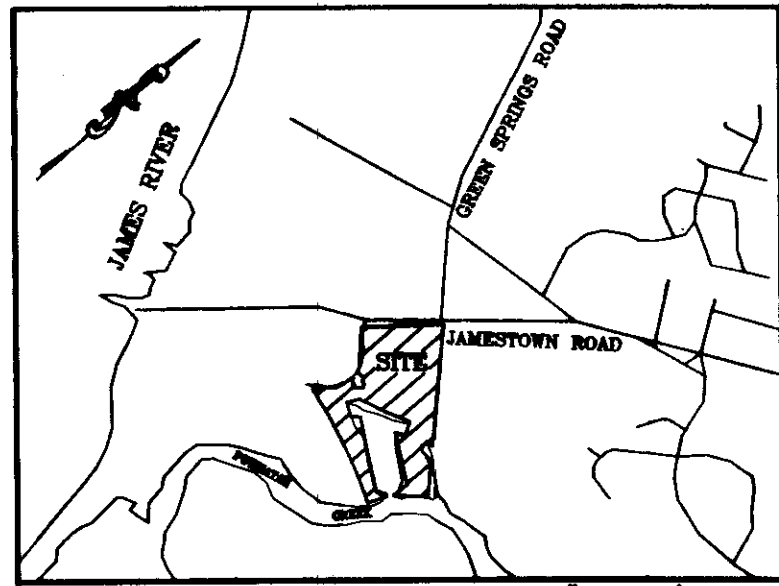


080008263



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 24 DAY OF March 2008  
 1999, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED  
 TO THE RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge CLERK  
 PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ By: Claudia H. Little  
 Dep. Clerk

PLAT OF CORRECTION OF THE  
 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

JAMESTOWN DISTRICT  
 JAMES CITY COUNTY, VIRGINIA

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

SCALE: 1"=200' JANUARY 18, 2008

SHEET 1 OF 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.

2/25/08 Sanford Wanner  
 DATE 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. #080031150  
 INST. #080031151  
 D.B. 41 PG. 486  
 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	99.76'	499.16'	991.49'	S 73°12'55" E
C2	66°24'46"	357.53'	42'	234.02'	391.61'	S 28°46'18" W
C3	34°29'57"	357.53'	28'	111.01'	212.04'	S 33°38'33" E
C4	28°44'53"	357.53'	39'	91.63'	177.51'	S 30°46'01" E
C5	05°45'04"	357.53'	19'	17.96'	35.87'	S 49°01'00" E

LINE	BEARING	DISTANCE
L1	19°14'23" W	56.58'
L2	85°33'49" E	10.00'
L3	49°47'01" E	64.56'
L4	81°13'29" E	50.49'
L5	38°41'49" E	73.14'
L6	38°40'14" W	48.35'
L7	85°05'24" W	20.56'
L8	47°18'57" W	18.20'
L9	20°39'12" W	17.75'
L10	53°20'36" W	17.82'
L11	81°27'57" W	85.94'
L12	50°53'31" W	257.53'
L13	88°31'58" W	70.77'
L14	05°12'01" E	118.32'
L15	87°39'55" E	164.28'
L16	04°47'00" E	170.21'
L17	61°18'25" E	110.44'
L18	30°23'19" W	147.44'
L19	62°25'38" W	276.12'
L20	67°09'11" W	297.69'
L21	26°43'24" W	133.93'
L22	64°53'14" E	152.97'
L23	45°01'56" E	94.88'
L24	53°48'18" E	101.95'
L25	58°46'48" E	34.39'
L26	26°06'28" W	81.94'
L27	43°36'07" E	150.98'

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA James City  
 CITY/COUNTY OF I. James City  
 I, C. Little  
 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 25<sup>th</sup> DAY OF FEBRUARY, 2008.  
 MY COMMISSION EXPIRES July 31, 2008  
Joseph C. [Signature]  
 NOTARY PUBLIC

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
24 March 2008  
 at 11:31 AM/PM. PG. 2  
 DOCUMENT # 080008263  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

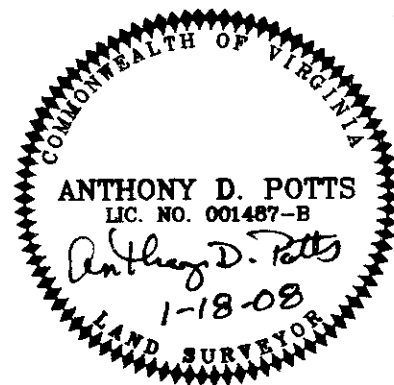
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY  
 JAMESTOWN YACHT BASIN, LLC., TO COUNTY OF JAMES CITY,  
 VIRGINIA, A BODY 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 #080031151

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  
 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

1-18-08 Anthony D. Potts  
 DATE ANTHONY D. POTTS L.S.



3 Large/Small Plat(s) Recorded  
 herewith as # 080008263

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 N/A VIRGINIA DEPARTMENT OF TRANSPORTATION  
 DATE N/A VIRGINIA DEPARTMENT OF HEALTH  
 DATE 2/25/08 SUBDIVISION AGENT OF JAMES CITY COUNTY

AREA TOTALS	
EXISTING CONDITIONS	
PARCEL I.D. # (46-4)(1-10)	4.7990 ACRES
PARCEL I.D. # (46-3)(1-8)	0.0862 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 "T"	6.5000 ACRES
PARCEL I.D. # (46-4)(1-12)	22.5426 ACRES
TOTAL	37.0817 ACRES

080008263

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

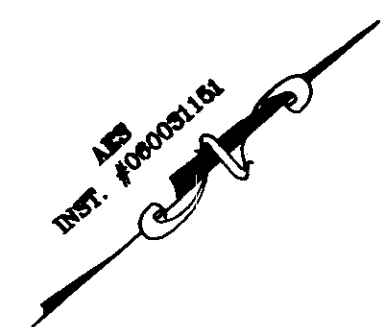
BEING A PARCEL OF LAND CONTAINING  
1,615,279 SQ. FT.  
37.0817 ACRES

JAMESTOWN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

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

SCALE: 1"=200' JANUARY 18, 2008

SHEET 2 OF 3



N or F  
JAMES CITY COUNTY  
INST. #080031151  
PARCEL I.D. #(46-3)(1-8)  
#2076 JAMESTOWN ROAD  
ZONED B-1

JAMESTOWN ROAD  
STATE ROUTE 31  
VARIABLE WIDTH R/W

N or F  
JAMES CITY COUNTY  
INST. #080031151  
PARCEL I.D. #(46-4)(1-10)  
#2070 JAMESTOWN ROAD  
ZONED B-1

N or F  
JAMESTOWN FOUNDATION  
INST. #030018735  
PARCEL I.D. #(46-4)(1-9A)  
#2080 JAMESTOWN ROAD  
ZONED B-1

COLONIAL PARKWAY  
STATE ROUTE 359  
VARIABLE WIDTH R/W

PARCEL I.D. #080031151  
283,140 SQ. FT.  
6.5000 ACRES

N or F  
DOMENIC J. &  
CAROL G. MAGLIERI (TRUSTEES)  
D.B. 491 PG. 289  
PARCEL I.D. #(46-4)(1-16)  
ZONED R8

N or F  
JAMES CITY COUNTY  
INST. #080031151  
PARCEL I.D. #(46-4)(1-12)  
#2054 JAMESTOWN ROAD  
ZONED B-1  
981,956 SQ. FT.  
22.5426 ACRES

N or F  
JAMES CITY COUNTY  
INST. #080031151  
PARCEL I.D. #(46-4)(1-9)  
#2092 JAMESTOWN ROAD  
ZONED B-1

COLONIAL PARKWAY  
STATE ROUTE 359  
VARIABLE WIDTH R/W

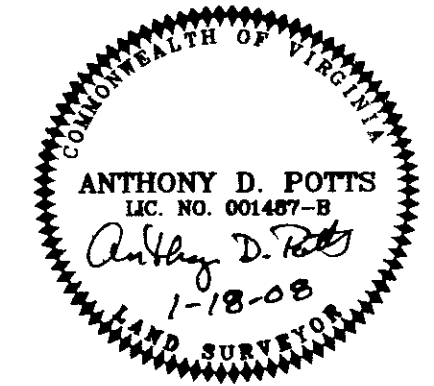
JAMESTOWN  
YACHT  
BASIN  
336,702 SQ. FT.  
7.7296 ACRES

N or F  
JAMES CITY COUNTY  
INST. #080031151  
PARCEL I.D. #(46-4)(1-13)  
ZONED B-1

\*\*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

\*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

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
24 March 2008  
at 11:31 AM/PM, PB PG  
DOCUMENT # 080008263  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk



3 Large/Small Plat(s) Recorded  
herewith as # 080008263

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.  
1-18-08 DATE Anthony D. Potts ANTHONY D. POTTS L.S.

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

08000 8263

PLAT OF CORRECTION OF THE  
PLAT SHOWING A BOUNDARY LINE  
ADJUSTMENT & PROPERTY  
LINE EXTINGUISHMENTS ON THE  
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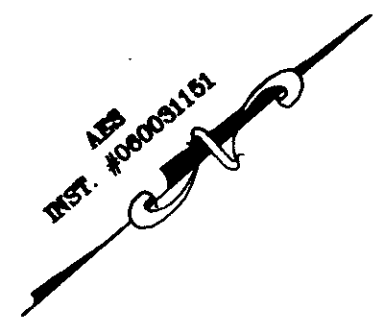
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JAMESTOWN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

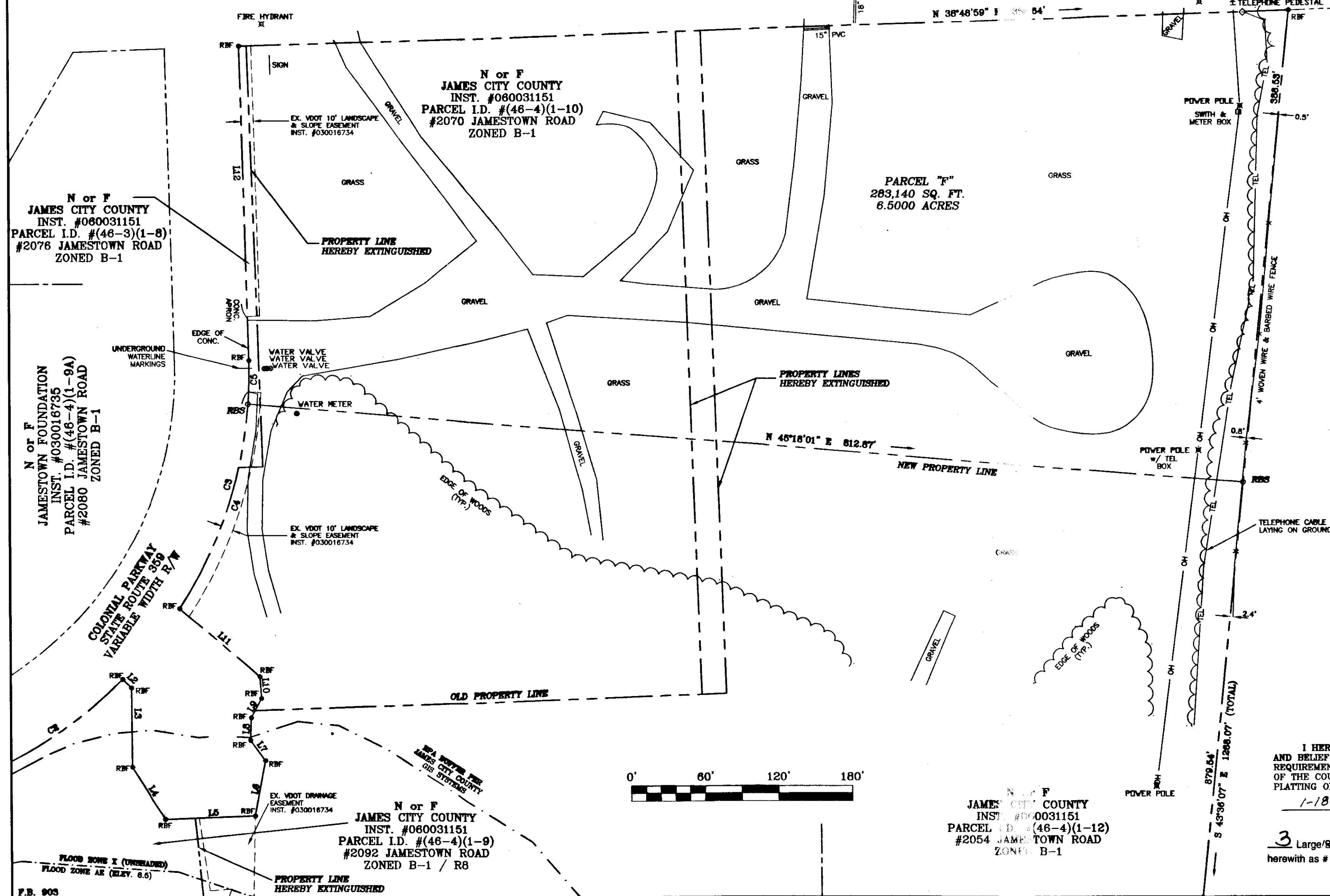
ADPA A.D. POTTS & ASSOCIATES, INC.  
11524 JEFFERSON AVENUE  
NEWPORT NEWS, VIRGINIA 23601

SCALE: 1"=60' JANUARY 18, 2008

SHEET 3 OF 3

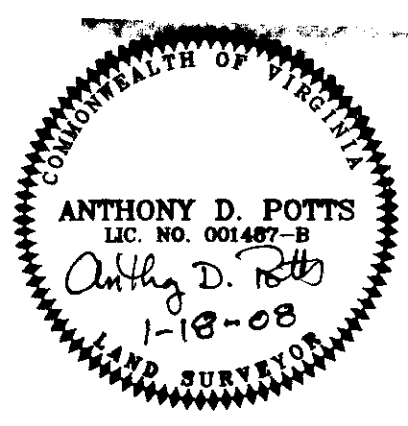


JAMESTOWN ROAD  
STATE ROUTE 31  
VARIABLE WIDTH R/W



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  
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BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge* Clerk



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DATE 1-18-08 *Anthony D. Potts*  
ANTHONY D. POTTS L.S.

3 Large/Small Plat(s) Recorded  
herewith as # 080008263

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



F.B. 903