMNANT PARCEL	1,716,830 S.F.	39.41 AC.±
86' PRIVATE R/W	53,875 S.F.	1.24 AC.±
TOTAL AREA SUBDIVIDED	2,269,185 S.F.	52.09 AC.±

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	89°45'02"	15.00'	23.50'	14.94'	21.17'	S78°52'13"E
C2	05°20'06"	1887.14'	175.70'	87.91'	175.64'	N53°35'13"E
C3	15°44'06"	557.00'	152.97'	76.97'	152.49'	N43°03'09"E
C4	15°06'20"	643.00'	169.52'	85.26'	169.03'	N42°44'16"E
C5	14°55'38"	557.00'	145.12'	72.97'	144.71'	N42°38'55"E
C6	15°44'06"	643.00'	176.59'	88.85'	176.03'	N43°03'09"E
C7	05°19'17"	1973.67'	183.31'	91.72'	183.24'	N53°34'51"E
C8	3°57'38"	157.56'	10.89'	5.45'	10.89'	S54°01'31"W

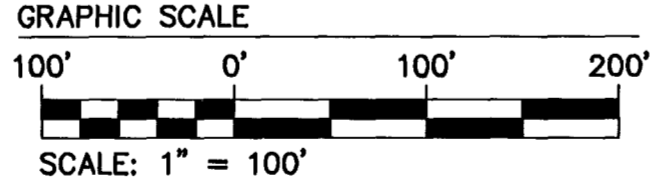
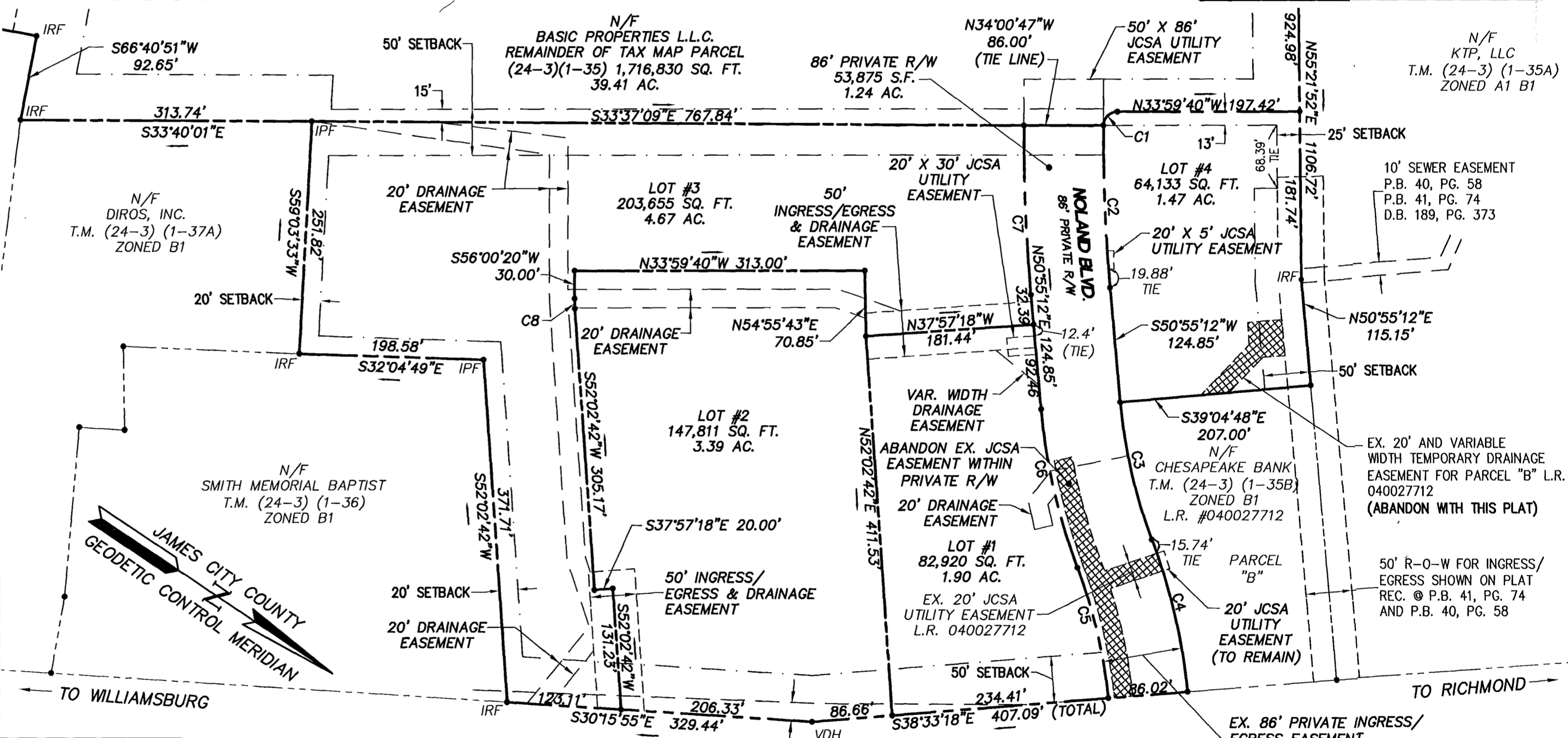
- PROPERTY IS ZONED MU, MIXED USE W/PROFFERS.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL NO. (24-3) (1-35), 6601 RICHMOND ROAD.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- JCSA IS HEREBY GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- THE CENTERLINE OF THE SANITARY SEWER AND WATER LINE PIPE IS THE CENTERLINE OF THE JCSA EASEMENT.

- ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE RIGHT-OF-WAYS THAT SHALL NOT BE MAINTAINED BY THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 & 35 OF JAMES CITY COUNTY ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- THIS PROPERTY LIES IN FLOODZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAN) PER F.I.R.M. 510201-00208, DATED FEBRUARY 6, 1991.
- THIS PLAT IS BASED UPON:
 - A PLAT BY DJG RECORDED IN PLAT BOOK 41, PG. 74
 - A PLAT BY AES CONSULTING ENGINEERS DATED 5/10/95 AND TITLED "ALTA/ACSM LAND TITLE SURVEY, A PARCEL CONTAINING 53.44 ACRES, OWNED BY EASTERN OREGON, INC." RECORDED IN P.B. 61, PGS. 79-80
 - A PLAT BY AES CONSULTING ENGINEERS TITLED "ALTA/ACSM LAND TITLE SURVEY, A PARCEL CONTAINING 53.44 ACRES, PREPARED FOR NOLAND PROPERTIES, INC. DATED 11/18/03
 - A PLAT BY AES CONSULTING ENGINEERS TITLED "PLAT OF SUBDIVISION NOLAND PROPERTIES, INC. CONTAINING 53.44 ACRES DATED 8/12/04 AND RECORDED AS L.R. #040027712
 - A PLAT BY AES CONSULTING ENGINEERS ENTITLED "COMPOSITE MAP SHOWING PARCEL "A" BEING THE REMAINDER OF PROPERTY, OWNED BY NOLAND PROPERTIES, INC. DATED 5/8/06.
- NOLAND BLVD RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS/EGRESS FUTURE SUBDIVISIONS OR ADJACENT PROPERTIES.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE. THE CENTERLINE OF THE STORM PIPE IS THE CENTERLINE OF THE DRAINAGE EASEMENT.



LEGEND

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
VDH CMF	VIRGINIA DEPARTMENT OF HIGHWAYS CONCRETE MONUMENT FOUND

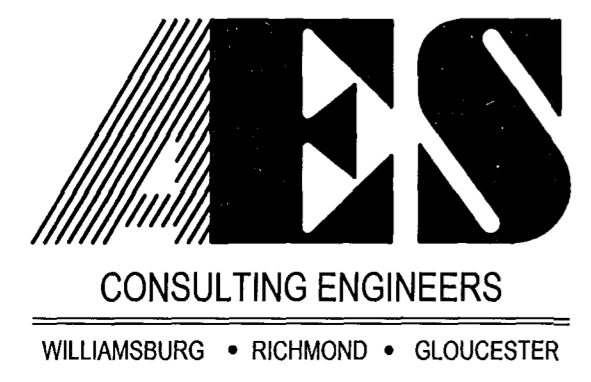


SEE ALSO:
 VIRGINIA POWER EASEMENT D.B. 131, PG. 347 (NOT PLOTTED)
 VEP CO P.B. 3, PG. 318
 RICHMOND ROAD (RT. 60) VARIABLE WIDTH R/W
 C & P TELEPHONE EASEMENT D.B. 126, PG. 174 (NOT PLOTTED)

EX. SANITARY SEWER EASEMENT P.B. 40, PG. 58 D.B.193, PG.709

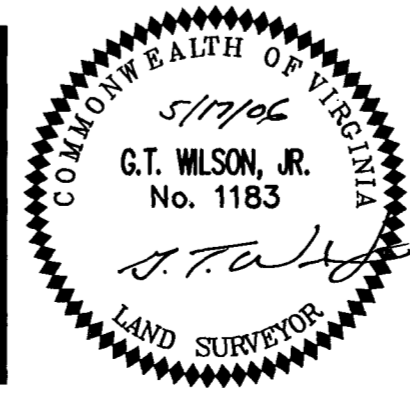
EXISTING EASEMENT TO BE ABANDONED WITH THE RECORDATION OF THIS PLAT

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 20 DAY OF December 2006.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:20 PM
 INSTRUMENT # 060031304
 Betsy B. Woolridge, Clerk
 TESTED BY: Betsy B. Woolridge, Clerk
 BETSY B. WOOLRIDGE, CLERK



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

PLAT OF SUBDIVISION
 SHOWING LOTS 1-4 BEING A PORTION OF PARCEL "A"
 OWNED BY BASIC PROPERTIES, LLC.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 20 December 2006 at 1:20 AM/PM, PG. Betsy B. Woolridge, Clerk		Designed AES	Drawn JTH
DOCUMENT # 060031304		Scale 1"=100'	Date 5/17/06
TESTED BY: Betsy B. Woolridge, Clerk		Project No. 9353-03	Drawing No. 1 OF 1
1	8/2006	REVISED PER JCC COMMENTS DATED 7/06	JTH AES
No.	DATE	REVISION / COMMENT / NOTE	REMOVED BY REVIEWED BY