

# 070032304

GENERAL NOTES

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY AND BETWEEN BASIC, INC., A VIRGINIA CORPORATION TO BASIC PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND BASIC PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MAY 24, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 060012393.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS LOT 1, PLAT OF SUBDIVISION SHOWING LOTS 1-4, BEING A PORTION OF PARCEL "A" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Ben A. Williams III 10.2.07  
 BEN A. WILLIAMS III PRESIDENT & CEO DATE  
 FOR BASIC PROPERTIES, LLC

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY, PATRICIA A. Buckless  
 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 2nd DAY OF October, 2007. MY COMMISSION EXPIRES 10-31-2011

Patricia A. Buckless  
 SIGNATURE  
 Registration # 153460

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.

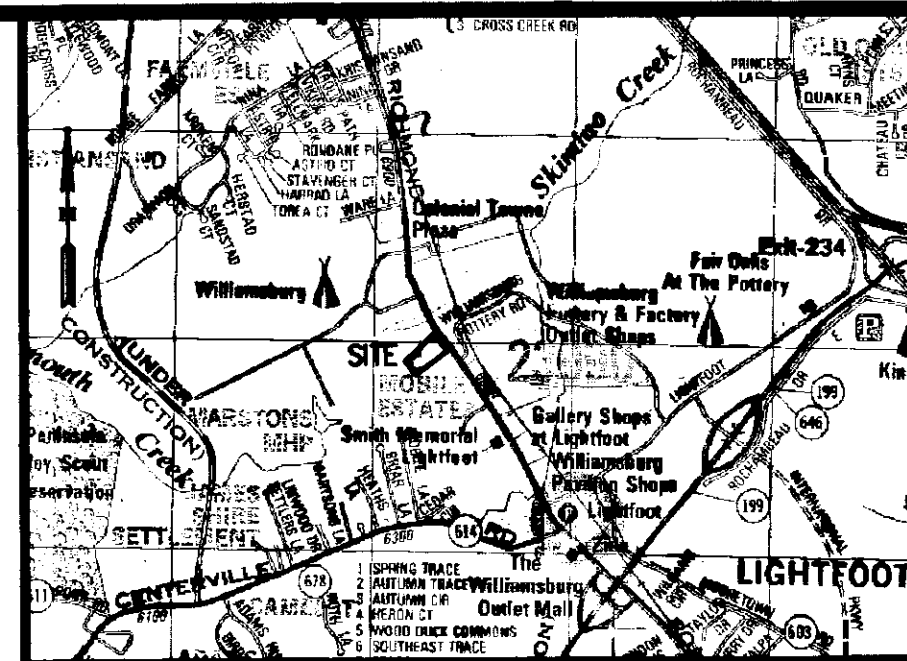
Thomas C. Sublett 9/24/2007  
 THOMAS C. SUBLETT, L.S. DATE

CERTIFICATE OF APPROVAL

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

[Signature] 10/30/07  
 SUBDIVISION AGENT OF DATE  
 JAMES CITY COUNTY

- PROPERTY IS ZONED MU, MIXED USE W/PROFFERS.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- PROPERTY SHOWN HEREON IS TAX MAP PARCEL NO. (24-3)(1-9), 4501 NOLAND BOULEVARD.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- JCSA IS HEREBY GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- THE CENTERLINE OF THE SANITARY SEWER AND WATER LINE PIPE IS THE CENTERLINE OF THE JCSA EASEMENT.
- ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE RIGHT-OF-WAYS WITH THE EXCEPTION OF RICHMOND ROAD, THAT SHALL NOT BE MAINTAINED BY THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF JAMES CITY COUNTY ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- THIS PROPERTY LIES IN FLOODZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAN) PER F.I.R.M. 510201-00208, DATED FEBRUARY 6, 1991.
- NOLAND BLVD RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS/EGRESS TO FUTURE SUBDIVISIONS OR ADJACENT PROPERTIES.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE. THE CENTERLINE OF THE STORM PIPE IS THE CENTERLINE OF THE DRAINAGE EASEMENT.
- THESE LOTS ARE A PORTION OF LIGHTFOOT MIXED USE AREA AND ARE SUBJECT TO PROFFERS SET FORTH BY MP-6-04/7-6-04.



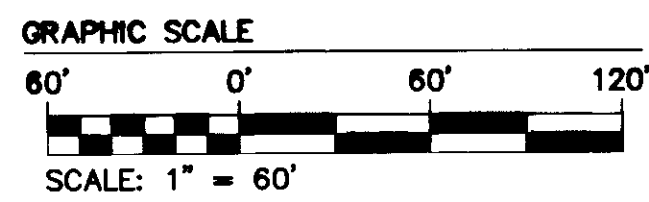
VICINITY MAP: 1"=2000'  
 ADC MAP PERMITTED USE NUMBER 20705134

LEGEND

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
VDH/CMF	VIRGINIA DEPARTMENT OF HIGHWAYS CONCRETE MONUMENT FOUND

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	15°44'06"	643.00'	176.59'	88.85'	176.03'	N43°03'09"E
C2	14°55'38"	557.00'	145.12'	72.97'	144.71'	S42°38'55"W

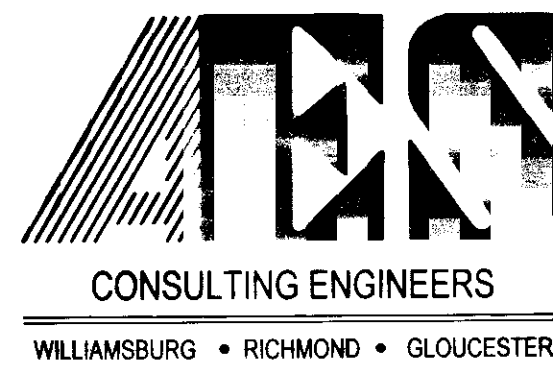
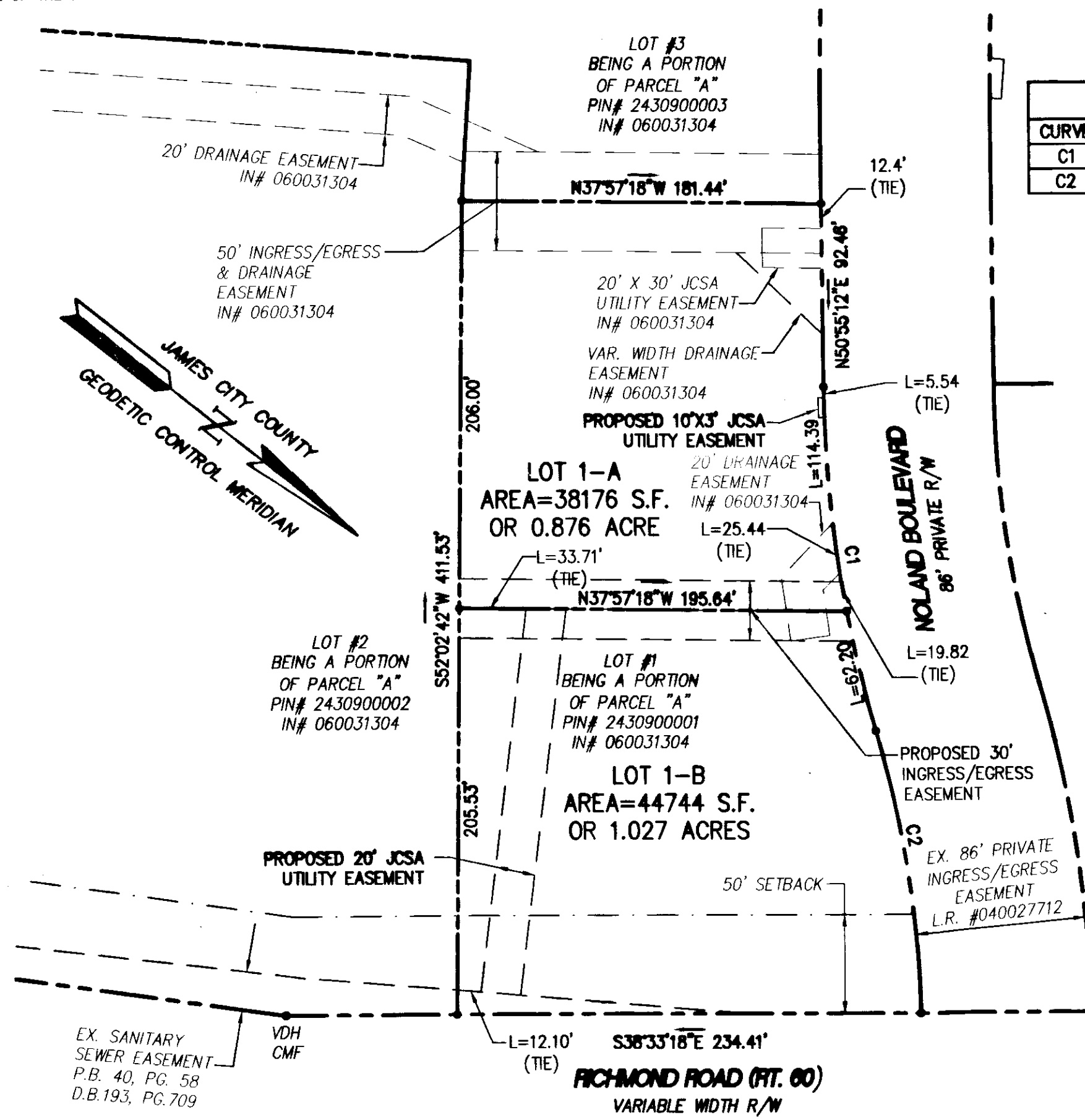


AREA TABULATION OF BASIC PROPERTIES LLC  
 SUBDIVIDED PARCELS

	SQUARE FEET	ACRES
AREA OF LOT 1-A	38176 S.F.	0.876 AC.±
AREA OF LOT 1-B	44744 S.F.	1.027 AC.±
TOTAL AREA SUBDIVIDED	82920 S.F.	1.903 AC.±

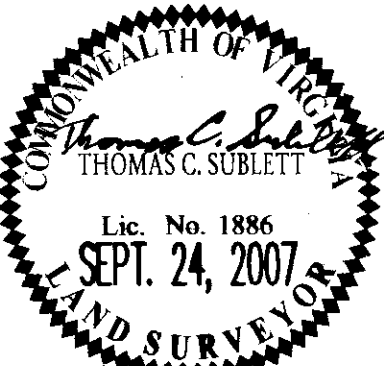
City of Williamsburg & County of James City  
 Circuit Court. This PLAT was recorded on  
November 28, 2007  
 at 1:09 AM/PM, PG. 2  
 DOCUMENT # 070032304  
 BETSY B. WOOLRIDGE, CLERK  
[Signature] Clerk

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT  
 COURT. THIS 28 DAY OF November, 2007.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED  
 TO THE RECORD AS THE LAW DIRECTS. @ 1:09 AM/PM  
 INSTRUMENT # 070032304  
 TESTE: Dawn R. Martin, Dog Clerk  
 BETSY B. WOOLRIDGE, CLERK



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

SUBDIVISION OF  
 LOT 1  
 PLAT OF SUBDIVISION  
 SHOWING LOTS 1-4, BEING A PORTION OF  
 PARCEL "A"  
 OWNED BY BASIC PROPERTIES, LLC.  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWED BY

Designed	Drawn
AES	RLS
Scale	Date
1"=60'	06/12/07
Project No.	9353-07
Drawing No.	1 OF 1