

#070035345

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY INVESTMENT PROPERTIES OF VIRGINIA, LLC TO 6430 ASSOCIATES, LLC. BY DEED DATED 03/21/06 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 060007849.

OWNER'S CERTIFICATE: 6430 ASSOCIATES, 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.

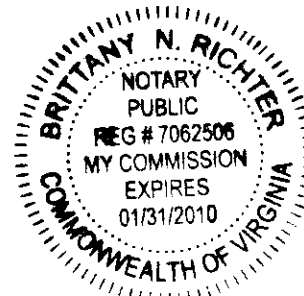
6430 ASSOCIATES, LLC

BY: [Signature] 12/4/07
SIGNATURE DATE
RAYMOND E. SOUSER member
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
I, Brittany Richter 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 4th DAY OF December 2007. MY COMMISSION EXPIRES January 31, 2010

[Signature]
(SIGNATURE)



NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS 040100016 AND 040100032
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0010 B, DATED FEB. 6, 1991.
3. THIS PROPERTY IS ZONED "B1"-GENERAL BUSINESS DISTRICT.
4. PUBLIC WATER AND PUBLIC SEWER ARE CURRENTLY NOT AVAILABLE TO THIS SITE.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE REFERENCES USED IN THE PREPARATION OF THIS PLAT ARE:
P.B. 39 PG. 81 INST. NO. 060007849
P.B. 74 PG. 80 INST. NO. 990020470
7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 340
N 3680567.54
E 11970044.785
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT 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 CONTAINS 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 FIELD SURVEYING PERFORMED BY LANDMARK DESIGN GROUP, INC., BETWEEN NOVEMBER, 2006 AND JULY, 2007.
16. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
17. BUILDING SETBACK REQUIREMENTS:
FRONT = 50'
SIDE = 20'
REAR = 20'

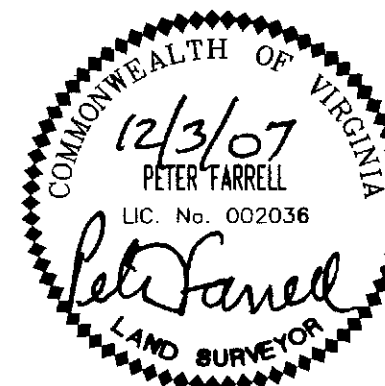


VICINITY MAP 1" = 2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20707145

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.

12/3/07 Peter Farrell
DATE PETER FARRELL, LS. NO. 002036



2 Large/Small Plat(s) Recorded herewith as # 070035345

BOUNDARY LINE ADJUSTMENT
BETWEEN
PARCEL A & PARCEL C
BIRD HILL FARM
BEING THE PROPERTY OF
6430 ASSOCIATES, LLC

STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 10-30-07
REVISED 12-03-07
SHEET 1 OF 2



4029 Ironbound Road
Suite 100
Williamsburg, VA 23186
Tel. (757) 253-2975
Fax (757) 229-0049
Email: lmdg@landmarkdg.com

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

CERTIFICATE OF APPROVAL:

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

N/A
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
12-6-07 [Signature]
DATE HEALTH DEPARTMENT
12/12/07 [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 27th December 2007 DAY OF AS THE LAW DIRECTS.

TESTE: [Signature] CLERK
By Claudia Stibicki, Dep. Clerk
DOCUMENT NO. 070035345

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
27 December 2007
at 10:14 AM/PM PB PG
DOCUMENT # 070035345
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

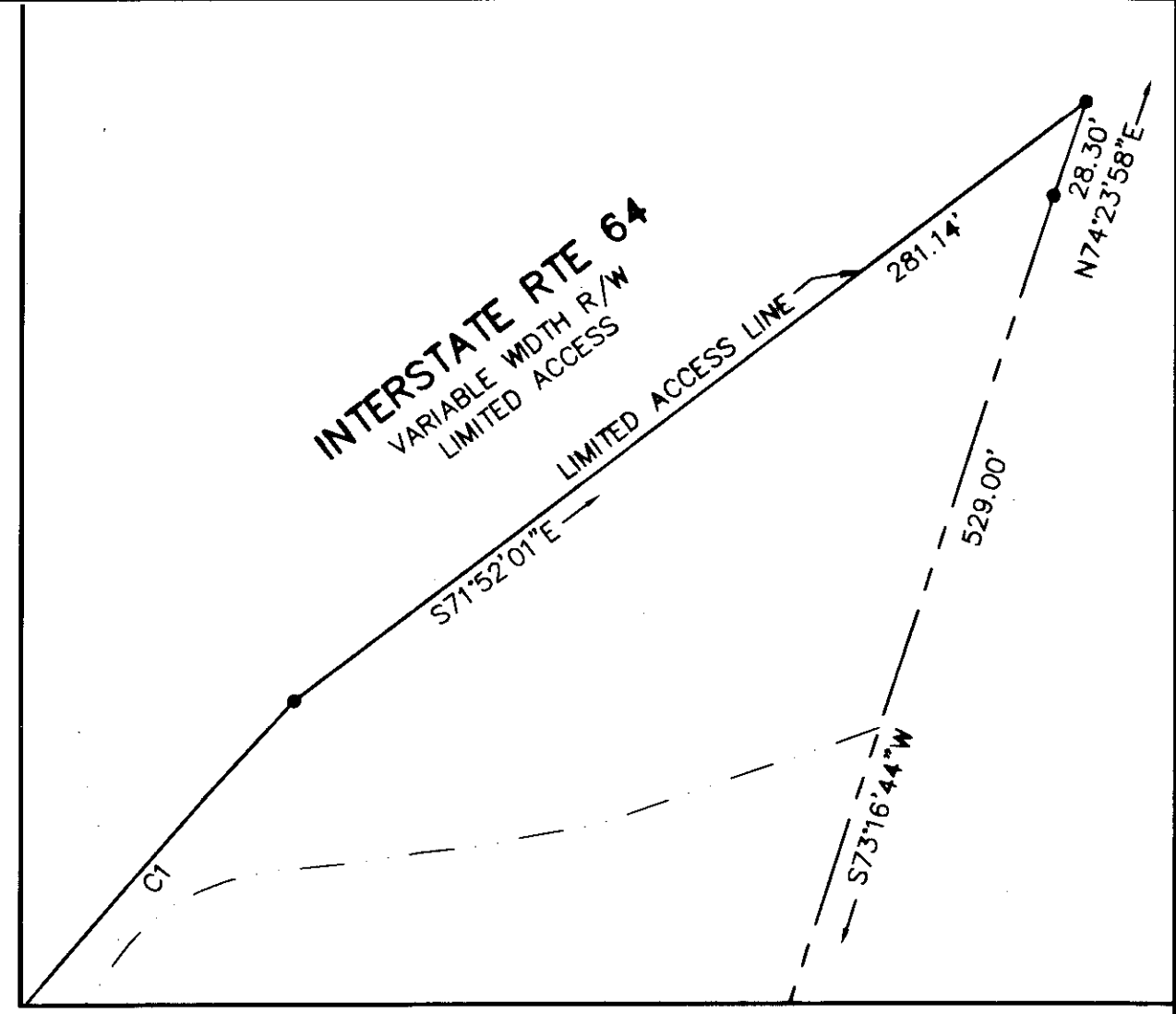
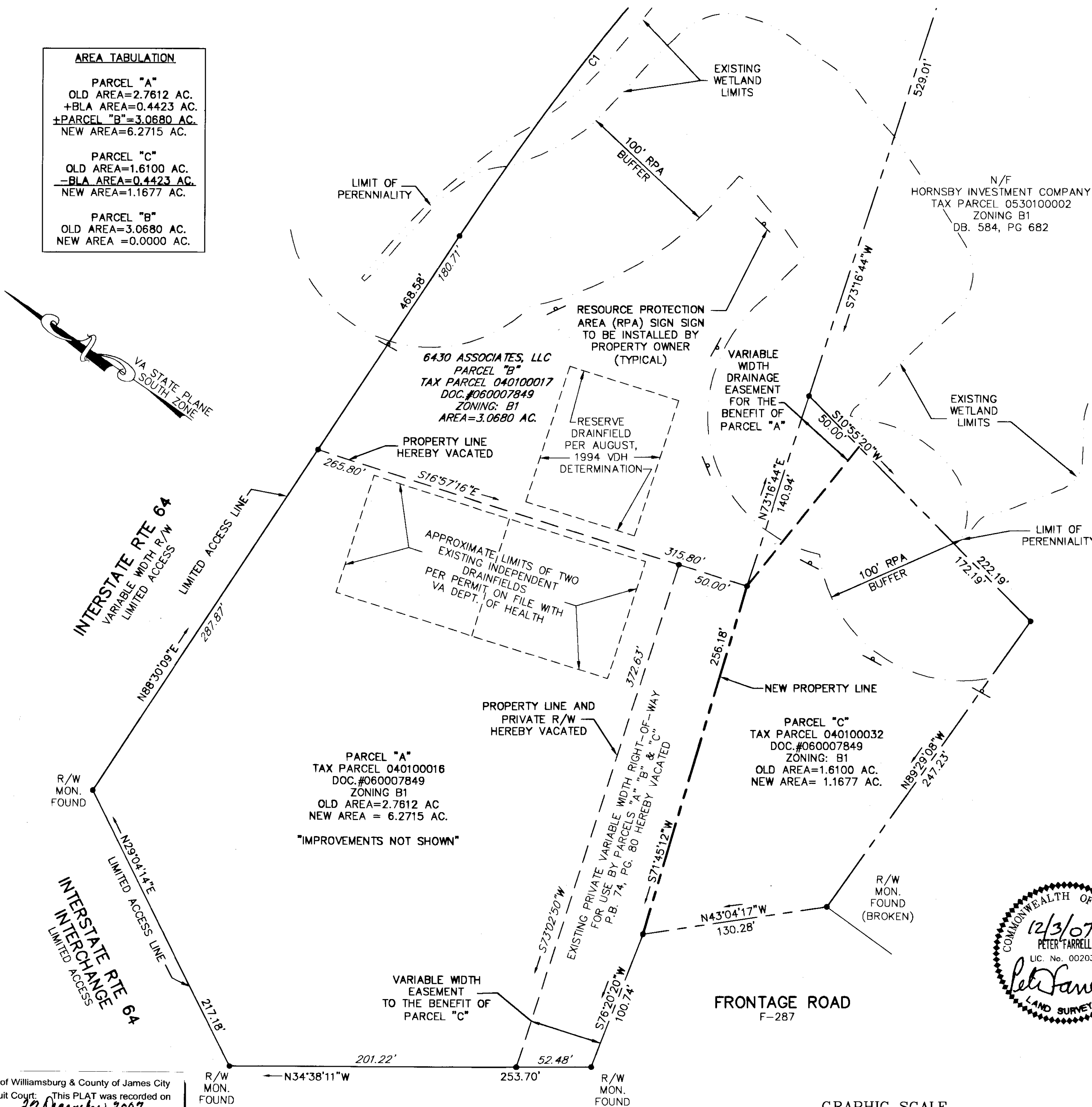
#070035345

AREA TABULATION

PARCEL "A"
 OLD AREA=2.7612 AC.
 +BLA AREA=0.4423 AC.
 ±PARCEL "B"=3.0680 AC.
 NEW AREA=6.2715 AC.

PARCEL "C"
 OLD AREA=1.6100 AC.
 -BLA AREA=0.4423 AC.
 NEW AREA=1.1677 AC.

PARCEL "B"
 OLD AREA=3.0680 AC.
 NEW AREA =0.0000 AC.



CURVE TABLE

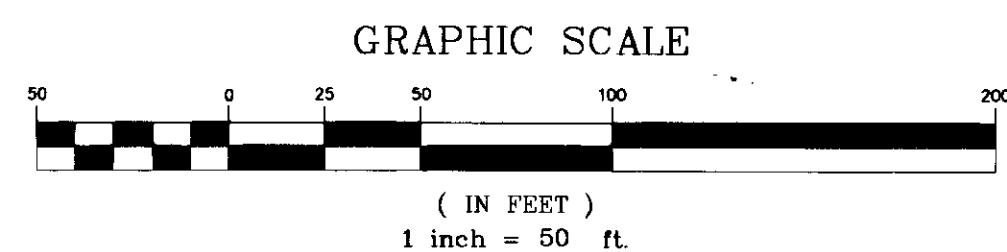
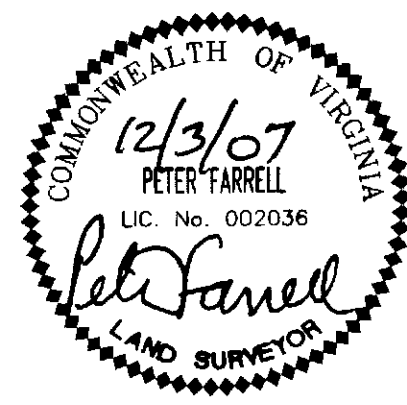
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	314.11'	1815.02'	157.45'	313.72'	S86°32'23"E	9°54'56"

2 Large/Small Plat(s) Recorded herewith as # 070035345

BOUNDARY LINE ADJUSTMENT
 BETWEEN
PARCEL A & PARCEL C
BIRD HILL FARM
 BEING THE PROPERTY OF
6430 ASSOCIATES, LLC

STONEHOUSE MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 10-30-07 SCALE: 1"=50'
 REVISED: 12-03-07
 SHEET 2 OF 2



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 27 December 2007
 at 10:14 AM/PM: PB PG
 DOCUMENT # 070035345
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk

OLD STAGE ROAD/BARHAMSVILLE ROAD
 STATE ROUTE 30
 VARIABLE WIDTH R/W

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

4029 Ironbound Road
 Suite 100
 Williamsburg, VA 23185
 Tel. (757) 253-2975
 Fax (757) 229-0049
 Email: lmdg@landmarkdg.com

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