

#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]

Handwritten signatures and names: John W. Matney, John W. Matney

CERTIFICATE OF NOTARIZATION:

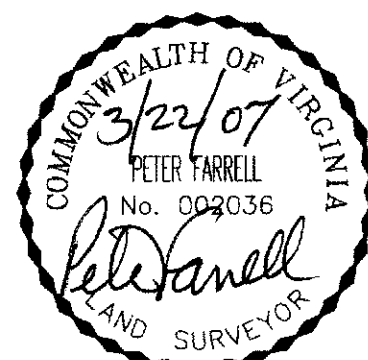
STATE OF Virginia, CITY/COUNTY OF Newport News, I, Marlene E. Lakett, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME 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, LS NO. 002036 DATE: 3/22/07



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] SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

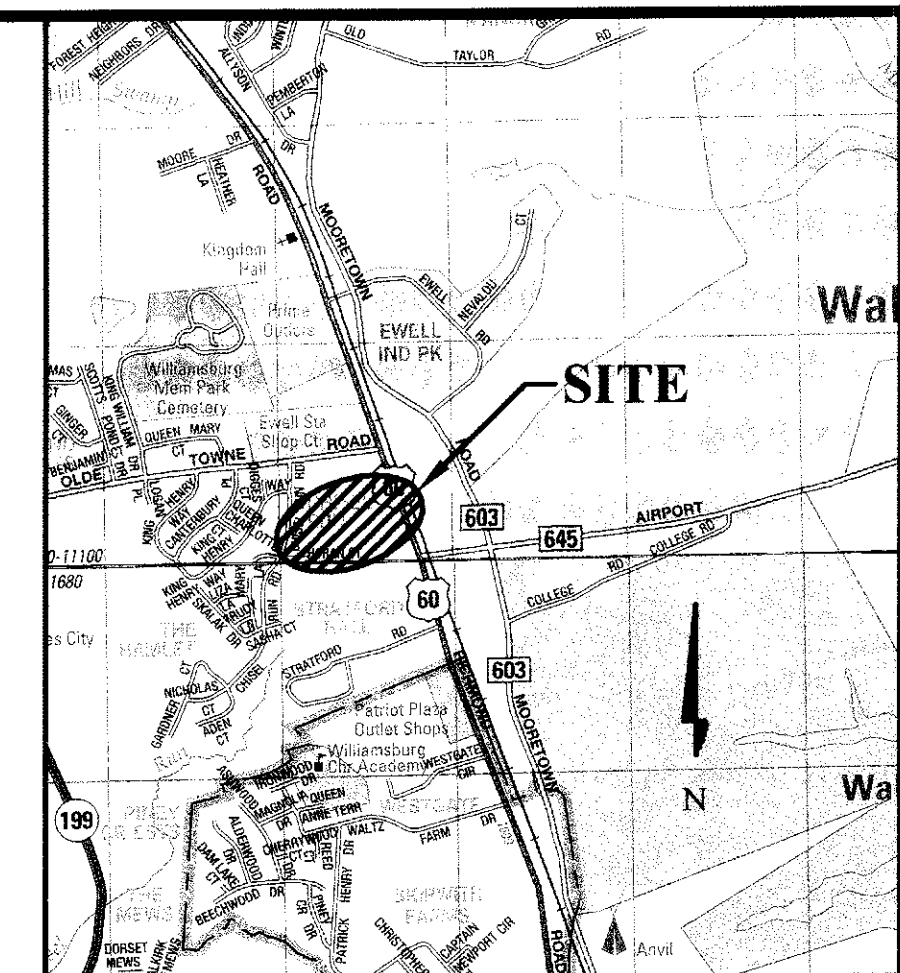
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS DAY OF AS THE LAW DIRECTS.

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 PERMITTED USE NO. 20605142

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

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]

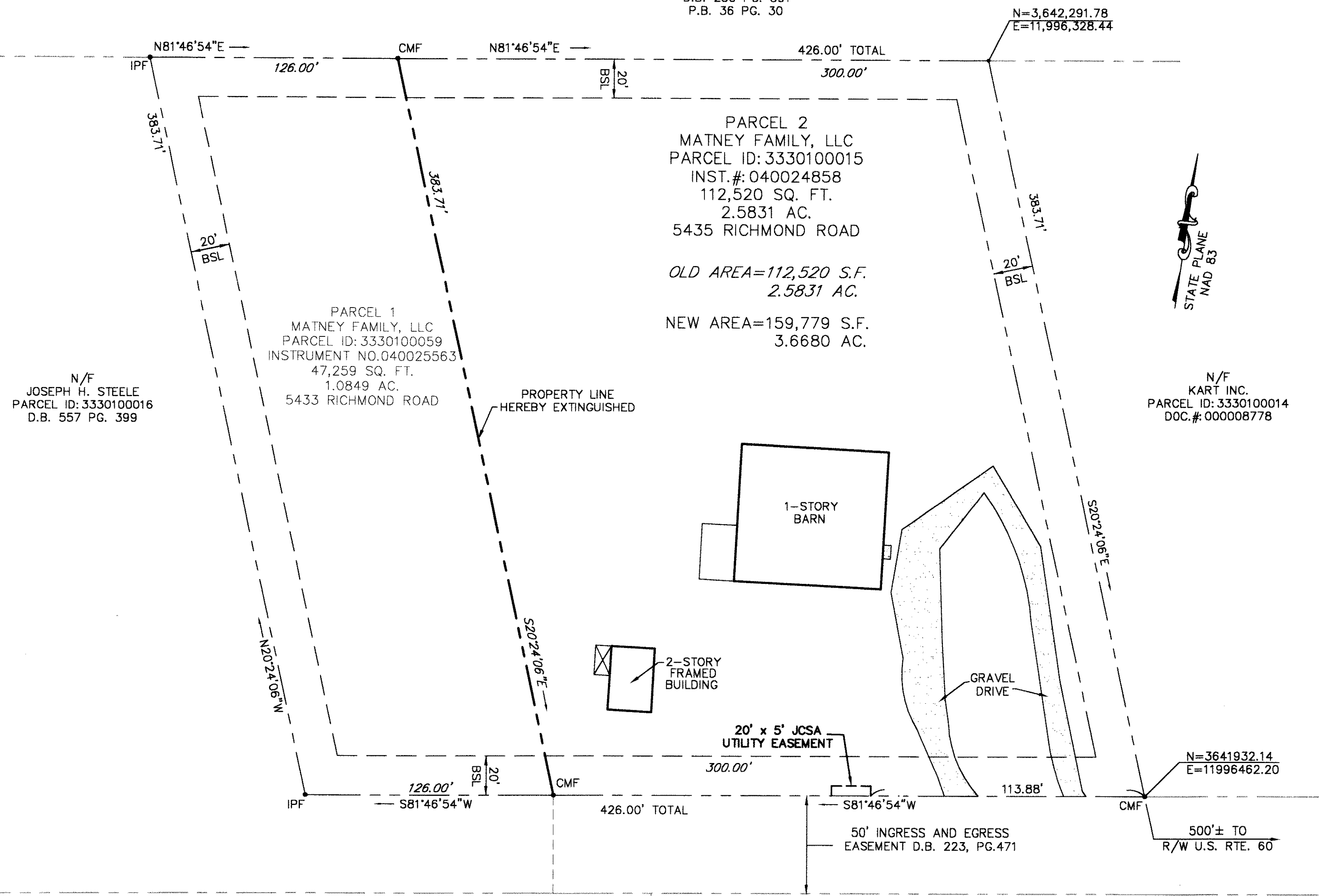
2 Large/Small Plat(s) Recorded herewith as # 070014539

2004147-002.01 MATNEY PROPERTY LINE EXTINGUISHMENT PLAT (MATNEY.DWG)

#070014539

N/F
STEVE MANOS
PARCEL ID: 3330100006
D.B. 230 PG. 391
P.B. 36 PG. 30

AREA TABULATION	
OLD PARCEL 1	1.0849 ACRES
OLD PARCEL 2	2.5831 ACRES
NEW PARCEL 2	3.6680 ACRES



N/F
JOSEPH H. STEELE
PARCEL ID: 3330100016
D.B. 557 PG. 399

PARCEL 1
MATNEY FAMILY, LLC
PARCEL ID: 3330100059
INSTRUMENT NO. 040025563
47,259 SQ. FT.
1.0849 AC.
5433 RICHMOND ROAD

PARCEL 2
MATNEY FAMILY, LLC
PARCEL ID: 3330100015
INST. #: 040024858
112,520 SQ. FT.
2.5831 AC.
5435 RICHMOND ROAD

OLD AREA=112,520 S.F.
2.5831 AC.

NEW AREA=159,779 S.F.
3.6680 AC.

N/F
KART INC.
PARCEL ID: 3330100014
DOC. #: 000008778

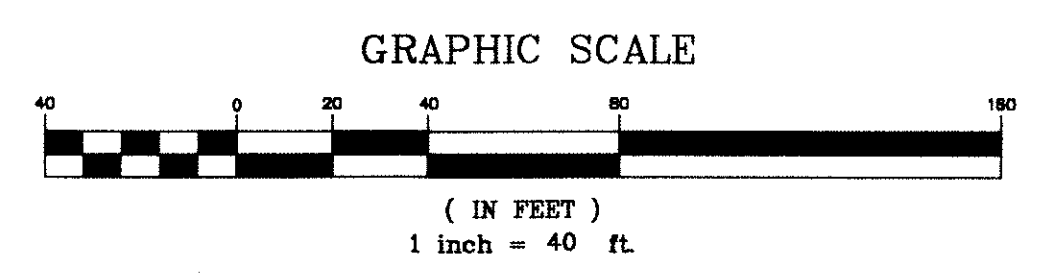
N/F
JAMESTOWN LODGE NO. 757
PARCEL ID: 3330100017

N/F
JOSEPH H. STEELE
PARCEL ID: 3330100019
D.B. 213 PG. 573

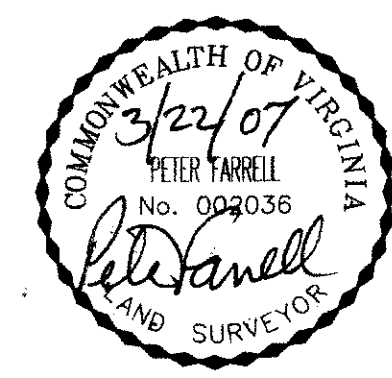
PLAT SHOWING PROPERTY LINE
EXTINGUISHMENT BETWEEN
PARCEL 1
AND
PARCEL 2
BEING THE PROPERTY OF
MATNEY FAMILY, LLC

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

LEGEND	
---	PROPERTY BOUNDARY LINE
- - -	EASEMENT LINE
●	IPF
●	CMF
---	BSL
---	IRON PIPE FOUND
---	CONCRETE MONUMENT FOUND
---	BUILDING SETBACK LINE



2 Large/Small Plat(s) Recorded
herewith as # 070014539
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
5-17-2007
at 2:28 P.M. PG. 2
DOCUMENT # 070014539
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



LANDMARK
DESIGN GROUP
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

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