

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY AS SHOWN ON THIS PLAT WAS CONVEYED BY JAMES CITY SERVICE AUTHORITY TO WILLIAMSBURG REDEVELOPMENT HOUSING AUTHORITY BY DEED DATED AUGUST 8, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #060019943. TAX PARCEL (39-1)(8-5).

OWNER'S CERTIFICATE

THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 7.26.07
WILLIAMSBURG REDEVELOPMENT HOUSING AUTHORITY DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City, Marian Otey Paine
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 26th DAY OF July, 2007. MY COMMISSION EXPIRES 7-31-08.

[Signature] #150701
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY AS SHOWN ON THIS PLAT WAS CONVEYED BY COUNTY OF JAMES CITY VIRGINIA TO WILLIAMSBURG REDEVELOPMENT HOUSING AUTHORITY BY DEED DATED JULY 7, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #040017175. TAX PARCEL (39-1)(16-1).

OWNER'S CERTIFICATE

THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 7.26.07
WILLIAMSBURG REDEVELOPMENT HOUSING AUTHORITY DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City, Marian Otey Paine
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 26th DAY OF July, 2007. MY COMMISSION EXPIRES 7-31-08.

[Signature] #150701
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.

[Signature] 7/21/07
G.T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL

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

[Signature] 9/21/07
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

[Signature] 7-27-07
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

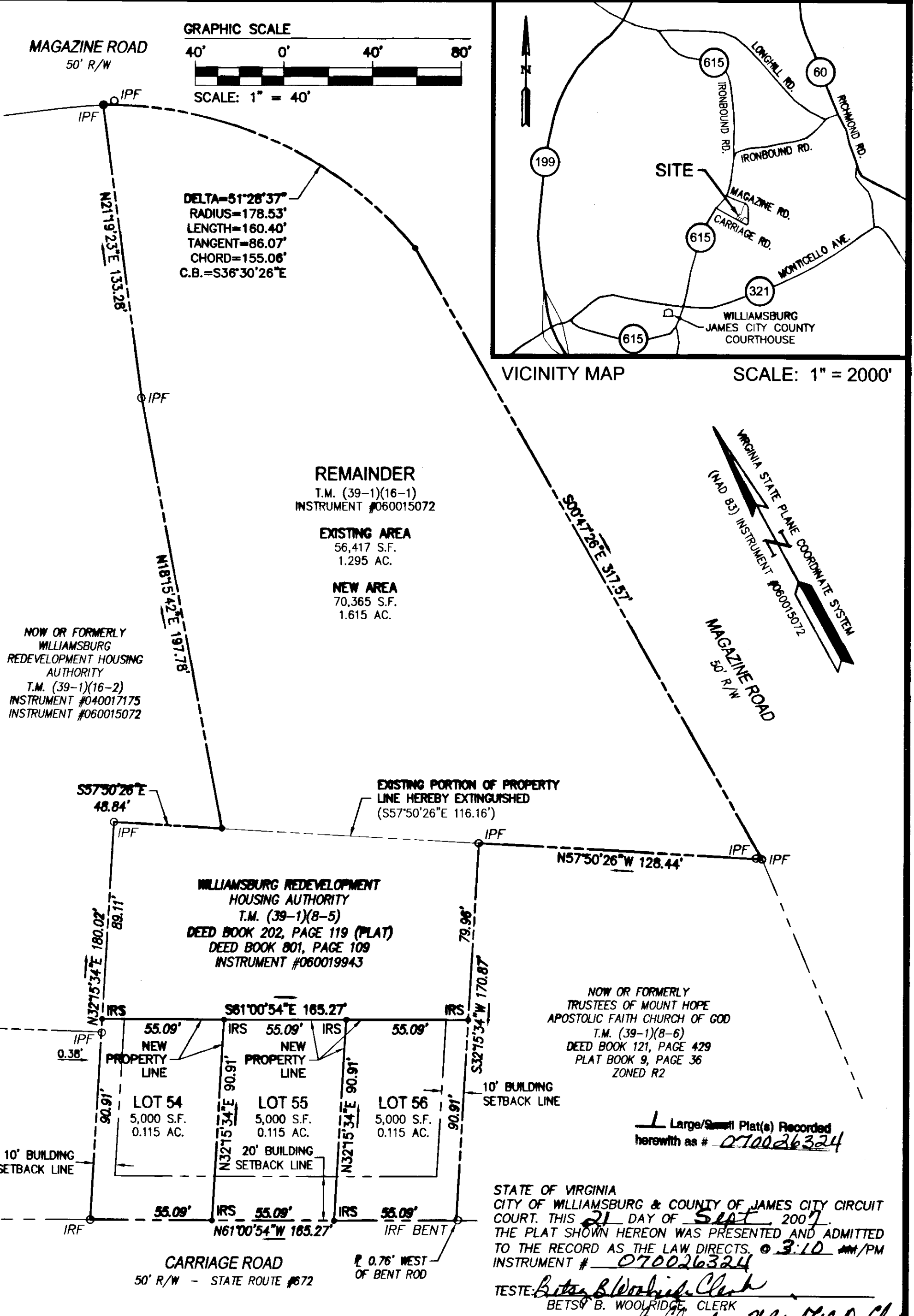
GENERAL NOTES

- PROPERTY SHOWN IS ALL OF TAX PARCEL #(39-1)(8-5).
- PROPERTY ADDRESS: 120 CARRIAGE ROAD.
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- PROPERTY SHOWN IS ZONED MIXED USE WITH PROFFERS REFERENCING JCC CASE NO. Z-02-05 AND MP-03-05 APPROVED BY THE BOARD OF SUPERVISORS ON MAY 10, 2005.

SETBACKS (MU): (SEE NOTE 12)
SEE JCC ORDINANCE CHAPTER 24-SECTION 24-527.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTIES SHOWN LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0035 B, DATED FEBRUARY 6, 1991.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THIS IS A COMPOSITE MAP, PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD AND ADDITIONAL FIELD LOCATIONS AND DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY. THIS COMPOSITE MAP IS BASED ON A PLAT PREPARED BY LANDTECH RESOURCES, INC. DATED 5/5/05 (REV. 9/26/05), RECORDED AS INSTRUMENT #060015072 AND A PLAT PREPARED BY SMALL ENGINEERING, INC., DATED 12/17/79 AND RECORDED IN DEED BOOK 202, PAGE 119 AND ADDITIONAL FIELD LOCATIONS. THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS OTHER THAN SHOWN WHICH MAY AFFECT THESE PROPERTIES. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL OUTDOOR SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- A SETBACK WAIVER HAS BEEN GRANTED FOR THESE PROPERTIES BY THE PLANNING COMMISSION ON JULY 11, 2007. A BUILDING SETBACK OF 10 FEET ADJACENT TO PROPERTIES ZONED R2 AND 20 FEET ADJACENT TO PUBLIC RIGHT-OF-WAY WAS ESTABLISHED.

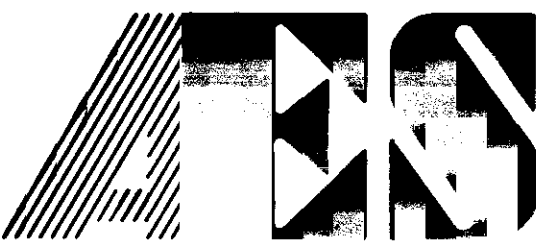
AREA TABULATION

EXISTING J.C.S.A. WELL LOT = 28,948 S.F. OR 0.665 AC.
EXISTING REMAINDER = 56,417 S.F. OR 1.295 AC.
TOTAL = 85,365 S.F. OR 1.960 AC.
PROPOSED LOT 54 = 5,000 S.F. OR 0.115 AC.
PROPOSED LOT 55 = 5,000 S.F. OR 0.115 AC.
PROPOSED LOT 56 = 5,000 S.F. OR 0.115 AC.
PROPOSED REMAINDER = 70,365 S.F. OR 1.615 AC.
TOTAL = 85,365 S.F. OR 1.960 AC.



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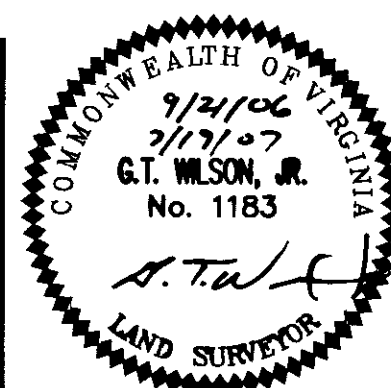


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PLAT OF SUBDIVISION, BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT BEING THE PROPERTY OWNED BY WILLIAMSBURG REDEVELOPMENT HOUSING AUTHORITY

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on <u>21 Sept. 2007</u> at <u>3:10</u> AM/PM. PG. <u>1</u> DOCUMENT # <u>070026324</u> BETSY B. WOOLRIDGE, CLERK	
1	7/19/07 REVISED NOTE #12 PER DISCUSSION WITH PLANNING COMMISSION
No.	DATE REVISION / COMMENT / NOTE
AWT	GTW
REVIEWED BY	REVIEWED BY

Designed	Drawn
ABS	AWT
Scale	Date
1"=40'	9/21/06
Project No.	9014-3
Drawing No.	1 of 1