

080003708

OWNERS CERTIFICATE

THE DEDICATION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

1/28/08
DATE

Robert A. Murphy Sr
SIGNATURE

Robert A. Murphy Sr
PRINTED NAME TITLE



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City Co, Susan Eveland, 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 HAND THIS 28th DAY OF January, 2008. MY COMMISSION EXPIRES 6/30/09
Susan Eveland
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY PATRICIA ANN STEWART AND WALTER ALAN OWENS TO ACAH, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY INSTRUMENT #060018437, DATED JULY 20, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERKS OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY VIRGINIA.

ENGINEERS OR SURVEYORS CERTIFICATE

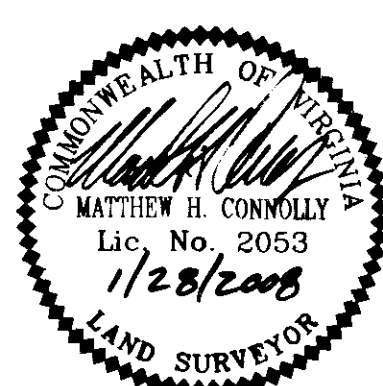
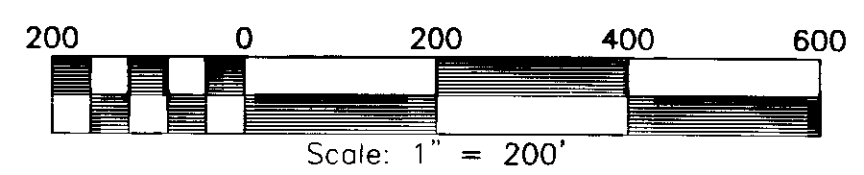
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

1/28/2008
DATE

Matthew H. Connolly
MATTHEW H. CONNOLLY, L.S. LIC. #002053

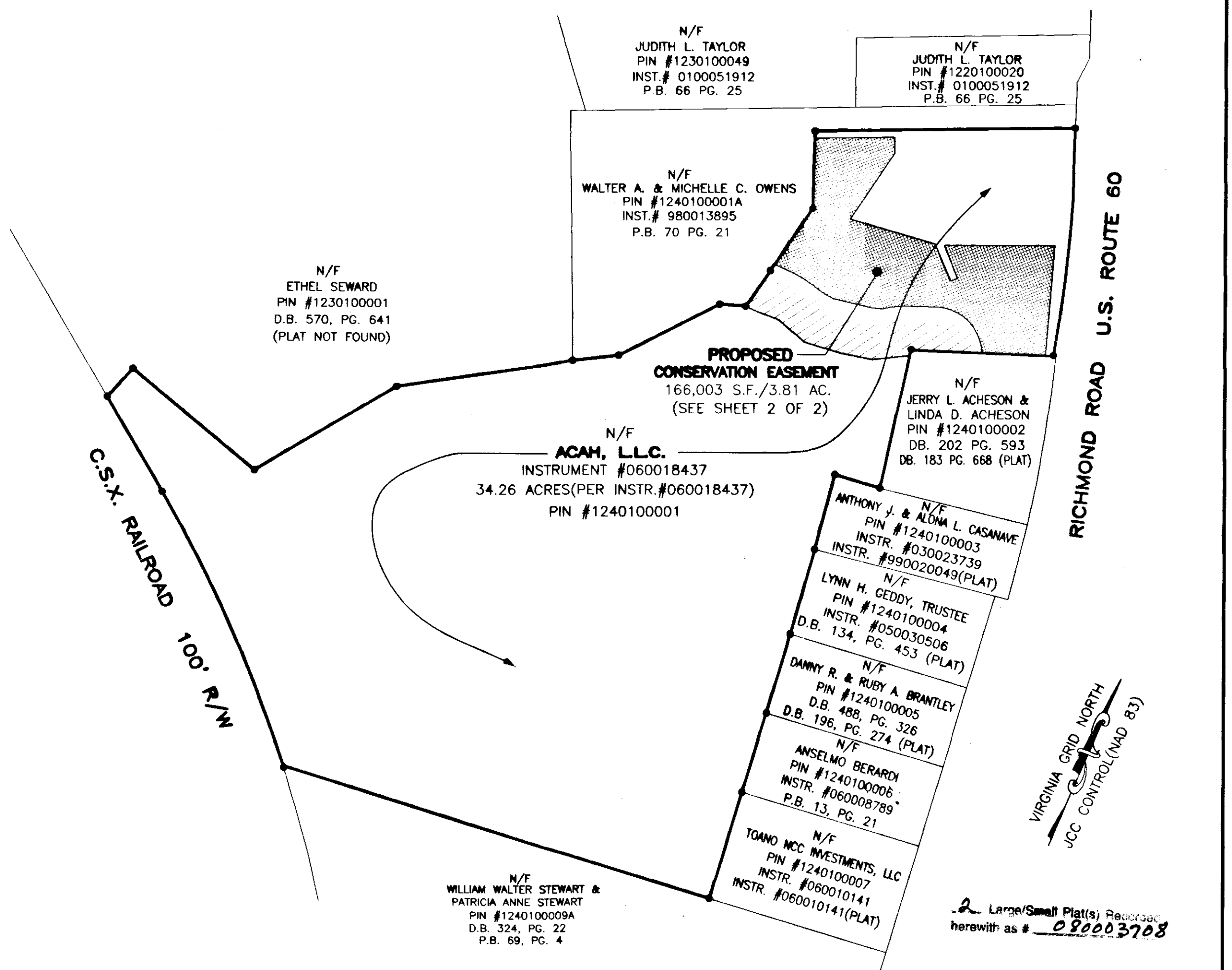
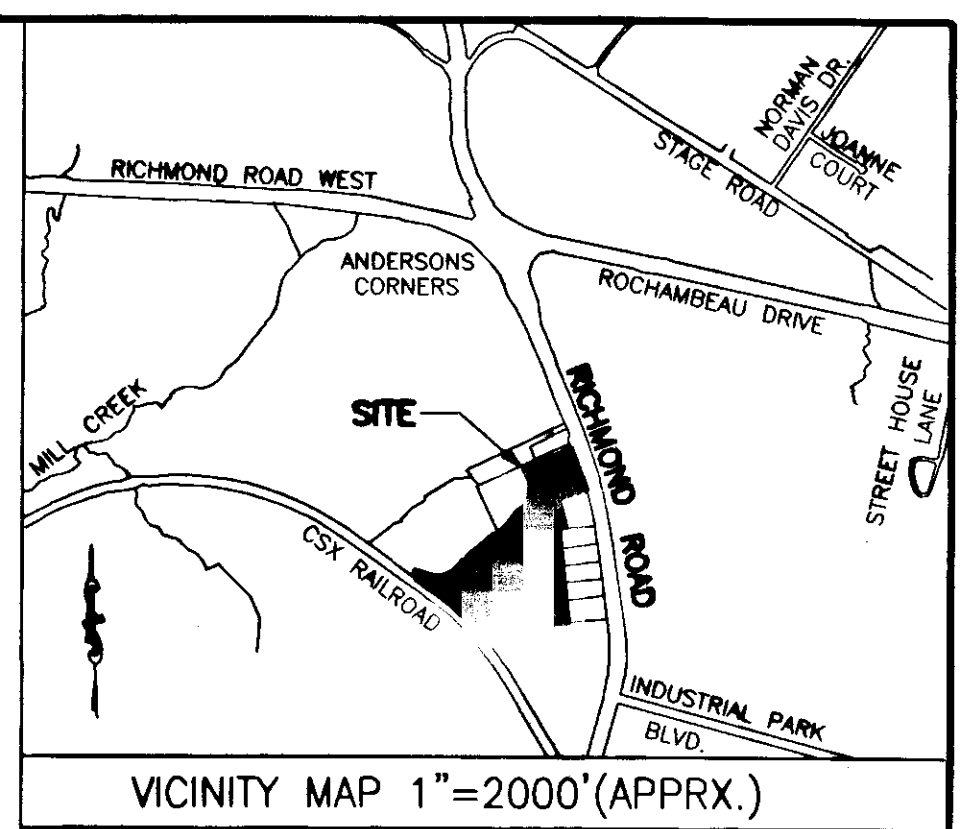
STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 4th DAY OF February, 2008. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 080003708.
TESTE Betsy B. Woolridge
BY Claudia Stubbins Dep. CLERK



GENERAL NOTES

1. PROPERTY SHOWN IS DESIGNATED AS PIN# 1240100001
2. PROPERTY IS CURRENTLY ZONED A-1
3. THE PROPERTY AS SHOWN LIES IN FLOOD ZONE "X", ACCORDING TO FEMA COMMUNITY PANEL F.I.R.M. #51095C 0045 C, EFFECTIVE DATE 9/28/2007
4. EXTERIOR PROPERTY LINES SHOWN FROM PLAT RECORDED IN INSTRUMENT #060018437
5. WETLANDS AND LAND 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.
6. LOCATION OF CONSERVATION EASEMENT SIGNS ARE SHOWN ON DJG CONSTRUCTION DRAWINGS AND WILL BE PLACED ACCORDINGLY.
7. NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



PLAT OF
CONSERVATION EASEMENT
ON PROPERTY OWNED BY
ACAH, L.L.C.
LOCATED IN THE
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 1/2/08 SCALE: 1"=200' JOB# 07-424
SHEET 1 OF 2

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
4 February 2008
at 10:07 AM/PM-PB PG
DOCUMENT # 080003708
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

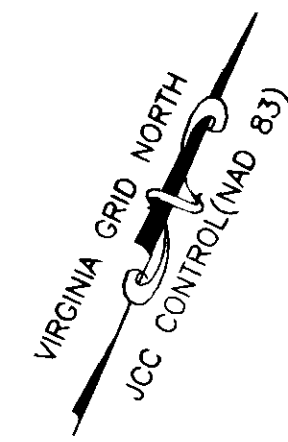
LandTech
Resources, Inc.
Surveying • Engineering • GPS

201-A Bulifants Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

080003708

N/F
JUDITH L. TAYLOR
ID.# 1230100049
INST.# 0100051912
PB. 66 PG. 25

N/F
JUDITH L. TAYLOR
ID.# 1220100020
INST.# 0100051912
PB. 66 PG. 25



LEGEND

- CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY
- APPROXIMATE LOCATION OF CONSERVATION EASEMENT SIGN TO BE INSTALLED (SEE NOTE 6 SHEET 1 OF 2)
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND

EASEMENT LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 66°01'50" E	16.15'
L2	N 45°40'24" W	75.21'
L3	N 44°58'47" E	15.83'
L4	S 46°11'19" E	84.73'
L5	S 23°06'34" E	33.78'
L6	S 10°58'08" E	11.64'
L7	S 60°25'10" W	80.01'
L8	S 78°14'22" W	67.52'
L9	S 83°32'16" W	80.70'
L10	N 72°33'39" W	72.69'
L11	S 87°20'50" W	46.11'
L12	N 88°48'05" W	28.00'

CONSERVATION EASEMENT AREA BREAKDOWN	
WETLANDS LOCATED NORTH OF CREEK	2,295 S.F./0.05 AC.
100' RPA AREA	46,218 S.F./1.06 AC.
CONSERVATION EASEMENT NORTH OF RPA	117,490 SF (2.70 AC)
TOTAL CONSERVATION EASEMENT AREA	166,003 S.F./3.81 AC.

N/F
WALTER A. & MICHELLE C. OWENS
ID.# 1240100001A
INST.# 980013895
PB. 70 PG. 21

N/F
ACAII, L.L.C.
INSTRUMENT #060018437
34.26 ACRES (PER INSTR.#060018437)
PIN #1240100001

DELTA = 02°17'37"
CH = S 18°55'02" E
T = 69.30'
R = 3461.99'
L = 138.59'
CL = 138.58'

(P) CONSERVATION EASEMENT
ADJACENT TO RPA
117,490 SF (2.70 AC)

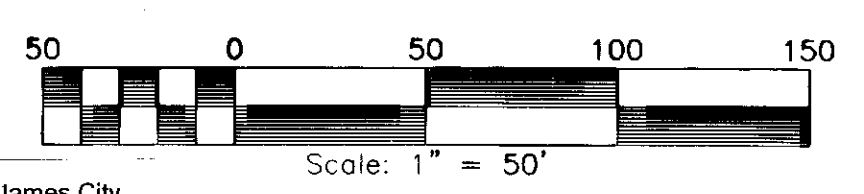
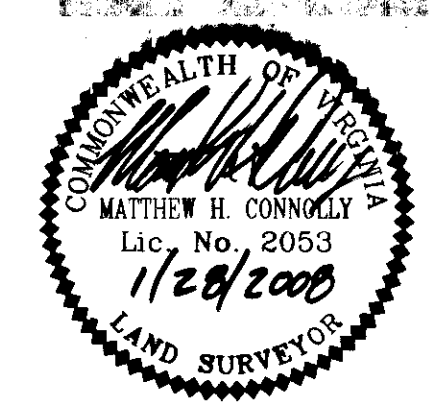
LIMITS OF WETLANDS
(DELINEATED BY ROTH ENVIRONMENTAL)

N/F
ACAII, L.L.C.
INSTRUMENT #060018437
34.26 ACRES (PER INSTR.#060018437)
PIN #1240100001

N/F
JERRY L. & LINDA D. ACHESON
ID.# 1240100002
DB. 202 PG. 593
DB. 183 PG. 668 (PLAT)

Plat(s) Recorded
herein as # **080003708**

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
4 February 2008
at 10:07 AM/P.M. PB. PG.
DOCUMENT # 080003708
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk



PLAT OF
CONSERVATION EASEMENT
ON PROPERTY OWNED BY
ACAII, LLC
LOCATED IN THE
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 1-08-08 SCALE: 1"=50' JOB# 07-424
SHEET 2 OF 2

LandTech Resources, Inc.
Surveying • Engineering • GPS

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web: landtechresources.com