

080013976

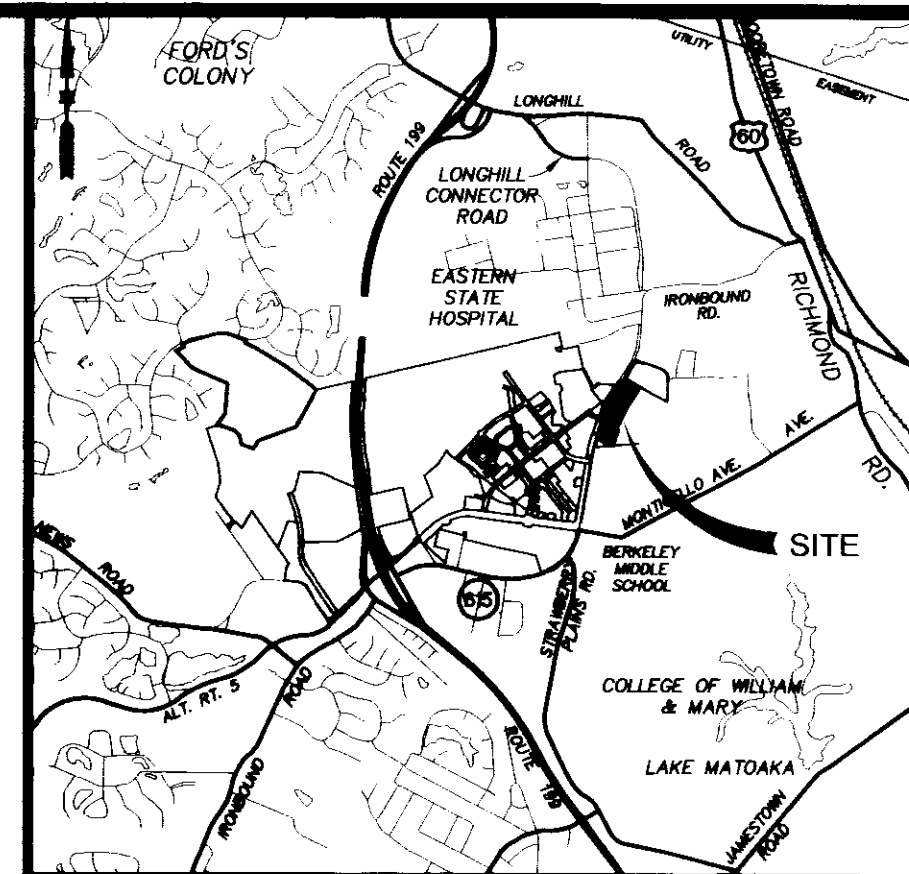
CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF THE WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY AND IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #080011210 BY PLAT ENTITLED 'PLAT SHOWING PROPERTY LINE EXTINGUISHMENT NORTH AND SOUTH OF WATFORD LANE OWNED BY WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY' PREPARED BY AES CONSULTING ENGINEERS, DATED OCTOBER 8, 2007

AND ACQUIRED FROM KAY DARNELL BARTLETT GRAY, CAROLYN WILDER, PINKEY SWINTON, JOYCE MARSH, PREE BARTLETT, WAYNE BARTLETT, LUCIUS JONES, JR., MILTON WALLACE, ELIZABETH JONES, LEISA ROBINSON, AND THE REVEREND JEROME RANDOLPH BY DEEDS DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080000757 ET SEQ. RECORD DATE JANUARY 12, 2006;

GENERAL NOTES:

- 1. PROPERTY IS ALL OF TAX MAP PARCEL (39-1)(1-60).
2. PROPERTY ADDRESS: 4380 IRONBOUND ROAD
3. PROPERTY SHOWN IS ZONED MU - MIXED USE WITH PROFFERS. FOR PROFFERS REFERENCE JCC CASE NO. Z-09-06 AND MP-10-06 APPROVED BY THE BOARD OF SUPERVISORS ON JULY 24, 2007.



VICINITY MAP SCALE: 1" = 2000'±

AND WAS ACQUIRED FROM G-SQUARE, INC. BY COURT PROCEEDING DATED MARCH 16, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040008570;

AND ACQUIRED FROM MARY PARKER, ANNE ALEXANDER, ERIC G. COPELAND BY DEEDS DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080001224 ET SEQ. RECORD DATE JANUARY 19, 2006;

AND ACQUIRED FROM JEFFREY W. SHELL AND KAREN M. SCHELL BY COURT PROCEEDING DATED MARCH 20, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080008253;

AND ACQUIRED FROM SHIRLEY PARKER BY DEED DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080001680 RECORD DATE JANUARY 24, 2006;

AND ACQUIRED FROM COUNTY OF JAMES CITY, VIRGINIA BY DEED DATED DECEMBER 10, 2003 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040004866;

AND ACQUIRED FROM JAMES JONES BY DEED DATED FEBRUARY 1, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080003557 RECORD DATE FEBRUARY 17, 2006;

AND ACQUIRED FROM WILLIAM ASHLOCK, JR. BY DEED DATED MARCH 24, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040008762;

AND ACQUIRED FROM ULYSSES JONES BY DEED DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080004976 RECORD DATE MARCH 6, 2006;

AND ACQUIRED FROM MARIA M. STRONG, RUSSELL STRONG, CYNTHIA A. CARTER, ANGELO T. STRONG, GLENN T. STRONG, PHYLLIS ALLEN, AND HERBERT MARSH BY DEED DATED SEPTEMBER 1, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040022954 RECORD DATE SEPTEMBER 9, 2004;

AND ACQUIRED FROM EVELYN HURTT BY DEED DATED AUGUST 21, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080022361 RECORD DATE SEPTEMBER 6, 2006;

AND ACQUIRED FROM RACHEL STRONG, RICKEY T. STRONG, SR. BRIDGETTE BYRD, BERNADETTE KING, SUCCESSOR TRUSTEE OF THE CHARLES SILAS STRONG TRUST, MARIA M. STRONG, RUSSELL STRONG, CYNTHIA A. CARTER, ANGELO T. STRONG, GLENN T. STRONG, PHYLLIS ALLEN, HERBERT MARSH, AND LORI STRONG BY DEED DATED JULY 7, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040021185 RECORD DATE AUGUST 18, 2004;

AND WAS ACQUIRED FROM BENITA LEWIS, CARRIE ROBINSON, JAMES K. COPELAND, JR. JOEY NATHAN LEWIS, KIMBERLY RANDOLPH, LEWIS E. RANDOLPH, MARLON LEWIS, MICHAEL D. RANDOLPH, RAMONA RANDOLPH, RECIA LORD, ROBIN YOUNG, AND ROMONA RANDOLPH BY COURT PROCEEDING DATED MAY 6, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080011659 RECORD DATE MAY 17, 2006;

AND WAS ACQUIRED FROM MILDRED D. STONE BY COURT PROCEEDING DATED APRIL 19, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040009031;

AND ACQUIRED FROM JEROME RANDOLPH, JR. BY DEED DATED APRIL 15, 2005 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #050009303 RECORD DATE APRIL 29, 2005;

AND ACQUIRED FROM ARLENE TUCKER BY DEED DATED DECEMBER 15, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040032116 RECORD DATE DECEMBER 27, 2004;

AND ACQUIRED FROM FRANCIS J. CURTIS BY DEED DATED FEBRUARY 7, 2003 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #030004282 RECORD DATE FEBRUARY 10, 2003;

AND ACQUIRED FROM CHARLES HERBERT JIMMERSON, JR. ET ALS, BY DEED DATED DECEMBER 15, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040032118 RECORD DATE DECEMBER 27, 2004;

AND ACQUIRED FROM WILLIAM L. JONES BY DEED DATED MAY 20, 2003 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #030016058 RECORD DATE JUNE 2, 2003;

AND ACQUIRED FROM GLENDORA J. FINLEY, BY DEED DATED DECEMBER 15, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040032117 RECORD DATE DECEMBER 27, 2004;

AND ACQUIRED FROM LEISA ROBINSON AND JEROME RANDOLPH BY DEEDS DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080000755 ET SEQ. RECORD DATE JANUARY 12, 2006;

AND ACQUIRED FROM QUINTON M. JIMMERSON BY COURT ORDER ENTERED APRIL 10, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080008588;

AND ACQUIRED FROM ERIC COPELAND BY DEED DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080001227 RECORD DATE JANUARY 19, 2006;

AND ACQUIRED FROM HARRIET J. BANKS BY COURT ORDER ENTERED JULY 19, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080017728;

AND WAS ACQUIRED FROM RAMONA RANDOLPH, LEWIS RANDOLPH, JAMES COPELAND, CARRIE ROBINSON, RECIA LORD, ROBIN YOUNG, BENITA LEWIS, JOEY LEWIS, MARION LEWIS, KIMBERLY RANDOLPH, AND MICHAEL RANDOLPH BY COURT PROCEEDING DATED MAY 16, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #060011660 RECORD DATE MAY 17, 2006.

AND WAS ACQUIRED FROM WALLACE R. PARKER BY COURT PROCEEDING DATED MAY 16, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080011658;

OWNER'S CONSENT AND DEDICATION

THE LOT LINE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Andrew K. Hangerman III WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg TO-WIT: I, Marion Okey Paris, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 29th DAY OF May 2008 MY COMMISSION EXPIRES July 26 2008 #150701 Thomas C. Sublett NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

Sublett C. Sublett 6/2/08 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE Virginia Department of Transportation 5/30/08 DATE

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.

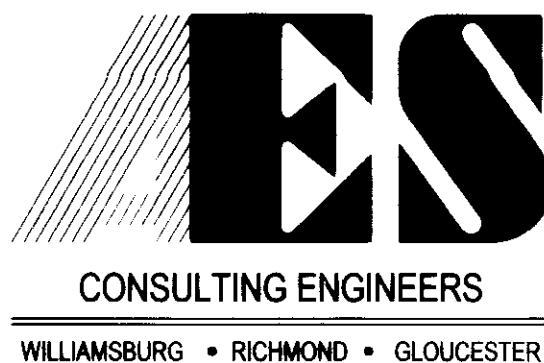
Thomas C. Sublett 5-15-2008 THOMAS C. SUBLETT, L.S. #1886 DATE

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 4 DAY OF June, 2008 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:39 AM/PM INSTRUMENT # 080013976

TESTE: Betsy B. Woolridge Betsy B. Woolridge, Clerk By Claudia H. Birkholz, Dep. Clerk

2 Certified Plat(s) Recorded with # 080013976

S:\Jobs\901405-Ironbound Sq Ph 2 Design\dwg\SurfPlat\901405\_PLAT\_SUBD\_2A.DWG, 5/30/2008 2:01:26 PM, aaron.smal



PLAT OF SUBDIVISION PARCEL "C" WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY IRONBOUND SQUARE PHASE II LOT 44, LOTS 46-47 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

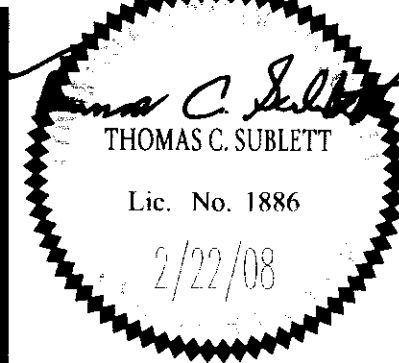


Table with columns: No., DATE, REVISION / COMMENT / NOTE, REVISED BY, REVIEWED BY. Includes entry for City of Williamsburg & County of James City Circuit Court.

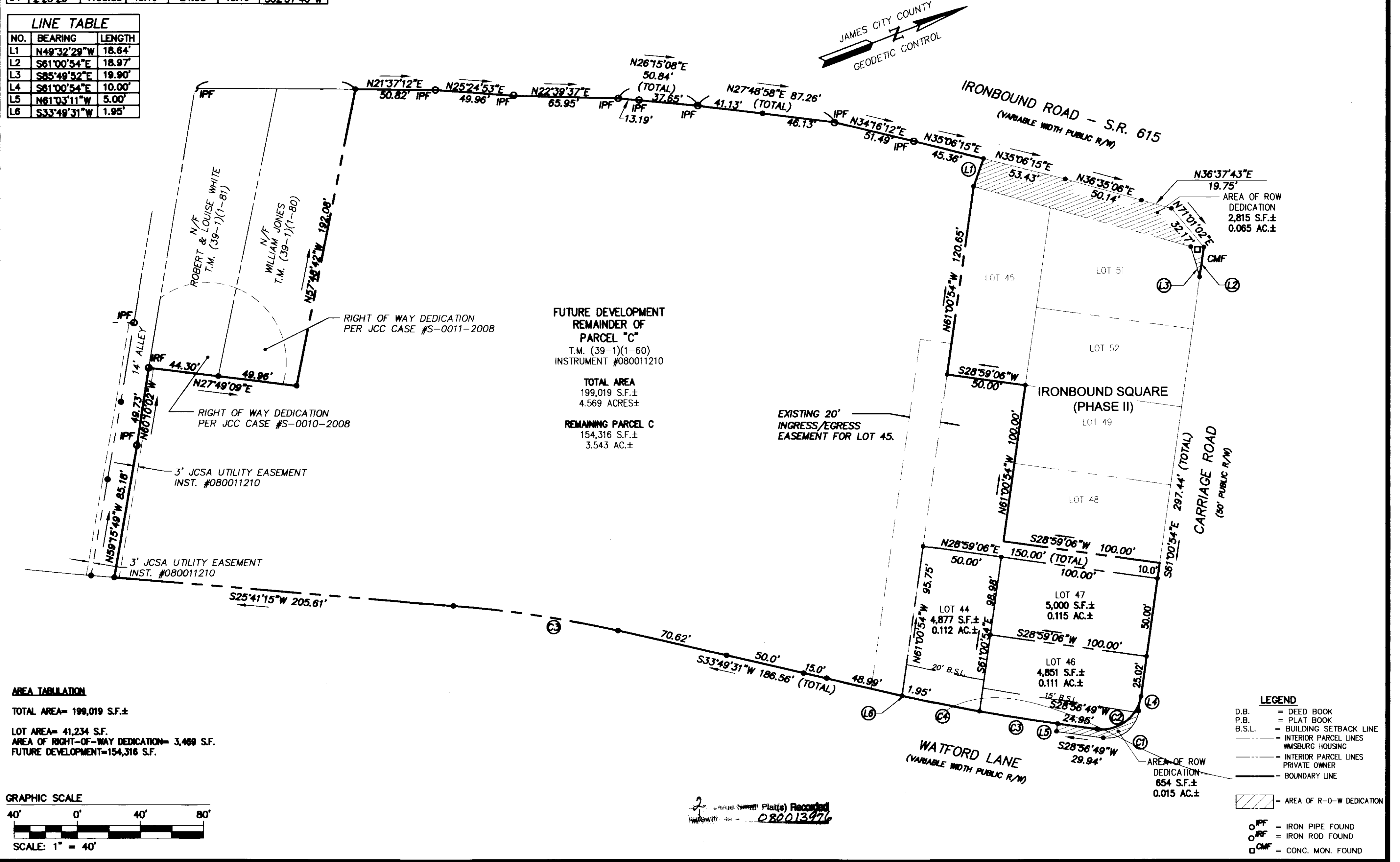
Table with columns: Designed AES, Drawn JDB, Scale 1"=40', Date 02/22/08, Project No. 9014, Drawing No. 1 OF 2.

080013976

NOTE: PARCEL "C" WAS CREATED BY BOUNDARY LINE ADJUSTMENT/EXTINGUISHMENT PER JAMES CITY COUNTY CASE #S-0003-2008.

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	89°57'43"	20.00'	31.40'	19.99'	28.27'	S16°02'02"E
C2	89°57'43"	25.00'	39.25'	24.98'	35.34'	S16°02'02"E
C3	2°29'12"	1153.85'	50.08'	25.04'	50.08'	S30°11'26"W
C4	2°23'29"	1153.85'	48.16'	24.08'	48.16'	S32°37'46"W

LINE TABLE		
NO.	BEARING	LENGTH
L1	N49°32'29"W	18.64'
L2	S61°00'54"E	18.97'
L3	S85°49'52"E	19.90'
L4	S61°00'54"E	10.00'
L5	N61°03'11"W	5.00'
L6	S33°49'31"W	1.95'



**FUTURE DEVELOPMENT  
REMAINDER OF  
PARCEL "C"**  
T.M. (39-1)(1-60)  
INSTRUMENT #080011210

**TOTAL AREA**  
199,019 S.F.±  
4.569 ACRES±

**REMAINING PARCEL C**  
154,316 S.F.±  
3.543 AC.±

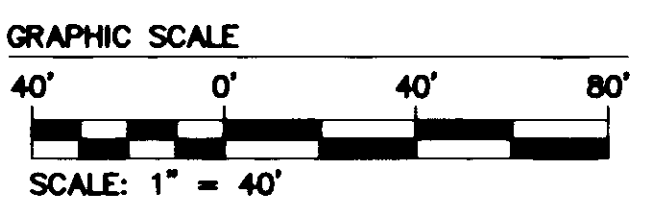
**AREA TABULATION**

TOTAL AREA= 199,019 S.F.±

LOT AREA= 41,234 S.F.

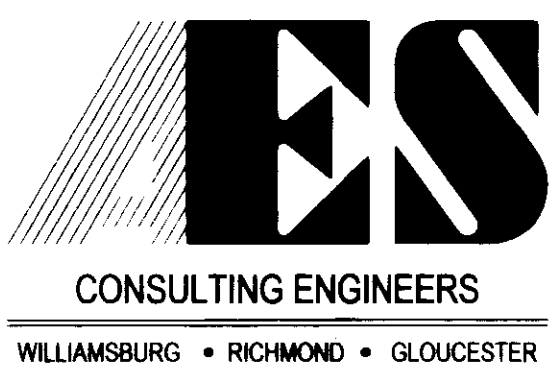
AREA OF RIGHT-OF-WAY DEDICATION= 3,469 S.F.

FUTURE DEVELOPMENT=154,316 S.F.



- LEGEND**
- D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - B.S.L. = BUILDING SETBACK LINE
  - = INTERIOR PARCEL LINES
  - = WMSBURG HOUSING
  - = INTERIOR PARCEL LINES PRIVATE OWNER
  - = BOUNDARY LINE
  - ▨ = AREA OF R-O-W DEDICATION
  - IPF = IRON PIPE FOUND
  - IRF = IRON ROD FOUND
  - CMF = CONC. MON. FOUND

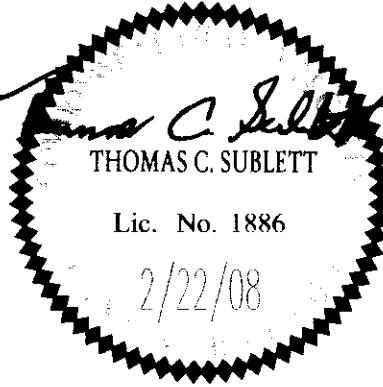
S:\Subs\001405-ironbound\01405\_PLAT\_SUBD\_2A.DWG, 5/30/2008 2:01:50 PM, aaron.small



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

**PLAT OF SUBDIVISION PARCEL "C"**  
WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY  
**IRONBOUND SQUARE**  
PHASE II  
LOT 44, LOTS 46-47

BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA



City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on	
		4 June 2008	
		at 11:39 AM/PM, PG -	
DOCUMENT #		080013976	
BETSY B. WOOLRIDGE, CLERK			
		Clerk	
No.	DATE	REVISION / COMMENT / NOTE	REVISOR

Designed <b>AES</b>	Drawn <b>JDB</b>
Scale 1"=40'	Date 02/22/08
Project No. <b>9014</b>	
Drawing No. <b>2 OF 2</b>	



080013976

CERTIFICATION OF SOURCE OF TITLE

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AND WAS ACQUIRED FROM G-SQUARE, INC. BY COURT PROCEEDING DATED MARCH 16, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040008570;

AND ACQUIRED FROM JEFFREY W. SHELL AND KAREN M. SCHELL BY COURT PROCEEDING DATED MARCH 20, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080008253;

AND ACQUIRED FROM COUNTY OF JAMES CITY, VIRGINIA BY DEED DATED DECEMBER 10, 2003 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040004866;

AND ACQUIRED FROM WILLIAM ASHLOCK, JR. BY DEED DATED MARCH 24, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040008762;

AND ACQUIRED FROM MARIA M. STRONG, RUSSELL STRONG, CYNTHIA A. CARTER, ANGELO T. STRONG, GLENN T. STRONG, PHYLLIS ALLEN, AND HERBERT MARSH BY DEED DATED SEPTEMBER 1, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040022954 RECORD DATE SEPTEMBER 9, 2004;

AND ACQUIRED FROM RACHEL STRONG, RICKEY T. STRONG, SR. BRIDGETTE BYRD, BERNADETTE KING, SUCCESSOR TRUSTEE OF THE CHARLES SILAS STRONG TRUST, MARIA M. STRONG, RUSSELL STRONG, CYNTHIA A. CARTER, ANGELO T. STRONG, GLENN T. STRONG, PHYLLIS ALLEN, HERBERT MARSH, AND LORI STRONG BY DEED DATED JULY 7, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040021185 RECORD DATE AUGUST 18, 2004;

AND WAS ACQUIRED FROM MILDRED D. STONE BY COURT PROCEEDING DATED APRIL 19, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040009031;

AND ACQUIRED FROM ARLENE TUCKER BY DEED DATED DECEMBER 15, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040032116 RECORD DATE DECEMBER 27, 2004;

AND ACQUIRED FROM CHARLES HERBERT JIMMERSON, JR. ET ALS. BY DEED DATED DECEMBER 15, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040032118 RECORD DATE DECEMBER 27, 2004;

AND ACQUIRED FROM GLENDORA J. FINLEY, BY DEED DATED DECEMBER 15, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040032117 RECORD DATE DECEMBER 27, 2004;

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AND WAS ACQUIRED FROM WALLACE R. PARKER BY COURT PROCEEDING DATED MAY 16, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080011658;

AND ACQUIRED FROM KAY DARNELL BARTLETT GRAY, CAROLYN WILDER, PINKEY SWINTON, JOYCE MARSH, PRIE BARTLETT, WAYNE BARTLETT, LUCIUS JONES, JR., MILTON WALLACE, ELIZABETH JONES, LEISA ROBINSON, AND THE REVEREND JEROME RANDOLPH BY DEEDS DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080000757 ET SEQ. RECORD DATE JANUARY 12, 2006;

AND ACQUIRED FROM MARY PARKER, ANNE ALEXANDER, ERIC G. COPELAND BY DEEDS DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080001224 ET SEQ. RECORD DATE JANUARY 19, 2006;

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AND ACQUIRED FROM ULYSSES JONES BY DEED DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080004976 RECORD DATE MARCH 6, 2006;

AND ACQUIRED FROM EVELYN HURTT BY DEED DATED AUGUST 21, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080022381 RECORD DATE SEPTEMBER 6, 2006;

AND WAS ACQUIRED FROM BENITA LEWIS, CARRIE ROBINSON, JAMES K. COPELAND, JR. JOEY NATHAN LEWIS, KIMBERLY RANDOLPH, LEWIS E. RANDOLPH, MARLON LEWIS, MICHAEL D. RANDOLPH, RAMONA RANDOLPH, RECIA LORD, ROBIN YOUNG, AND ROMONA RANDOLPH BY COURT PROCEEDING DATED MAY 6, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080011659 RECORD DATE MAY 17, 2006;

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AND ACQUIRED FROM FRANCIS J. CURTIS BY DEED DATED FEBRUARY 7, 2003 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #030004282 RECORD DATE FEBRUARY 10, 2003;

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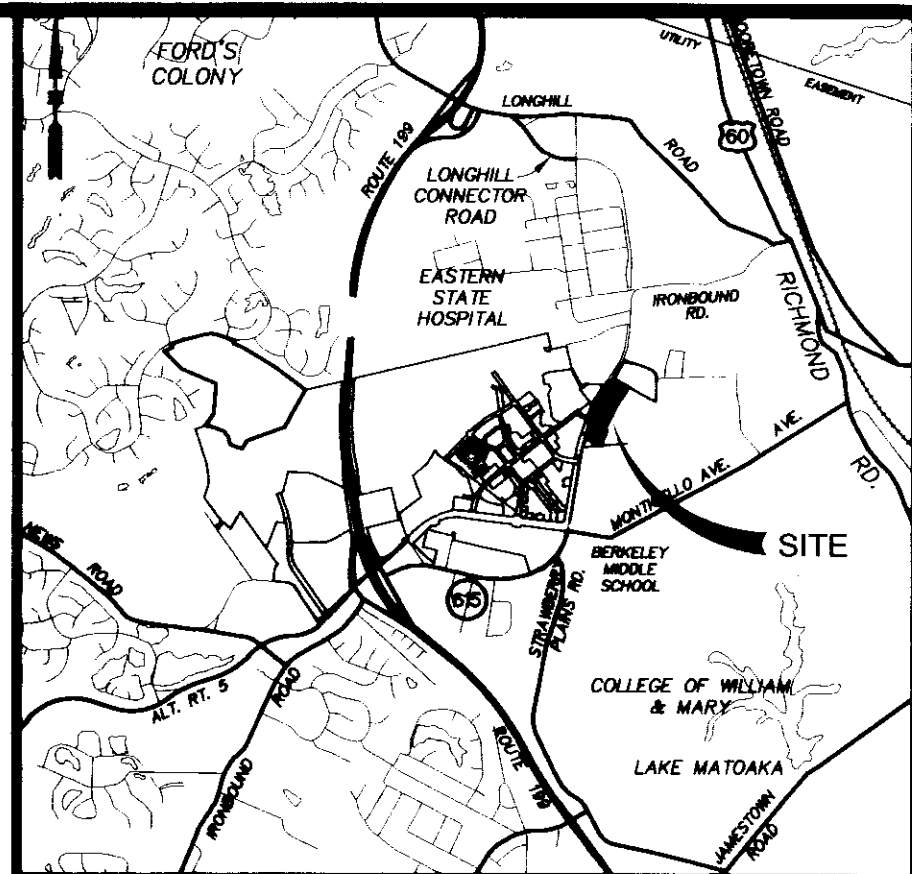
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AND WAS ACQUIRED FROM RAMONA RANDOLPH, LEWIS RANDOLPH, JAMES COPELAND, CARRIE ROBINSON, RECIA LORD, ROBIN YOUNG, BENITA LEWIS, JOEY LEWIS, MARION LEWIS, KIMBERLY RANDOLPH, AND MICHAEL RANDOLPH BY COURT PROCEEDING DATED MAY 16, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080011660 RECORD DATE MAY 17, 2006.

GENERAL NOTES:

- 1. PROPERTY IS ALL OF TAX MAP PARCEL (39-1)(1-60).
2. PROPERTY ADDRESS: 4380 IRONBOUND ROAD
3. PROPERTY SHOWN IS ZONED MU - MIXED USE WITH PROFFERS. FOR PROFFERS REFERENCE JCC CASE NO. Z-09-06 AND MP-10-06 APPROVED BY THE BOARD OF SUPERVISORS ON JULY 24, 2007.
4. ON OCTOBER 03, 2007, THE PLANNING COMMISSION APPROVED THE REQUEST TO GRANT A MODIFICATION TO SECTION 24-527 (a) AND (b) OF THE JAMES CITY COUNTY ZONING ORDINANCE-SETBACK REQUIREMENTS, FOR LOTS LOCATED WITHIN PHASE II OF THE IRONBOUND SQUARE REDEVELOPMENT PROJECT.
5. ON MAY 9, 2006, THE BOARD OF SUPERVISORS APPROVED A REDUCED STREET WIDTH REQUESTED ON WATFORD LANE, BETWEEN THE INTERSECTION OF CARRIAGE ROAD AND WATFORD LANE TO 900 FEET SOUTH ALONG WATFORD LANE.
6. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. EXTERIOR PROPERTY LINES AS SHOWN ARE BASED ON A PLAT ENTITLED "PLAT SHOWING PROPERTY LINE EXTINGUISHMENT NORTH AND SOUTH OF WATFORD LANE OWNED BY WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY" PREPARED BY AES CONSULTING ENGINEERS, DATED 10/08/07 & RECORDED AS INSTR. #080011210 DESIGNATED AS PARCEL "C". THERE MAY BE EASEMENTS, COVENANTS OR RESTRICTIONS OTHER THAN SHOWN THAT MAY AFFECT THIS PROPERTY.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
10. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. PROPERTY LIES IN FIRM ZONES "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM #510201-0140C, MAP NUMBER 51095C0140C, DATED 9/28/07.
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. AREAS OF RIGHT-OF-WAY EXCEPT THOSE LABELED AS PRIVATE, SHALL BE DEDICATED TO PUBLIC USE.
14. THIS SUBDIVISION IS JAMES CITY COUNTY CASE #S-0012-2008.



VICINITY MAP SCALE: 1" = 2000' ±

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY DATE
Virginia Department of Transportation DATE

OWNER'S CONSENT AND DEDICATION

THE LOT LINE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Thomas C. Sublett III
WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg TO-WIT:
I, Maura O'Leary Pan, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 29th DAY OF May, 2008
MY COMMISSION EXPIRES July 30, 2008
# 150701
Maura O'Leary Pan
NOTARY PUBLIC

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.

Thomas C. Sublett
THOMAS C. SUBLETT, L.S. #1886 5-15-2008 DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 4 DAY OF June, 2008
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:39 AM/PM
INSTRUMENT # 080013976

TESTE: Betsy B. Woolridge
Betsy B. Woolridge, CLERK
Brylinda H. Bushnell, Dea. Clerk

S:\Jobs\901405-ironbound Sq Ph 2 Design\dwg\Sun\Plats\901405\_PLAT\_SUBD\_PIC2A.DWG, 5/30/2008 2:00:29 PM, aaron.smith

CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION PARCEL "C"
WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY
IRONBOUND SQUARE
PHASE II
LOT 45, LOTS 48-49, AND LOTS 51-52
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Thomas C. Sublett
THOMAS C. SUBLETT
Lic. No. 1886
2/22/08

Table with columns: No., DATE, REVISION / COMMENT / NOTE, REVISED BY, REVIEWED BY

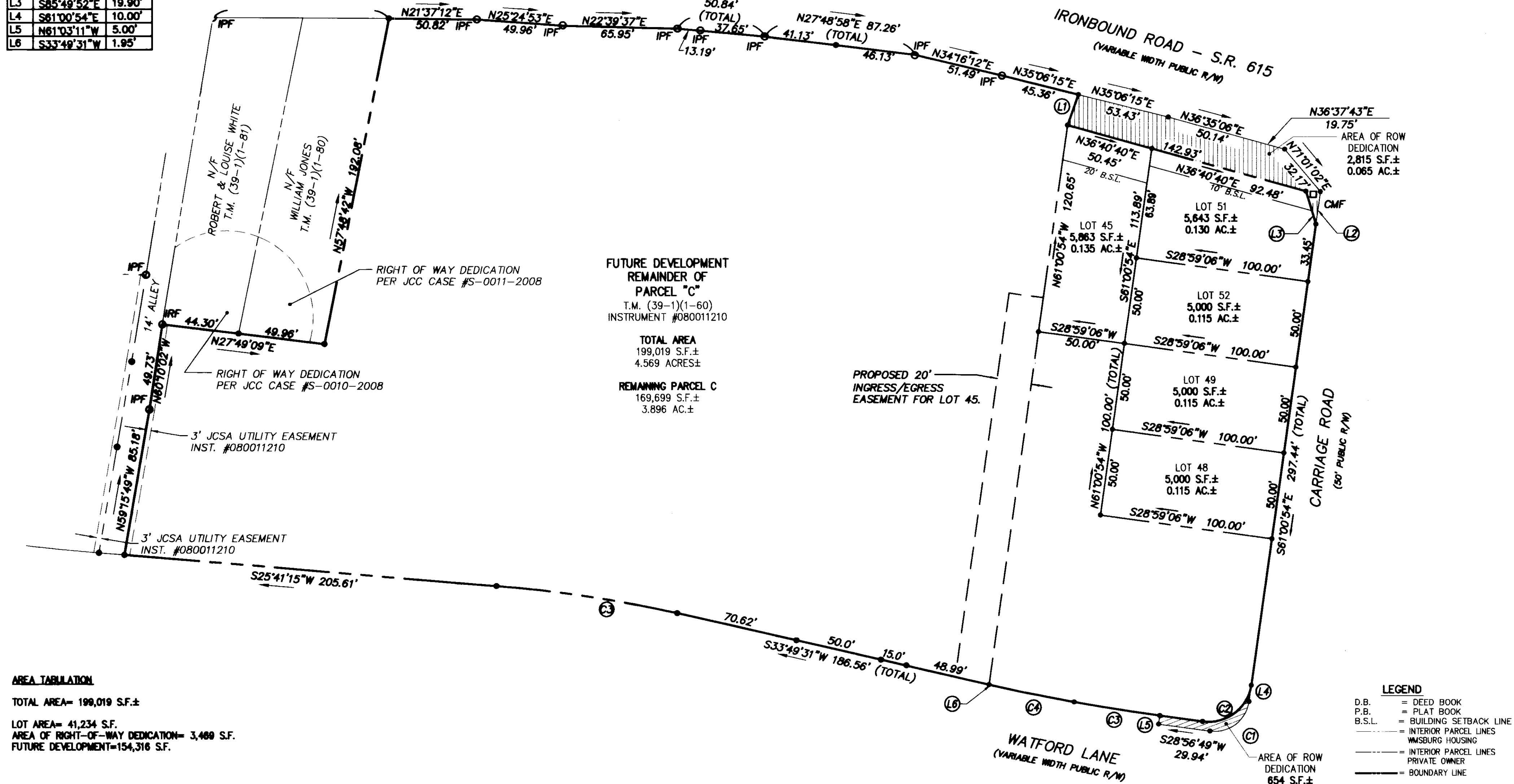
Table with columns: Designed AES, Drawn JDB, Scale 1"=40', Date 02/22/08, Project No. 9014, Drawing No. 1 OF 2

080013976

NOTE: PARCEL "C" WAS CREATED BY BOUNDARY LINE ADJUSTMENT/EXTINGUISHMENT PER JAMES CITY COUNTY CASE #S-0003-2008.

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	89°57'43"	20.00'	31.40'	19.99'	28.27'	S16°02'02"E
C2	89°57'43"	25.00'	39.25'	24.98'	35.34'	S16°02'02"E
C3	2°29'12"	1153.85'	50.08'	25.04'	50.08'	S30°11'26"W
C4	2°23'29"	1153.85'	48.16'	24.08'	48.16'	S32°37'46"W

LINE TABLE		
NO.	BEARING	LENGTH
L1	N49°32'29"W	18.64'
L2	S61°00'54"E	18.97'
L3	S85°49'52"E	19.90'
L4	S61°00'54"E	10.00'
L5	N61°03'11"W	5.00'
L6	S33°49'31"W	1.95'



**FUTURE DEVELOPMENT  
REMAINDER OF  
PARCEL "C"**  
T.M. (39-1)(1-60)  
INSTRUMENT #080011210

**TOTAL AREA**  
199,019 S.F.±  
4.569 ACRES±

**REMAINING PARCEL C**  
169,699 S.F.±  
3.896 AC.±

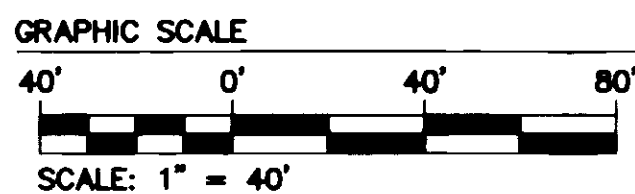
**AREA TABULATION**

TOTAL AREA= 199,019 S.F.±

LOT AREA= 41,234 S.F.

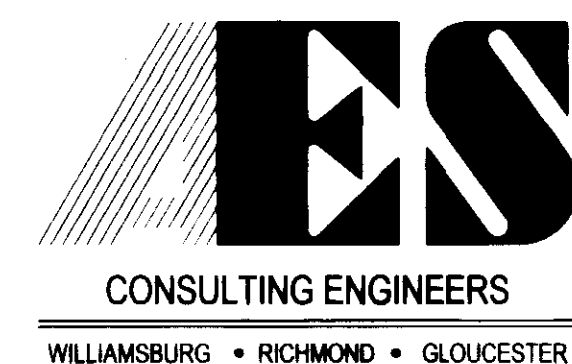
AREA OF RIGHT-OF-WAY DEDICATION= 3,469 S.F.

FUTURE DEVELOPMENT=154,316 S.F.



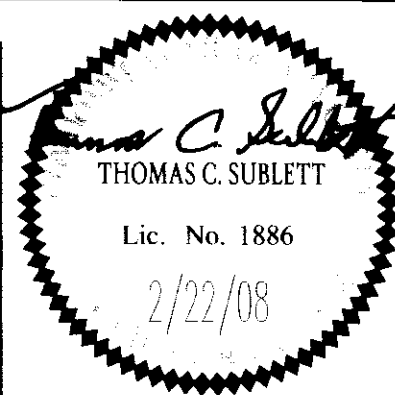
2 Large/Small Plat(s) Recorded  
herewith as # 080013976

- LEGEND**
- D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - B.S.L. = BUILDING SETBACK LINE
  - = INTERIOR PARCEL LINES
  - = INTERIOR PARCEL LINES WMSBURG HOUSING
  - = INTERIOR PARCEL LINES PRIVATE OWNER
  - = BOUNDARY LINE
  - ▨ = AREA OF R-O-W DEDICATION
  - IPF = IRON PIPE FOUND
  - IRF = IRON ROD FOUND
  - CMF = CONC. MON. FOUND



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PLAT OF SUBDIVISION PARCEL "C"  
WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY  
**IRONBOUND SQUARE**  
PHASE II  
LOT 45, LOTS 48-49, AND LOTS 51-52  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
4 June 2008  
at 11:39 AM/PM, PG. 1  
DOCUMENT # 080013976  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

Designed <b>AES</b>	Drawn <b>JDB</b>
Scale 1" = 40'	Date 02/22/08
Project No. <b>9014</b>	
Drawing No. <b>2 OF 2</b>	