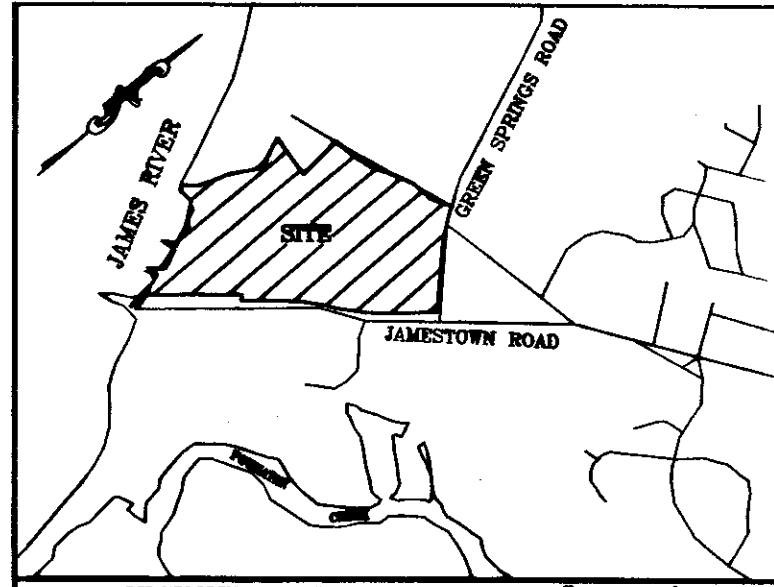


#070035408



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 27 DAY OF Dec 2007
 1999, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED
 TO THE RECORD AS THE LAW DIRECTS.
 TESTE: Betsy B. Woolridge, Clerk CLERK
Betsy B. Woolridge PAGE

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

BEING A PARCEL OF LAND CONTAINING
 4,127,223± SQ. FT.
 94.7480± ACRES

**JAMESTOWN DISTRICT
 JAMES CITY COUNTY, VIRGINIA**

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

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	01°56'56"	1154.16'	391.65'	195.84'	391.63'	S 39°47'26" W
C2	13°41'17"	2345.69'	560.39'	261.53'	559.06'	S 45°39'37" W
C3	06°41'55"	2434.34'	264.61'	142.47'	284.44'	S 44°06'52" W
C4	01°56'56"	11624.16'	395.39'	197.71'	395.37'	N 39°47'26" E
C5	05°29'41"	2484.16'	238.23'	119.21'	238.14'	N 45°30'44" E

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.

12/21/07 Sanford B. Wanner
 DATE SANFORD B. WANNER
 CLERK OF THE CIRCUIT COURT

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA, JAMES CITY COUNTY
 I, Betsy B. Woolridge, CLERK
 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 HAVE
 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY
 AFORESAID.
 GIVEN UNDER MY NAME THIS 21st DAY OF December, 2007.
 MY COMMISSION EXPIRES July 31, 2008
Betsy B. Woolridge
 NOTARY PUBLIC
 NOTARY NO: 536336

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. #010013768
 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. 582
 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. 576
 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**

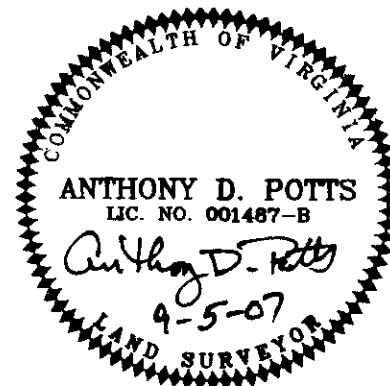
LINE	BEARING	DISTANCE
L1	S 38°48'49" W	183.28'
L2	N 04°51'45" W	312.98'
L3	N 19°59'59" W	112.40'
L4	S 80°47'37" W	125.77'
L5	N 51°50'07" E	130.32'
L6	N 15°47'34" W	259.53'
L7	S 74°41'55" W	146.40'
L8	N 59°38'15" E	154.25'
L9	N 23°31'23" W	227.43'
L10	N 36°57'27" W	276.10'
L11	S 82°38'27" W	154.56'
L12	N 52°02'08" W	82.81'
L13	N 39°41'08" E	191.44'
L14	N 21°41'08" E	180.50'
L15	N 17°11'08" E	139.00'
L16	N 28°41'08" E	314.30'
L17	N 03°54'54" W	141.73'
L18	N 20°58'53" W	255.21'
L19	S 84°30'32" E	465.23'
L20	N 04°32'54" W	489.23'
L21	N 85°37'48" E	38.18'
L22	N 80°17'31" E	118.00'
L23	N 82°51'12" E	59.80'
L24	N 73°31'01" E	87.33'
L25	N 71°45'54" E	169.97'
L26	N 62°06'02" E	124.86'
L27	N 57°57'23" E	31.28'
L28	N 61°21'28" E	107.00'
L29	N 63°53'20" E	133.05'
L30	N 65°40'14" E	79.28'
L31	N 82°38'31" E	49.92'
L32	N 82°38'40" E	82.00'
L33	N 82°27'18" E	20.92'
L34	N 82°32'42" E	75.79'
L35	N 65°46'25" E	87.15'
L36	N 58°42'51" E	92.95'
L37	N 58°42'33" E	48.38'
L38	N 54°27'30" E	27.70'
L39	S 31°26'31" E	54.85'
L40	S 34°48'49" E	111.35'
L41	S 35°29'10" E	83.28'
L42	S 36°41'14" E	79.82'
L43	S 41°21'23" E	93.73'
L44	S 44°43'04" E	715.85'
L45	S 38°48'58" W	477.88'
L46	S 52°30'18" W	100.00'
L47	S 51°35'32" W	78.85'
L48	S 31°00'42" W	145.09'
L49	S 40°45'52" W	1001.31'
L50	N 19°59'18" W	128.61'
L51	N 38°48'58" E	23.47'
L52	N 40°45'54" E	579.47'
L53	S 49°14'08" E	60.00'
L54	N 40°45'54" E	421.84'
L55	N 49°57'55" E	191.56'
L56	N 49°14'08" W	272.21'
L57	N 40°45'54" E	471.81'
L58	S 43°46'35" E	314.91'
L59	S 40°45'54" W	19.47'
L60	S 49°57'55" W	4.83'
L61	N 49°57'55" E	186.73'

3 Large/Small Plat(s) Recorded
 herewith as # 070035408

AREA TOTALS	
EXISTING CONDITIONS	
PARCEL I.D. # (46-3)(1-14)	2,5548 ACRES
PARCEL I.D. # (46-3)(1-13)	2,7134 ACRES
UNKNOWN PARCEL I.D. #	2,5305 ACRES
PARCEL I.D. # (46-3)(1-6)	4,3975 ACRES
PARCEL I.D. # (46-3)(1-9)	2,4346 ACRES
PARCEL I.D. # (46-3)(1-5)	80,1172 ACRES
TOTAL	94,7480 ACRES
AFTER SUBDIVISION	
PARCEL I.D. # (46-3)(1-5)	88,2595 ACRES
PRO PARCEL "D"	3,0000 ACRES
PRO PARCEL "E"	3,4885 ACRES
TOTAL	94,7480 ACRES

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY
 AMBLERS / JAMESTOWN CAMPSITES, LLC, AND HUNTER S.
 VERMILLION, SUCCESSOR TRUSTEE OF THE THOMAS R. VERMILLION
 TRUST UNDER AGREEMENT DATED MAY 18, 2000, TO
 COUNTY OF JAMES CITY, VIRGINIA, A BODY POLITIC 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 #060031150

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



City of Williamsburg & County of James City
 Circuit Court. This PLAT was recorded on
27 December 2007
 at 4:00 AM/PM, PB _____ PG _____
 DOCUMENT # 070035408
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

LEGEND
 --- PROPERTY LINE
 --- RPA BUFFER
 --- FLOOD ZONE

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN
 ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND
 MAY BE ADMITTED TO RECORD.
 DATE _____ VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE _____ VIRGINIA DEPARTMENT OF HEALTH
 12/21/07 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

#070035408

PLAT SHOWING A SUBDIVISION & PROPERTY LINE EXTINGUISHMENTS ON THE PROPERTIES OF JAMES CITY COUNTY

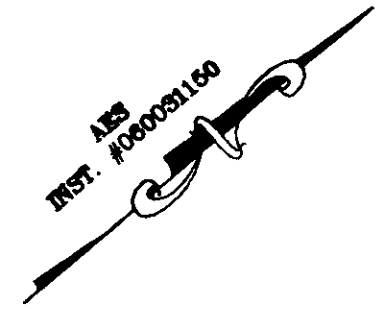
BEING A PARCEL OF LAND CONTAINING 4,127,223± SQ. FT. 94.7480± ACRES

JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA

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

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

SHEET 2 OF 3



**RPA/RPA BUFFER LINES SHOWN ARE APPROXIMATE AND WILL NEED TO COMPLY WITH SECTION 23-10(2) OF THE COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE AT THE TIME OF PLAN OF DEVELOPMENT

N or F ANN TRAYLE PEET & CARL N. PEET, et als. P.B. 14 PG. 81 PARCEL I.D. # (46-3)(1-4) ZONED R-8

N or F JAMES CITY COUNTY INST. #060031150 P.B. 14 PG. 81 PARCEL I.D. # (UNKNOWN) ADDRESS UNKNOWN ZONED B-1

N or F JAMESTOWN 4-H CAMP, INC. P.B. 4 PG. 48 PARCEL I.D. # (46-3)(1-3) ZONED R-8

N or F C. LEWIS WALTRIP, II D.B. 626 PG. 750 PARCEL I.D. # (46-3)(1-1B) #2589 GREEN SPRINGS ROAD ZONED R-8

N or F INDUSTRIAL DEVELOPMENT AUTHORITY OF J.C.C. INST. #990017279 PARCEL I.D. # (46-1)(1-12) #2881 GREENSPRINGS ROAD ZONED R-8

PARCEL C N or F JAMES CITY COUNTY INST. #060031150 D.B. 59 PG. 148 (PLAT) PARCEL I.D. # (46-3)(1-13) #2251 JAMESTOWN ROAD ZONED B-1

N or F JAMES CITY COUNTY INST. #060031150 (PLAT) PARCEL I.D. # (46-3)(1-5) #2205 JAMESTOWN ROAD ZONED B-1 3,844,548 SQ. FT. 88.2595 ACRES

PROPOSED PARCEL "D" 130,680 SQ. FT. 3.0000 ACRES

PROPOSED PARCEL "E" 151,959 SQ. FT. 3.4885 ACRES

N or F JAMES CITY COUNTY INST. #060031150 D.B. 58 PG. 559 (PLAT) PARCEL I.D. # (46-3)(1-9) #2409 GREENSPRINGS ROAD ZONED B-1

N or F P.L., LLC. INST. #020005508 PARCEL I.D. # (46-3)(1-10) #3993 4-H CLUB ROAD ZONED R-8

N or F C. LEWIS & PHYLLIS WALTRIP INST. #010022191 PARCEL I.D. # (46-3)(1-11) #4001 4-H CLUB ROAD ZONED R-8

N or F DOMENIC J. & CAROL G. MAGLIERI REV. LIV. TR. PARCEL I.D. # (46-4)(1-16) #2000 JAMESTOWN ROAD ZONED R-8

N or F JAMES CITY COUNTY INST. #060031150 D.B. 62 PG. 570 PARCEL I.D. # (46-3)(1-6) #2201 JAMESTOWN ROAD ZONED B-1

N or F COMMONWEALTH OF VIRGINIA

PARCEL B N or F JAMES CITY COUNTY INST. #060031150 D.B. 58 PG. 558 (PLAT) D.B. 59 PG. 148 (PLAT) PARCEL I.D. # (46-3)(1-13) #2251 JAMESTOWN ROAD ZONED B-1

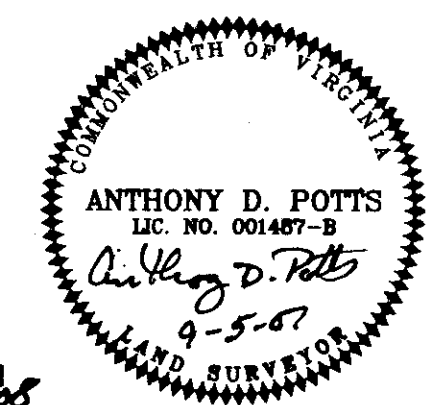
PARCEL A N or F JAMES CITY COUNTY INST. #060031150 D.B. 57 PG. 44 PARCEL I.D. # (46-3)(1-14) #2299 JAMESTOWN ROAD ZONED B-1



PROPOSED PARCEL "E" (indicated by a hatched box)

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 27 December 2007 at 4:00 AM/PM. PG. 1 DOCUMENT # 070035408 BETSY B. WOOLRIDGE, CLERK

3 Large/Small Plat(s) Recorded herewith as # 070035408



#070035408

PLAT SHOWING A SUBDIVISION & PROPERTY LINE EXTINGUISHMENTS ON THE PROPERTIES OF JAMES CITY COUNTY

BEING A PARCEL OF LAND CONTAINING 4,127,223± SQ. FT. 94.7480± ACRES JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA

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

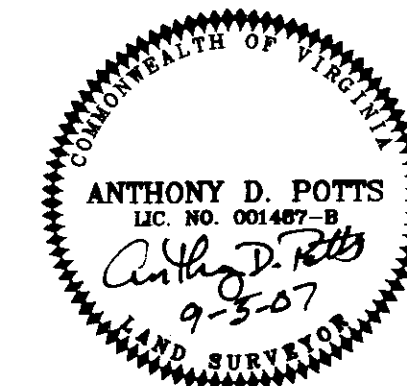
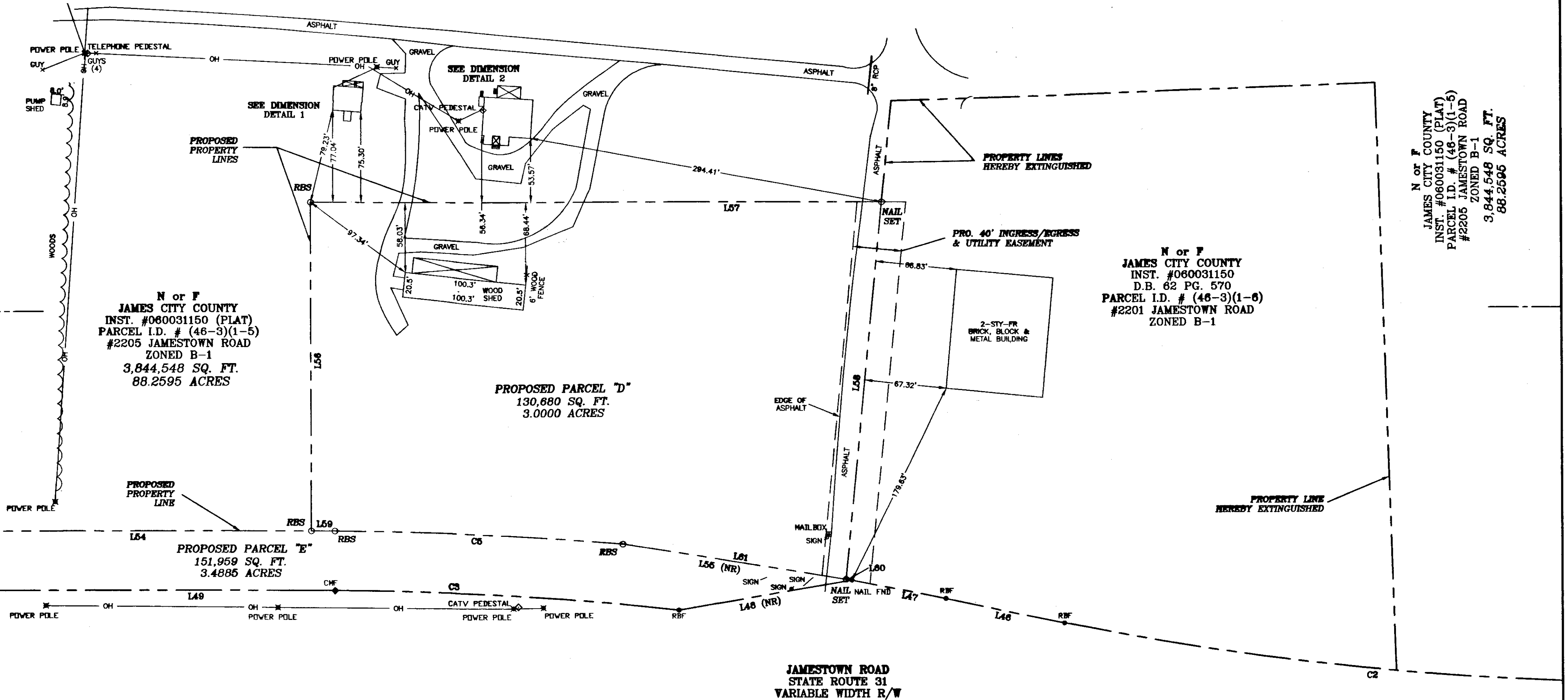
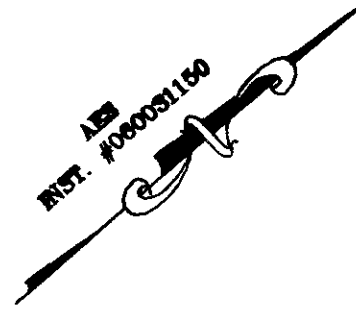
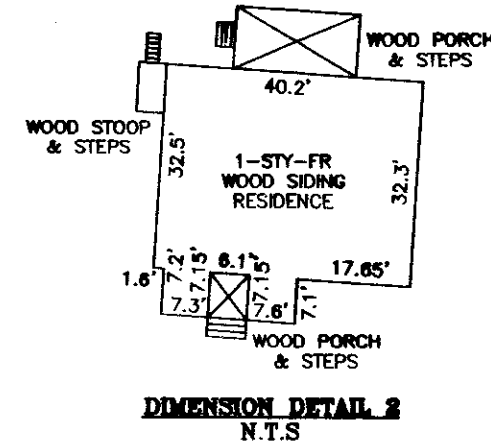
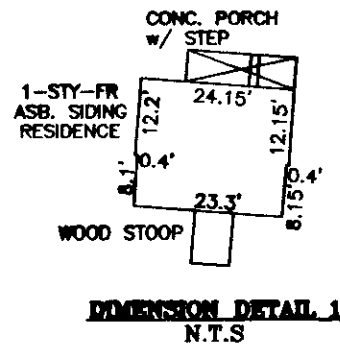
SCALE: 1"=60' SEPTEMBER 5, 2007 REV: 12/11/07

SHEET 3 OF 3

N or F JAMES CITY COUNTY INST. #060031150 (PLAT) PARCEL I.D. # (46-3)(1-5) #2205 JAMESTOWN ROAD ZONED B-1 3,844,548 SQ. FT. 88.2595 ACRES

N or F JAMES CITY COUNTY INST. #060031150 (PLAT) PARCEL I.D. # (46-3)(1-5) #2201 JAMESTOWN ROAD ZONED B-1 3,844,548 SQ. FT. 88.2595 ACRES

N or F JAMES CITY COUNTY INST. #060031150 D.B. 62 PG. 570 PARCEL I.D. # (46-3)(1-6) #2201 JAMESTOWN ROAD ZONED B-1



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 27 December 2007 at 4:00 AM/PM. PG. DOCUMENT # 070035408 BETSY B. WOOLRIDGE, CLERK. 3 Large/Small Plat(s) herewith as # 070035408