

#070014539

CERTIFICATE OF SOURCE OF TITLE: (TAX PARCEL 3330100059)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EDWARD DRISCOLL JR. & JACQUELINE B. DRISCOLL TO MATNEY FAMILY, LLC BY DEED DATED 09/28/04 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 040025663.

CERTIFICATE OF SOURCE OF TITLE: (TAX PARCEL 3330100015)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JOHN MATNEY, TRUSTEE OF THE LINDA G. MATNEY REVOCABLE TRUST DATED JULY 14, 2000 TO MATNEY FAMILY, LLC BY DEED DATED 03/09/05 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050005637.

OWNER'S CERTIFICATE: MATNEY FAMILY, LLC

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

MATNEY FAMILY, LLC.

BY:

SIGNATURE: [Signature] DATE: 4-11-07
NAME PRINTED: John W. Matney TITLE: [Signature]

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF Newport News
I, Marlene E. Lakett 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 11th DAY OF April, 2007. MY COMMISSION EXPIRES January 31, 2010.

[Signature] (SIGNATURE)

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.

Peter Farrell 3/22/07
PETER FARRELL, LS NO. 002036 DATE



CERTIFICATE OF APPROVAL:

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

5/4/07 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS DAY OF AS THE LAW DIRECTS.

TESTE: _____, CLERK

DOCUMENT NO. _____

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS 3330100015 AND 3330100059.
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0035 B, DATED FEB. 6, 1991.
3. THIS PROPERTY IS ZONED "B1"-GENERAL BUSINESS DISTRICT.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY JCSA.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE REFERENCES USED IN THE PREPARATION OF THIS PLAT ARE:
D.B. 223, PG. 471 D.B. 282, PG. 312 (PLAT)
P.B. 40 PG. 15 INSTR. NO. 040024858
INSTR. NO. 040025563

7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 323
N 3642969.652
E 11993484.723

8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

10. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

11. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.

12. THIS PROPERTY DOES NOT CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.

13. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.

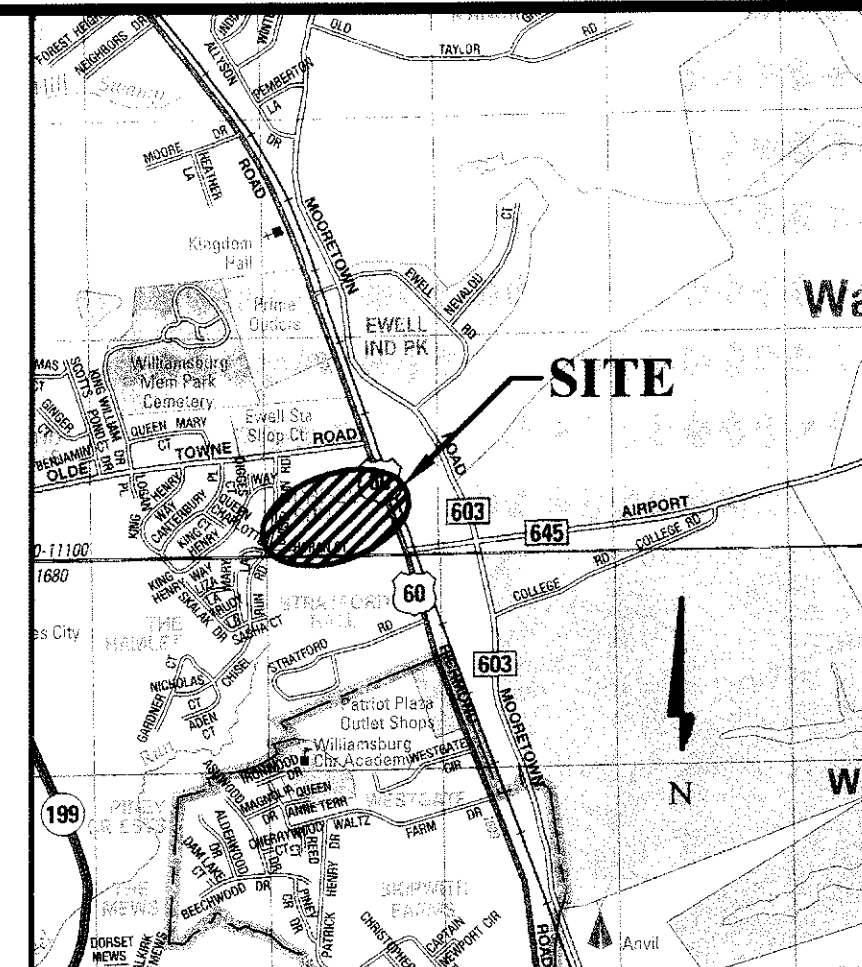
14. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.

15. THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY LANDMARK DESIGN GROUP, INC., OCTOBER, 2004.

16. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

17. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

18. 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.



VICINITY MAP 1" = 2000'
COPYRIGHT ADC THE MAP PEOPLE
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PLAT SHOWING PROPERTY LINE
EXTINGUISHMENT BETWEEN
PARCEL 1
AND
PARCEL 2
BEING THE PROPERTY OF
MATNEY FAMILY, LLC

TAX PARCEL NUMBERS 3330100059 & 3330100015
BERKELEY MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 03/22/07 SCALE: 1"=40'
SHEET 1 OF 2
JCC PROJECT NO: S-0018-2007



4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975
Fax (757) 229-0049
Email: lmdg@landmarkdg.com

5544 Greenwich Road
Suite 200
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdg.com

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 5-17-2007

at 2:28 PM PG
DOCUMENT # 070014539

BETSY B. WOOLRIDGE, CLERK

[Signature] Clerk

2 Large/Small Plat(s) Recorded
herein as # 070014539