

#070035407

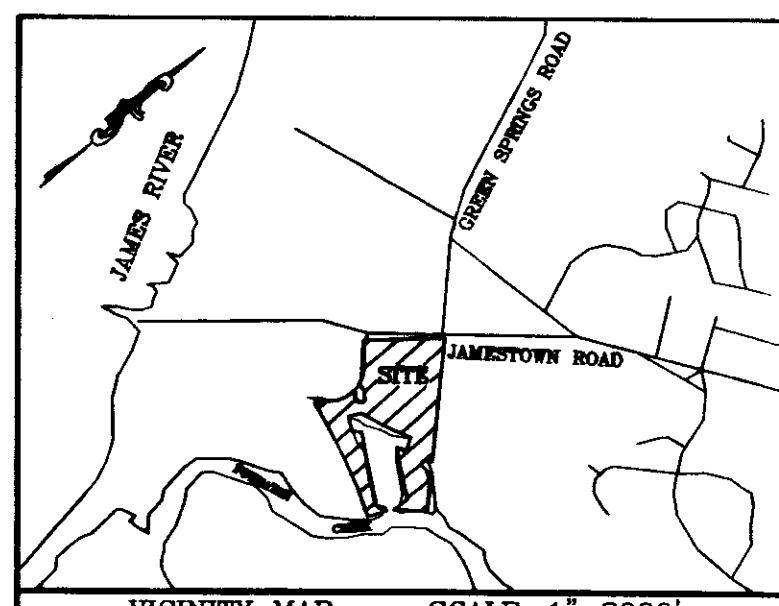
**PLAT SHOWING A BOUNDARY LINE
ADJUSTMENT & PROPERTY
LINE EXTINGUISHMENTS ON THE
PROPERTIES OF JAMES CITY COUNTY**

BEING A PARCEL OF LAND CONTAINING
1,615,279 SQ. FT.
37.0817 ACRES

JAMES CITY COUNTY, VIRGINIA
ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601

SCALE: 1"=200' SEPTEMBER 5, 2007
REV: 12/11/07

SHEET 1 OF 3



VICINITY MAP SCALE: 1"=2000'

STATE OF VIRGINIA COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
COUNTY OF JAMES CITY THIS 17 DAY OF Dec 2007
THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED
TO THE RECORD AS THE LAW DIRECTS.
TESTE: Betsy B. Woolridge, Clerk CLERK
PLAT BOOK 12/21/07 PAGE 3

OWNER'S CERTIFICATE

THE BOUNDARY LINE ESTABLISHMENT, SUBDIVISION, AND
EASEMENTS SHOWN ON THIS PLAT ARE WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

DATE 12/21/07 Sanford B. Wanner
SANFORD B. WANNER
COUNTY ADMINISTRATOR

NOTES: UNDERGROUND UTILITIES EXCEPT AS SHOWN

THIS PROPERTY IS LOCATED IN FIRM ZONES X
(UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR
FLOOD PLAIN, & AE (BASE FLOOD ELEVATIONS DETERMINED:
7.5 NAVD88), AS SHOWN ON COMMUNITY NO.
510201 185C DATED SEPTEMBER 28, 2007

NOT ALL IMPROVEMENTS SHOWN

- REF: INST. #010013788
- INST. #010013770
- INST. #030018734
- INST. #030018735
- INST. #060031150
- INST. #060031151
- D.B. 41 PG. 488
- D.B. 58 PG. 271
- D.B. 58 PG. 335
- D.B. 58 PG. 556
- D.B. 58 PG. 559
- D.B. 58 PG. 562
- D.B. 59 PG. 145
- D.B. 60 PG. 429
- D.B. 60 PG. 471
- D.B. 62 PG. 570
- D.B. 65 PG. 246
- D.B. 130 PG. 578
- P.B. 4 PG. 48
- P.B. 14 PG. 81
- P.B. 18 PG. 28

- STATE HIGHWAY P.B. 9 PG. 255
- HWY PROJECT #0359-047-101
- STATE HIGHWAY P.B. 1 PG. 91-94
- HWY PROJECT #2847-03

ALL EASEMENTS MAY NOT BE SHOWN
NO TITLE REPORT PROVIDED

THE PROPERTY SHOWN ON THIS PLAT
IS LOCATED IN ZONING DISTRICT
B-1 (GENERAL BUSINESS DISTRICT),
FRONT SETBACK = 50'
REAR SETBACK = 20'
SIDE SETBACKS = 20'

WETLANDS AND LAND WITHIN RESOURCE
PROTECTION AREAS SHALL REMAIN IN
NATURAL UNDISTURBED STATE EXCEPT
FOR THOSE ACTIVITIES PERMITTED BY
SECTION 23-7(c) OF THE JAMES CITY
COUNTY CODE.

NATURAL OPEN SPACE EASEMENTS SHALL
REMAIN IN A NATURAL UNDISTURBED
STATE EXCEPT FOR THOSE ACTIVITIES
REFERENCED ON THE DEED OF EASEMENT

THE PROPERTIES ON THIS PLAT ARE
TO BE SERVED BY JCSA SEWER
AND WATER

ALL MONUMENTS SET ON THIS PROPERTY
SHALL BE PLACED IN ACCORDANCE WITH
SECTION 19-34 THROUGH 19-36 OF THE
JAMES CITY COUNTY SUBDIVISION ORDINANCE

ANY EXISTING UNUSED WELLS SHALL BE
ABANDONED IN ACCORDANCE WITH STATE WELL
REGULATIONS AND JAMES CITY COUNTY CODE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	13°24'57"	4244.13'	993.76'	499.16'	991.49'	S 73°12'55" E
C2	66°24'46"	357.53'	414.42'	234.02'	391.61'	S 28°46'18" W
C3	34°29'57"	357.53'	215.28'	111.01'	212.04'	S 33°38'33" E
C4	28°44'53"	357.53'	179.39'	91.63'	177.51'	S 30°46'01" E
C5	05°45'04"	357.53'	35.89'	17.96'	35.87'	S 48°01'00" E

LINE	BEARING	DISTANCE
L1	N 19°14'23" W	56.58'
L2	N 85°33'49" E	10.00'
L3	S 49°47'01" E	64.56'
L4	S 81°13'29" E	50.49'
L5	N 38°41'49" E	73.14'
L6	N 38°40'14" W	46.35'
L7	N 85°05'24" W	20.56'
L8	N 47°18'57" W	18.20'
L9	N 20°39'12" W	17.75'
L10	N 53°20'38" W	17.82'
L11	S 81°27'57" W	85.94'
L12	N 50°53'31" W	257.53'
L13	N 88°31'56" W	70.77'
L14	S 05°12'01" E	118.32'
L15	N 87°39'55" E	184.28'
L16	N 04°47'00" E	170.21'
L17	N 61°18'25" E	110.44'
L18	N 30°23'19" W	147.44'
L19	S 62°25'38" W	276.12'
L20	S 67°09'11" W	287.89'
L21	S 26°43'24" W	133.93'
L22	S 64°53'14" E	152.97'
L23	N 45°01'56" E	94.88'
L24	N 53°48'16" E	101.95'
L25	S 58°46'46" E	34.39'
L26	S 26°06'28" W	81.94'
L27	S 43°36'07" E	150.98'

AREA TOTALS	
EXISTING CONDITIONS	
PARCEL I.D. # (46-4)(1-10)	4.7990 ACRES
PARCEL I.D. # (46-3)(1-8)	0.0662 ACRES
PARCEL I.D. # (46-4)(1-9)	3.4568 ACRES
PARCEL I.D. # (46-4)(1-12)	20.7206 ACRES
YACHT BASIN	7.7296 ACRES
COVE	0.3095 ACRES
TOTAL	37.0817 ACRES
AFTER SUBDIVISION	
YACHT BASIN	7.7296 ACRES
COVE	0.3095 ACRES
PRO. PARCEL "F"	6.5000 ACRES
PARCEL I.D. # (46-4)(1-12)	22.5426 ACRES
TOTAL	37.0817 ACRES

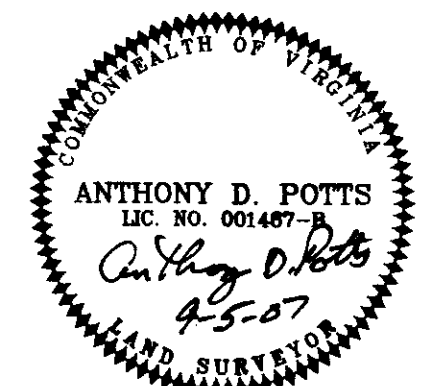
3 Large/Small Plat(s) Recorded
herewith as # 070035407

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY
JAMESTOWN YACHT BASIN, LLC., TO COUNTY OF JAMES CITY,
VIRGINIA, A BODY POLITICAL OF THE COMMONWEALTH OF VIRGINIA,
BY DEED DATED DECEMBER 1, 2006 AND RECORDED IN THE
CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES
CITY COUNTY AT INSTRUMENT #060031151

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.
DATE 9-5-07 Anthony D. Potts
ANTHONY D. POTTS L.S.



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
27 December 2007
at 3:55 AM/PM, PB --- PG ---
DOCUMENT # 070035407
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

LEGEND

- PROPERTY LINE
- RPA BUFFER
- FLOOD ZONE
- SURVEY TIE LINE

CERTIFICATE OF APPROVAL

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

DATE 12/21/07 VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE 12/21/07 VIRGINIA DEPARTMENT OF HEALTH
DATE 12/21/07 SUBDIVISION AGENT OF JAMES CITY COUNTY

#070035407

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BEING A PARCEL OF LAND CONTAINING 1,615,279 SQ. FT. 37.0817 ACRES

JAMES CITY COUNTY, VIRGINIA

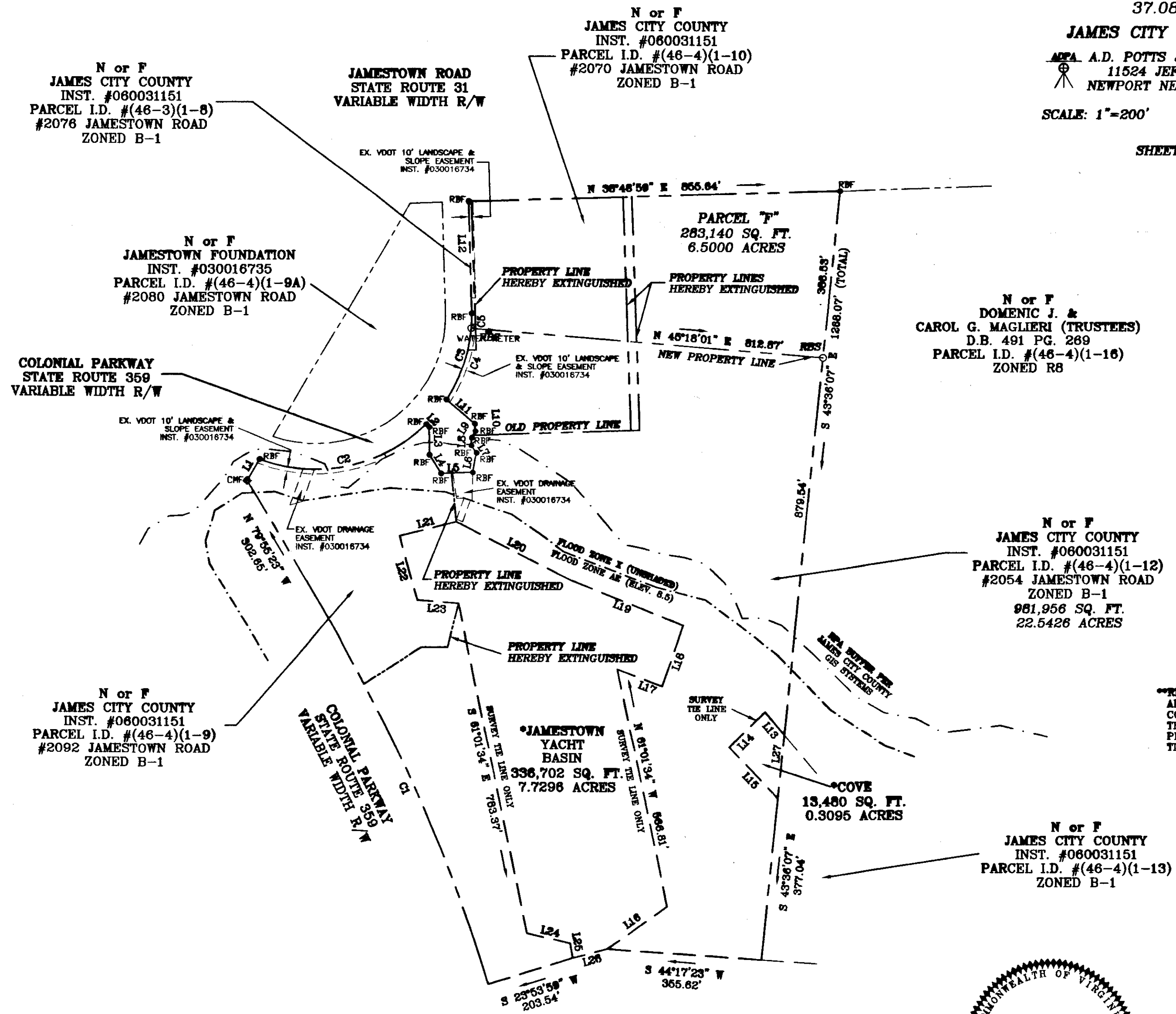
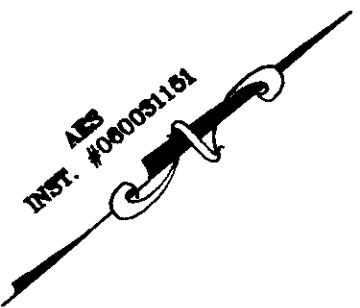
A.D. POTTS & ASSOCIATES, INC. 11524 JEFFERSON AVENUE NEWPORT NEWS, VIRGINIA 23801

SCALE: 1"=200'

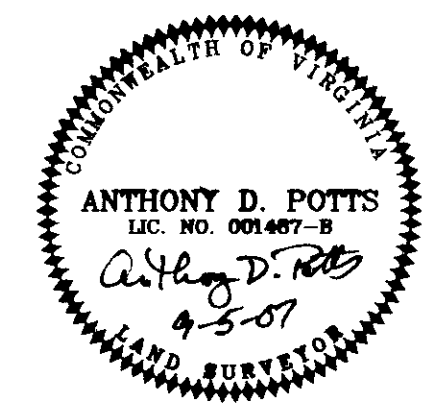
SEPTEMBER 5, 2007

REV: 12/11/07

SHEET 2 OF 3



*BASIN AND COVE AREA SUBJECT TO:
RIPARIAN RIGHTS OF OTHERS INCIDENT TO THE PREMISES.
TITLE TO THAT PORTION OF THE PROPERTY LOCATED BELOW THE MEAN HIGH WATER MARK
RIGHTS OF THE UNITED STATES OF AMERICAN AND THE COMMONWEALTH OF VIRGINIA TO REGULATE THAT PORTION OF THE PROPERTY WHICH MAY BE DEEMED WETLANDS
BASED ON RECORD AND OTHER AVAILABLE INFORMATION IT APPEARS THAT THIS PROPERTY AS DENOTED INCLUDES THE BOTTOM LANDS UNDER THE WATERS



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.
DATE 9-5-07
ANTHONY D. POTTS L.S.

3 Large/Small Plat(s) Recorded herewith as # 070035407

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 27 December 2007 at 3:55 AM/PM, PG. DOCUMENT # 070035407
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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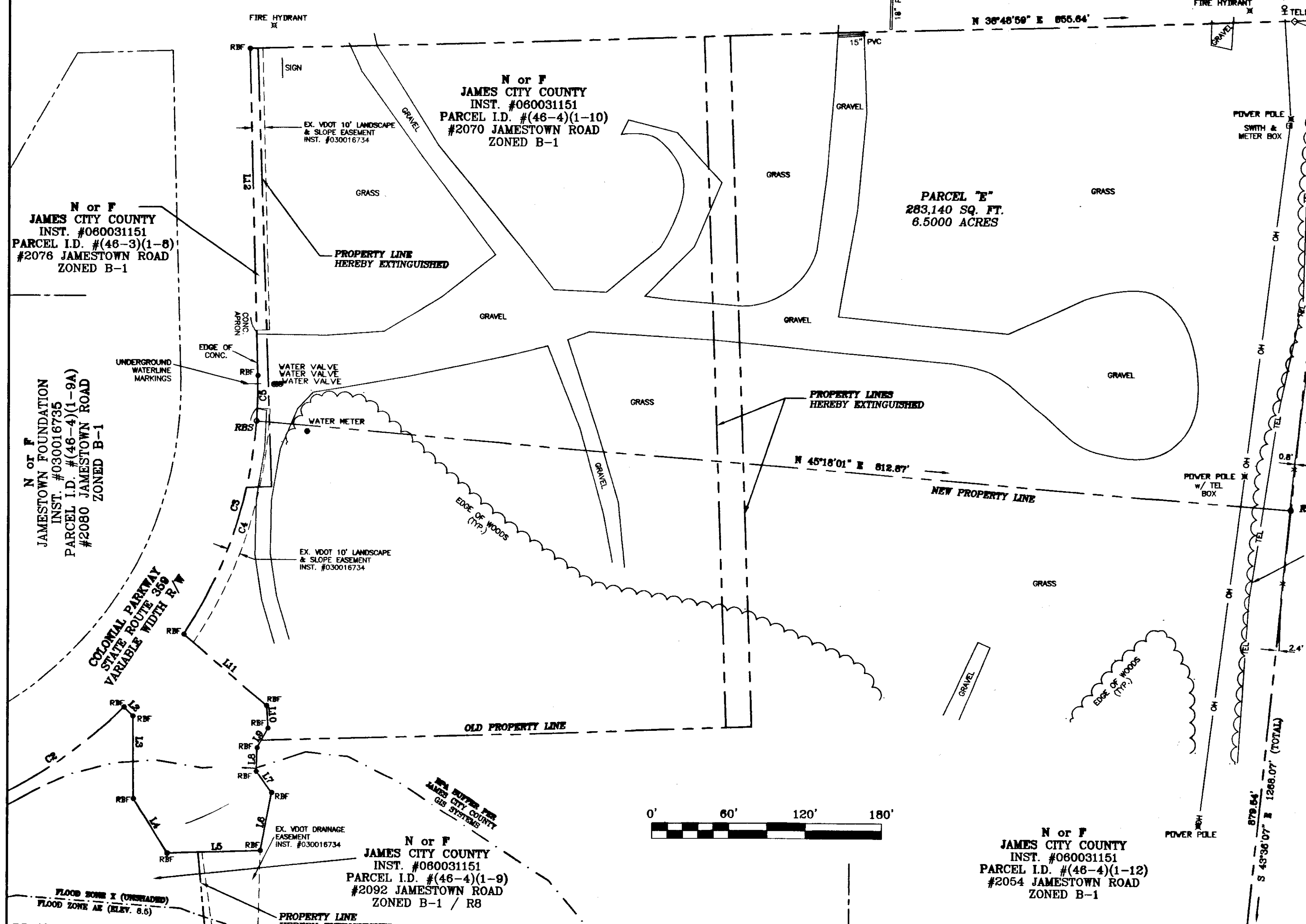
ADPA A.D. POTTS & ASSOCIATES, INC. 11524 JEFFERSON AVENUE NEWPORT NEWS, VIRGINIA 23601

SCALE: 1"=60'

SEPTEMBER 5, 2007 REV: 12/11/07

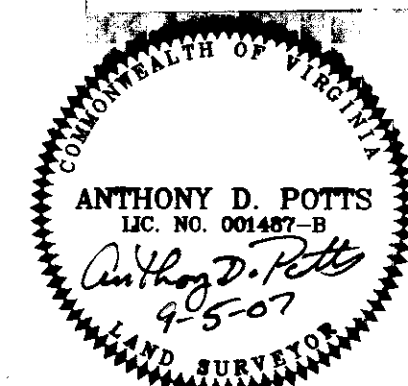
SHEET 3 OF 3

JAMESTOWN ROAD STATE ROUTE 31 VARIABLE WIDTH R/W



N or F DOMENIC J. & CAROL G. MAGLIERI (TRUSTEES) D.B. 491 PG. 269 PARCEL I.D. #(46-4)(1-16) ZONED R8

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 27 November 2007 at 3:55 AM/PM, PG. DOCUMENT # 070035407 BETSY B. WOOLRIDGE, CLERK



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. DATE 9-5-07 ANTHONY D. POTTS L.S.

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JAMESTOWN-BLA.DWG JOB #07-191 FILE NO. 10-1150



F.B. 905