

#070014666

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF LAND LOCATED AT 6262 CENTERVILLE ROAD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Matthew J. Hipple 4/21/07
 OWNER (SIGNATURE) DATE
 Matthew J. Hipple
 OWNER (PRINTED)

SURVEYORS 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.

4-27-07
 DATE CHARLES A. CALHOUN, L.S. # 002554

CERTIFICATE OF APPROVAL

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

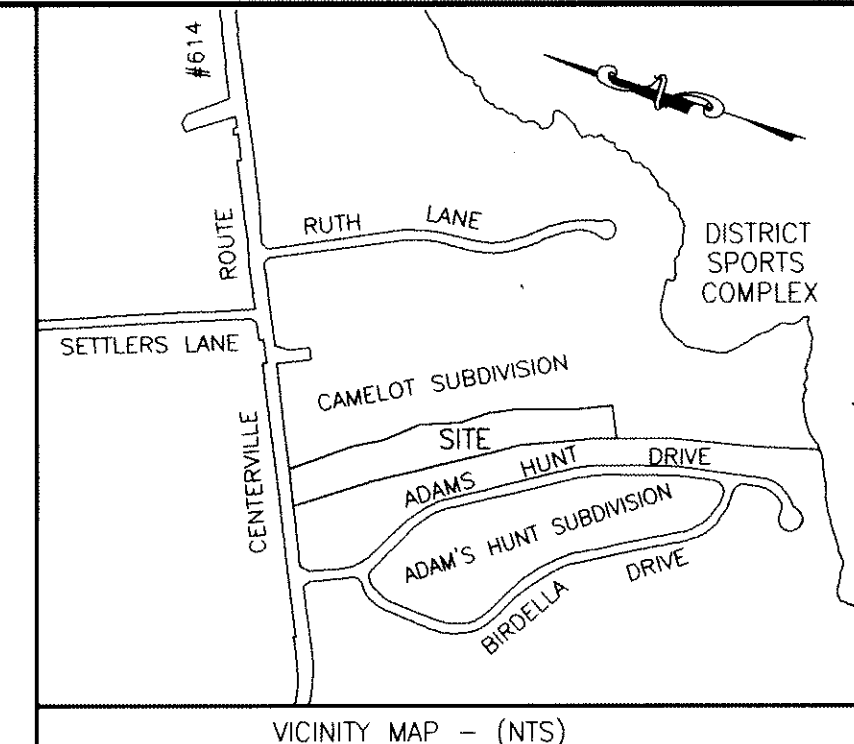
4-30-07
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE _____ DAY OF _____, 2007.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # _____
 TESTE _____
 BY _____, CLERK

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
3. WETLANDS, IF ANY, NOT RESEARCHED OR DELINEATED FOR THIS PLAT.
4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
5. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
6. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
8. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0020B, DATED FEBRUARY 6, 1991
9. UNDERGROUND UTILITIES WERE NOT LOCATED



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF York, Charles A. Calhoun, 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 HAND THIS 27th DAY OF April, 2007.
 MY COMMISSION EXPIRES 1-31-2011
Charles A. Calhoun
 NOTARY PUBLIC

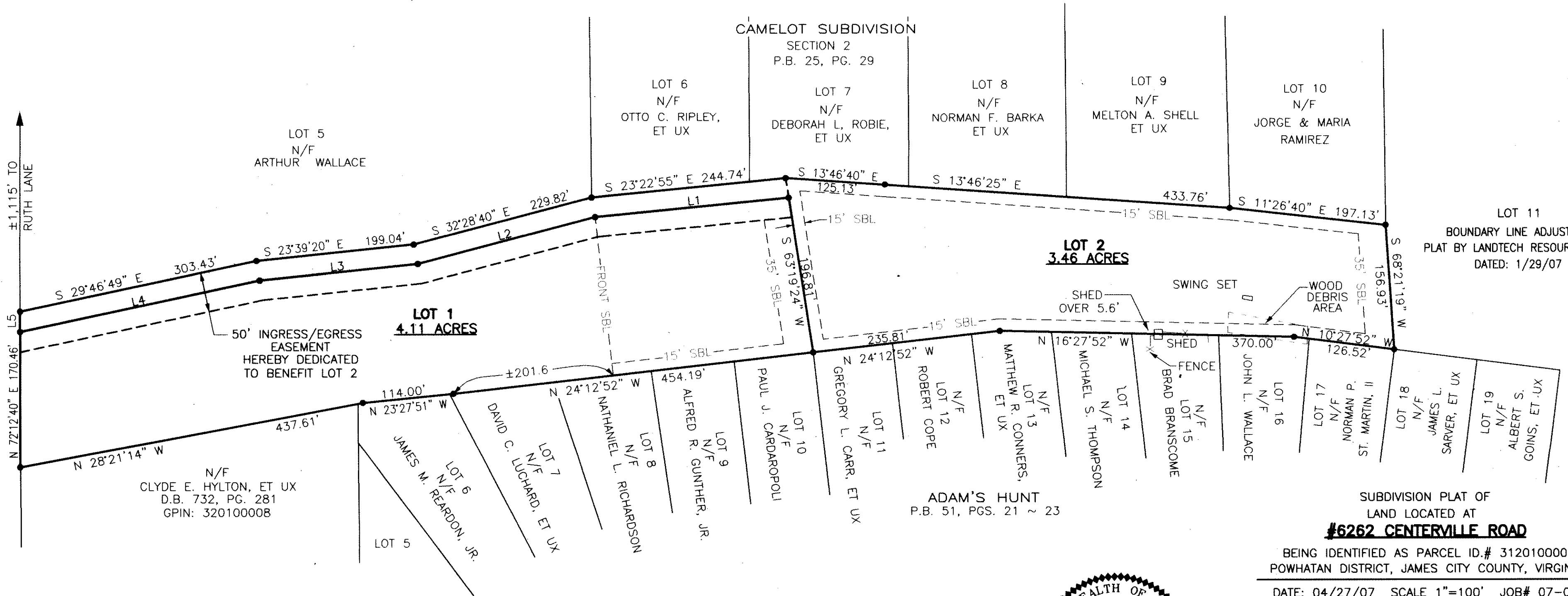
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FREDERICK L. TAYLOR TO M&MH2, LLC. BY DEED DATED MARCH 20, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT NO. 060006916.

RECORD MERIDIAN
 P.B. 25, PG. 29

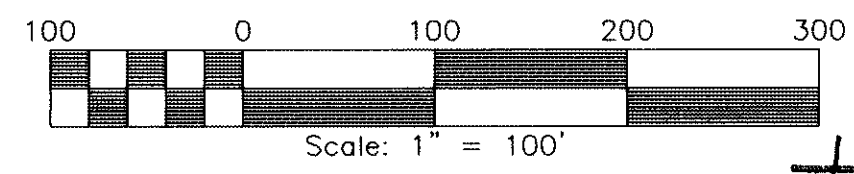
PROPERTY INFORMATION
 ZONING DISTRICT: A1
 PARCEL ID: 3120100007
 ADDRESS: # 6262 CENTERVILLE ROAD
 TOTAL AREA SUBDIVIDED = 7.63± ACRES
 CURRENT OWNER: M&MH2, LLC
 INSTR. #060006916

CENTERVILLE ROAD - STATE ROUTE 614
 (70' R/W - S.H.P.B. 7 PG. 108)



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 23°22'55" E	244.19'
L2	S 32°28'40" E	229.76'
L3	S 23°39'20" E	199.63'
L4	S 29°46'49" E	307.40'
L5	S 72°12'40" W	25.56'



SUBDIVISION PLAT OF LAND LOCATED AT
#6262 CENTERVILLE ROAD
 BEING IDENTIFIED AS PARCEL ID.# 3120100007
 POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA
 DATE: 04/27/07 SCALE 1"=100' JOB# 07-018

LandTech Resources, Inc.
 Surveying - Engineering - GPS
 5810-F Mooretown Road, Williamsburg, VA 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 18 May 2007
 at 10:42 AM PG. 2
 DOCUMENT # 070014666
 BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk