

080016691

**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PLAT IS IN THE NAME OF WILLIAM L. JONES AND MARY JONES, HUSBAND AND WIFE, AND WAS ACQUIRED FROM PHILLIP R. COOKE, SR., AND PEARL W. COOKE, HIS WIFE, BY DEED DATED AUGUST 4, 1982 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, DATED SEPTEMBER 22, 1982, AS DEED BOOK 225, PAGE 379. MARY MACK-JONES DIED MAY 29, 2004, LEAVING WILLIAM L. JONES AS THE SOLE HEIR TO THE AFORESAID REAL PROPERTY.

**OWNER'S CONSENT AND DEDICATION**

THE DEDICATION OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

*William L. Jones* 6-9-08  
 WILLIAM L. JONES DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

I, MAURA D. PAINE, 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 THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 9<sup>th</sup> DAY OF JUNE, 2008

MY COMMISSION EXPIRES July 31, 2012

*Maura D. Paine* #150701  
 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.

*Thomas C. Sublett* 1/22/2008  
 THOMAS C. SUBLETT L.S. DATE

**CERTIFICATE OF APPROVAL**

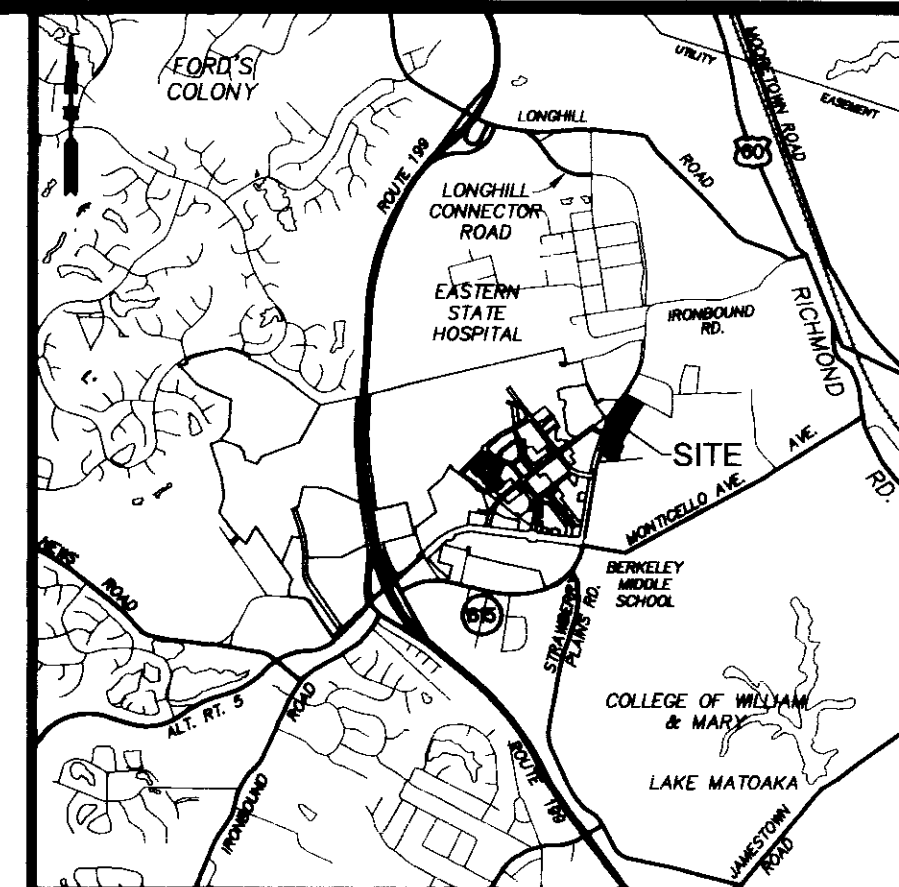
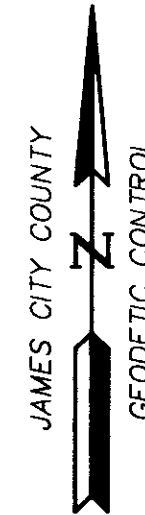
THIS PLAT SHOWING RIGHT OF WAY DEDICATION IS APPROVED BY THE UNDERSIGNED, MAY BE ADMITTED TO RECORD.

*[Signature]* 6/19/08  
 AGENT FOR JAMES CITY COUNTY DATE

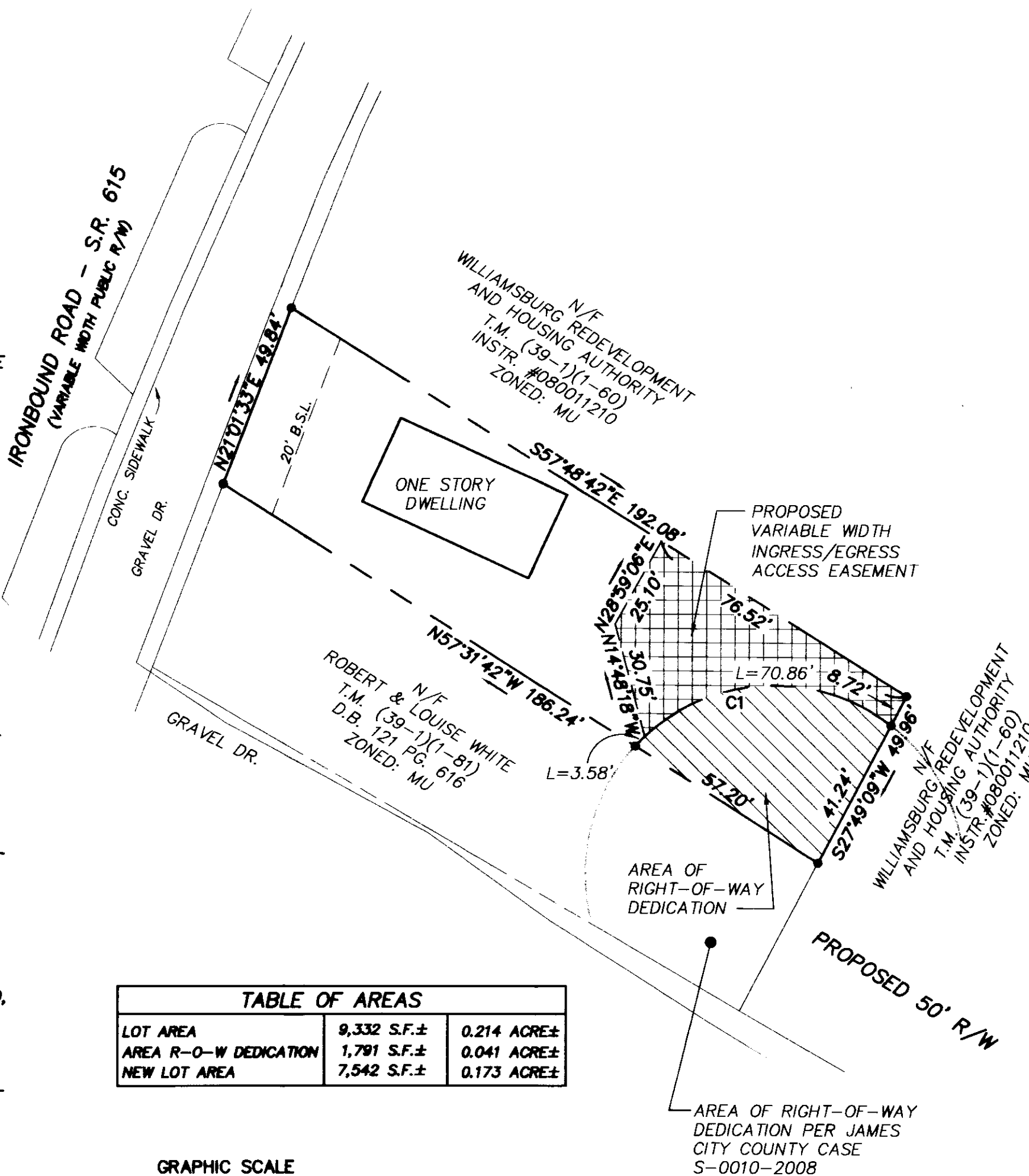
*Julie L. Doss, P.E.* 6/19/08  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	85°17'44"	50.00'	74.43'	46.05'	67.75'	S85°07'09"W

NOTE:  
 THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0140C, DATED 9/28/2007.



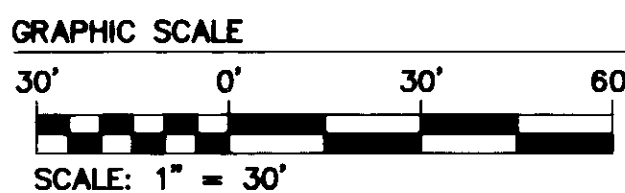
VICINITY MAP  
 SCALE: 1" = 2000'±



**GENERAL NOTES:**

- BEARINGS ARE BASED UPON JAMES CITY COUNTY GEODETIC GROUND CONTROL NETWORK.
- BOUNDARY INFORMATION AS SHOWN WAS TAKEN FROM RECORDED DOCUMENTS AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT.
- THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY.
- PARCEL IS SERVED BY PUBLIC WATER AND SEWER.
- PROPERTY DOES NOT CONTAIN WETLANDS OR RESOURCE PROTECTION AREAS.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- 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.
- RIGHT-OF-WAY IS BEING DEDICATED TO JAMES CITY COUNTY FOR PUBLIC USE.
- INGRESS/EGRESS ACCESS EASEMENT IS DEDICATED TO JAMES CITY COUNTY FOR USE BY ADJACENT PROPERTIES IN IRONBOUND SQUARE PHASE II

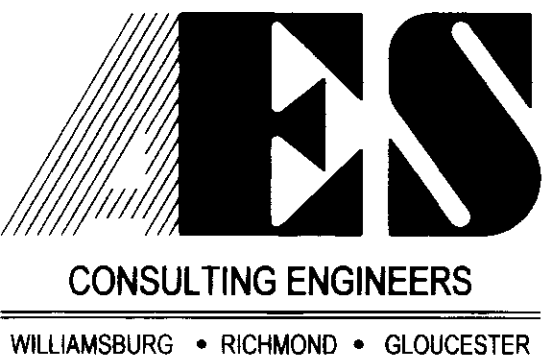
TABLE OF AREAS		
LOT AREA	9,332 S.F.±	0.214 ACRE±
AREA R-O-W DEDICATION	1,791 S.F.±	0.041 ACRE±
NEW LOT AREA	7,542 S.F.±	0.173 ACRE±



**LEGEND**  
 IPF = IRON PIPE FOUND  
 [Hatched] = AREA OF R-O-W DEDICATION  
 [Cross-hatched] = AREA OF INGRESS/EGRESS DEDICATION

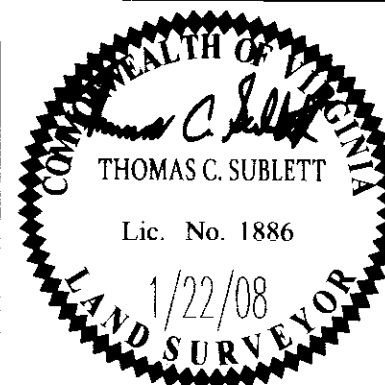
THIS IS ALL OF  
 TAX PARCEL: (39-1)(1-80)  
 STREET ADDRESS: #4364 IRONBOUND ROAD  
 JCC CASE # S-0011-2008

Large/Small Plat(s) Recorded  
 herewith as # 080016691



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

PLAT SHOWING RIGHT OF WAY DEDICATION  
 FROM  
 WILLIAM L. JONES  
 TO  
 THE COUNTY OF JAMES CITY  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWER

Designed AES	Drawn LNH
Scale 1" = 30'	Date 1/21/08
Project No. 9014-05	
Drawing No. 1 OF 1	