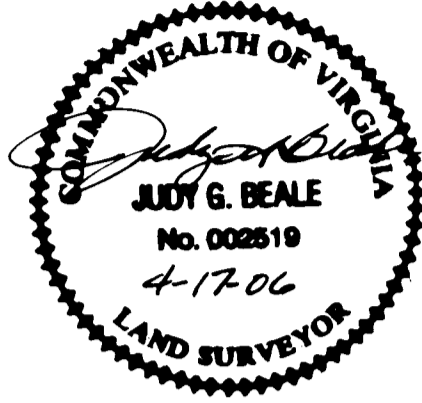


# # 061743

I, JUDY G. BEALE, A LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER, AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY THE CITY OF WILLIAMSBURG, VIRGINIA, AND THAT STEEL PINS AND OTHER MONUMENTATION, AS SHOWN ON THIS PLAT BY SMALL CIRCLES, HAVE ACTUALLY BEEN PLACED AND THEIR LOCATIONS CORRECTLY SHOWN.



**SOURCE OF TITLE:**

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION OF LAND WAS CONVEYED TO THE CITY OF WILLIAMSBURG, VIRGINIA, BY DEED DATED SEPTEMBER 26, 1996, RECORDED IN D.B. 121 PG. 321; BY DEED DATED JULY 21, 1998, RECORDED AS INSTRUMENT NUMBER 980769; BY DEED DATED JULY 28, 2003, RECORDED AS INSTRUMENT NUMBER 031671; AND BY DEED DATED FEBRUARY 18, 2004, RECORDED AS INSTRUMENT NUMBER 040340, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA.

I, JACKSON C. TUTTLE, II, CITY MANAGER FOR THE CITY OF WILLIAMSBURG, VIRGINIA, WHICH IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY ADOPT THIS PLAN OF SUBDIVISION.

*J. Tuttle* DATE: 4/25/06  
 JACKSON C. TUTTLE, II, CITY MANAGER  
 CITY OF WILLIAMSBURG, VIRGINIA

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG, TO WIT:

I, *Dorina (Dee) Scott*, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT JACKSON C. TUTTLE, II, HAS HEREBY ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 25 DAY OF April, 2006.

NOTARY PUBLIC: *Dorina (Dee) Scott*  
 MY COMMISSION EXPIRES: December 31, 2006

THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS RELATING TO THE SUBDIVISION OF LAND AND IS HEREBY ACCORDINGLY APPROVED.

SIGNED: *Reed T. Nester* DATE: 4/25/06  
 REED T. NESTER,  
 DIRECTOR OF PLANNING, CITY OF WILLIAMSBURG

VIRGINIA: 4 Large/Small Plat(s) Recorded  
 herewith as # 061743

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA ON THIS 25 DAY OF April, 2006, THIS PLAT WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK      AT PAGE      AT 3:37 P.M.

TESTE: *Debra Hallman* Dep Inst. 061743  
 CLERK SETBY B. WOOLKIDGE, CLERK OF CIRCUIT COURT

**NOTES:**

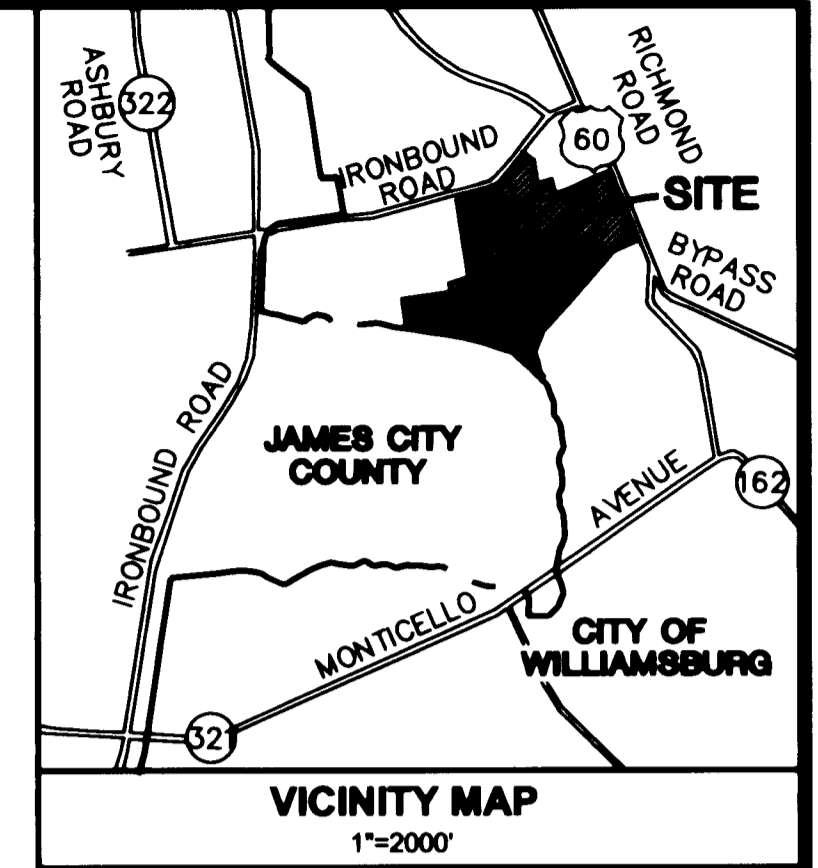
- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, CITY OF WILLIAMSBURG CONTROL NETWORK.
- IT IS THE INTENT OF THIS PLAT TO HEREBY VACATE ALL INTERIOR PARCEL LINES & LOT LINES, ALL PUBLIC EASEMENT LINES, UNLESS OTHERWISE NOTED, AND ALL OR PORTIONS OF PUBLIC RIGHT OF WAYS WITHIN THE INTERIOR OF THIS DEVELOPMENT. ALL PRIVATE EASEMENTS ARE TO BE VACATED BY THE APPROPRIATE OWNERS.
- THE MUNICIPAL LINE BETWEEN THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY IS THE CENTERLINE MEANDERS OF THE CREEK; TIE LINES ARE DEPICTED HEREON.
- AREA CALCULATIONS OF CITY OF WILLIAMSBURG TRACT 6 AND CITY OF WILLIAMSBURG TRACT 10, AS SHOWN HEREON ARE BASED ON THE SURVEY TIE LINE. THE SOUTHWESTERLY BOUNDARY OF TRACT 6 AND THE NORTHEASTERLY BOUNDARY OF TRACT 10 ARE THE CENTERLINE MEANDERS OF THE CREEK.
- THIS SUBDIVISION IS BASED ON A FIELD SURVEY PERFORMED FROM SEPTEMBER 2004 THROUGH OCTOBER 2004, DEEDS AND PLATS RECORDED IN THE CLERK'S OFFICE OF THE CITY OF WILLIAMSBURG, VIRGINIA, AND THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA. EASEMENTS SHOWN HEREON ARE BASED ON A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 091011179, DATED SEPTEMBER 4, 2004, ISSUED SEPTEMBER 21, 2004.
- RIGHT OF WAY SHOWN HEREON FOR TREYBURN DRIVE IS HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG, VIRGINIA FOR ROADWAY PURPOSES. RIGHT OF WAY SHOWN HEREON, ALONG RICHMOND ROAD IS HEREBY RESERVED BY THE CITY OF WILLIAMSBURG, VIRGINIA.
- VARIABLE WIDTH SLOPE AND DRAINAGE EASEMENTS, VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENTS ALONG TREYBURN DRIVE, AND VARIABLE WIDTH UTILITY EASEMENT ALONG IRONBOUND ROAD ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG, VIRGINIA.
- ALL INTERIOR PARCEL LINES, CITY AND/OR COUNTY EASEMENTS, SLOPE EASEMENTS, GREENBELT SETBACK LINES, BUILDING SETBACK LINES AND RIGHTS OF WAY ARE HEREBY VACATED, UNLESS OTHERWISE NOTED.
- THOSE GREENBELT SETBACKS, BUILDING SETBACKS AND SLOPE EASEMENTS DESCRIBED IN D.B. 59 PG. 199 AND AS SHOWN IN P.B. 36 PG. 77 WITHIN THE LIMITS OF THE EXTERIOR BOUNDARY OF THIS SUBDIVISION WERE DISCONTINUED AND/OR ABANDONED BY THE CITY OF WILLIAMSBURG CITY COUNCIL ORDINANCE No. 88-9, ADOPTED FEBRUARY 11, 1999.
- TOTAL AREA ENCOMPASSED WITHIN THE LIMITS OF THIS SUBDIVISION = 2,495,499 SQ. FT. OF 57.288 AC.

**OWNER OF RECORD:**

CITY OF WILLIAMSBURG, VIRGINIA  
 401 LAFAYETTE STREET  
 WILLIAMSBURG, VIRGINIA 23185-3617

**REFERENCES:**

- |                      |                      |
|----------------------|----------------------|
| D.B. 29 PG. 9        | D.B. 30 PG. 68       |
| D.B. 37 PG. 476      | D.B. 65 PG. 58       |
| D.B. 27 PG. 404      | D.B. 28 PG. 373      |
| D.B. 27 PG. 410      | D.B. 47 PG. 537      |
| D.B. 53 PG. 590      | D.B. 37 PG. 622      |
| D.B. 51 PG. 55       | D.B. 78 PG. 702      |
| INSTR. No. 040011261 | INSTR. No. 980769    |
| D.B. 121 PG. 321     | D.B. 50 PG. 662      |
| D.B. 57 PG. 40       | D.B. 57 PG. 277      |
| D.B. 59 PG. 199      | D.B. 81 PG. 265      |
| D.B. 48 PG. 523      | D.B. 31 PG. 544      |
| D.B. 48 PG. 213      | INSTR. No. 040340    |
| INSTR. No. 970001960 | INSTR. No. 010014819 |
| D.B. 49 PG. 72       | INSTR. No. 020013806 |
| D.B. 341 PG. 651     | D.B. 51 PG. 190      |
| INSTR. No. 010005210 | D.B. 327 PG. 830     |
| D.B. 244 PG. 238     | D.B. 155 PG. 21      |
| INSTR. No. 031671    |                      |



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
C1	723.08'	109.26'	8°39'27"	109.16'	N 66°54'32" E
C2	635.00'	261.55'	23°35'57"	259.70'	N 04°54'56" W
C3	815.00'	385.36'	27°05'29"	381.78'	S 06°39'42" E
C4	885.00'	324.36'	20°59'58"	322.55'	S 03°36'57" E
C5	565.00'	232.71'	23°35'57"	231.07'	S 04°54'56" E
C6	20.00'	22.00'	63°02'18"	20.91'	S 38°13'09" W
C7	---	---	NOT USED	---	---
C8	---	---	NOT USED	---	---
C9	635.00'	79.85'	7°12'16"	79.79'	N 13°06'47" W
C10	635.00'	181.70'	16°23'41"	181.08'	N 01°18'48" W
C11	685.00'	148.99'	12°27'43"	148.70'	N 00°39'11" E
C12	815.00'	2.62'	0°11'02"	2.62'	S 06°47'31" W
C13	815.00'	176.24'	12°23'23"	175.89'	S 00°30'18" W
C14	815.00'	156.72'	11°01'04"	156.48'	S 11°11'55" E
C15	815.00'	49.79'	3°30'00"	49.77'	S 18°27'27" E
C16	885.00'	208.24'	13°28'53"	207.76'	S 07°22'30" E
C17	885.00'	116.13'	7°31'06"	116.05'	S 03°07'29" W
C18	565.00'	172.31'	17°28'24"	171.64'	N 01°51'10" W
C19	565.00'	60.41'	6°07'33"	60.38'	N 13°39'09" W
C20	733.08'	201.25'	15°43'45"	200.62'	N 63°23'12" E
C21	175.00'	78.88'	25°49'37"	78.22'	N 33°10'30" W

LINE	BEARING	LENGTH
T1	S44°13'38"W	62.55'
T2	N16°42'55"W	125.00'
T3	S20°31'46"E	75.17'
T4	S16°42'55"E	110.85'
T5	N37°26'50"W	71.70'
T6	N06°53'02"E	92.02'
T7	N12°09'28"E	326.38'
T8	S08°53'47"E	91.93'
T9	S03°58'03"W	78.36'
T10	S18°44'00"W	109.73'
T11	S75°53'04"W	25.00'
T12	N40°46'08"W	47.36'
T13	N10°56'39"E	49.80'
T14	S21°18'27"E	57.81'
T15	S11°01'05"W	105.28'
T16	S06°53'02"W	50.00'
T17	N02°18'36"E	125.40'
T18	N09°49'28"E	296.90'
T19	N12°17'02"W	84.22'
T20	N16°42'55"W	35.85'
T21	S25°14'46"E	101.12'
T22	N16°42'55"W	165.54'

PARCEL	SQ. FT.	ACREAGE
RESIDUAL 1	397,672	9.129
RESIDUAL 2*	1,720,955	39.507
C2	146,799	3.370
E	42,065	0.966
G2	26,482	0.608
G3	45,625	1.047
RIGHT-OF-WAY HEREBY DEDICATED TO CITY		
TREYBURN DRIVE	110,110	2.528
RICHMOND ROAD	5,791	0.133
TOTAL	2,495,499	57.288

\* RESIDUAL PARCEL 2 INCLUDES AREA OF "CITY OF WILLIAMSBURG OPTION PARCEL" (27,499 SQ. FT. OR 0.631 AC.)

LINE	BEARING	LENGTH
D1	N73°17'05"E	40.00'
D2	S14°55'49"E	42.05'
D3	N32°34'22"E	57.66'
D4	N33°09'05"W	126.33'
D5	N30°09'40"W	90.99'
D6	N25°04'28"W	59.89'
D7	N07°25'24"E	224.14'
D8	N89°21'57"E	13.00'
D9	S64°51'01"E	85.02'
D10	S27°48'10"W	153.09'

LINE	BEARING	LENGTH
U1	S54°03'24"W	34.58'
U2	S73°12'30"W	92.76'
U3	S26°15'57"W	24.98'
U4	S16°42'55"E	11.52'
U5	S73°17'05"W	10.00'

REVISIONS:  
 04-13-06 PER CLIENT COMMENTS.  
 04-07-06 PER CLIENT COMMENTS.  
 03-13-06 PER CITY COMMENTS.  
 03-08-06 PER CLIENT COMMENTS.  
 12-27-05 PER CITY COMMENTS.

LINE	BEARING	LENGTH
L1	S17°50'46"E	44.37'
L2	S43°32'56"W	52.10'
L3	S36°32'22"E	51.20'
L4	S79°46'44"W	23.08'
L5	S73°11'23"W	49.93'
L6	S73°13'40"W	47.00'
L7	S26°15'57"W	33.26'
L8	N79°21'27"W	52.60'
L9	S05°42'47"E	9.05'
L10	S75°53'04"W	47.96'
L11	S73°17'05"W	80.18'
L12	S84°13'07"W	61.86'

LINE	BEARING	LENGTH
L13	S69°44'18"W	89.21'
L14	N20°15'42"W	71.53'
L15	N13°55'50"W	24.42'
L16	---	NOT USED
L17	S15°56'14"E	121.14'
L18	N20°15'42"W	10.00'
L19	N20°15'42"W	40.80'
L20	N15°56'14"W	43.95'
L21	S72°09'14"W	12.00'
L22	S17°50'46"E	23.13'
L23	S17°50'46"E	21.23'

SUBDIVISION  
 OF PROPERTY OF  
**CITY OF WILLIAMSBURG, VA**  
 (D.B. 121 PG. 321, INSTR. No. 980769, INSTR. No. 031671 & INSTR. No. 040340)  
 IRONBOUND ROAD & RICHMOND ROAD  
 WILLIAMSBURG, VIRGINIA

	<b>WOOLPERT, INC.</b>	DES. <u>N/A</u>	JOB NO. <u>62896.04</u>
	415 PORT CENTRE PARKWAY SUITE 101 PORTSMOUTH, VA 23704-4924 TEL: 757.399.6882 FAX: 757.399.6869	DRN. <u>RDA</u>	SCALE <u>1"=100'</u>
		CKD. <u>JGB</u>	DATE <u>12-17-05</u>
			SHEET NO. <u>1</u> OF <u>4</u>
			FILE NO. <u>Prelim sub1 v2.dwg</u>