

080028729

**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PLAT IS IN THE NAME OF ROBERT WHITE AND LOUISE WHITE, HUSBAND AND WIFE, AND WAS ACQUIRED FROM MABLE WHITE, BY DEED DATED FEBRUARY 14, 1969 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, DATED JUNE 23, 1969 AS DEED BOOK 121, PAGE 616.

**OWNER'S CONSENT AND DEDICATION**

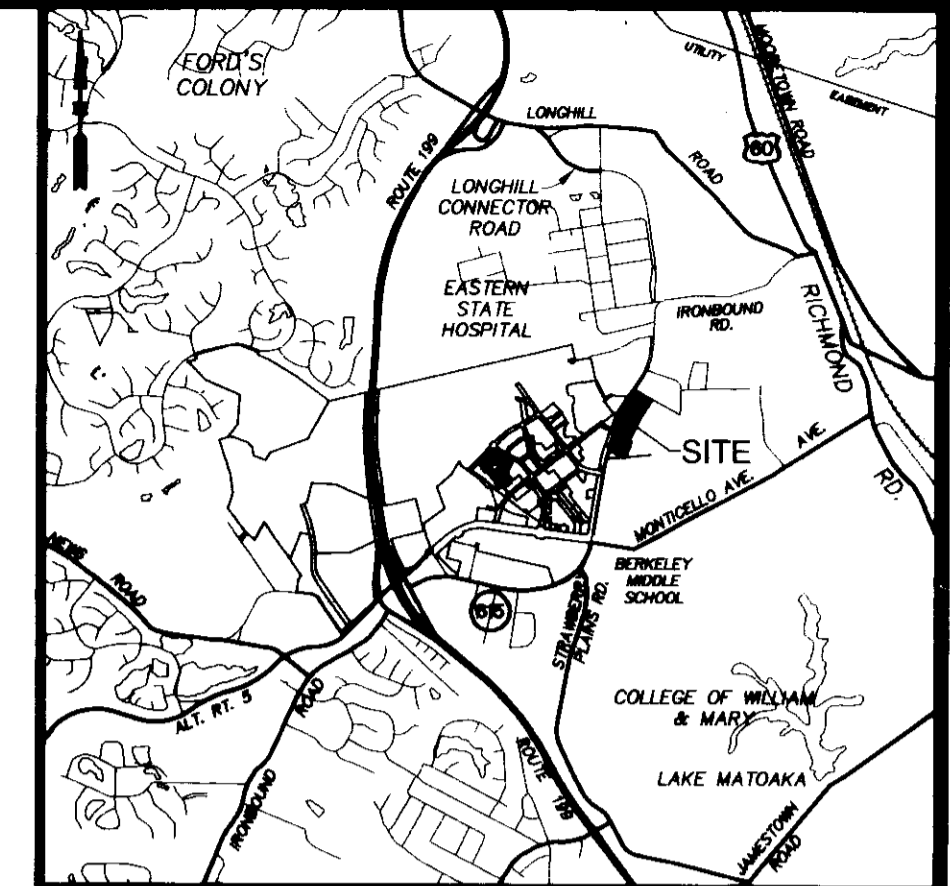
THE DEDICATION OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Robert White 8/26/08  
ROBERT WHITE DATE  
Louise White 8/26/08  
LOUISE WHITE DATE

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	57°58'59"	50.00'	50.60'	27.71'	48.47'	S13°28'40"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.

EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSING MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.



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.

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:  
I, 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 26<sup>th</sup> DAY OF August, 2008  
MY COMMISSION EXPIRES 7-31-2012  
Maura Otay 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.  
Ellen A. Cook 11/26/08  
AGENT FOR JAMES CITY COUNTY DATE  
Paul L. Das, P.E. 8/27/08  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

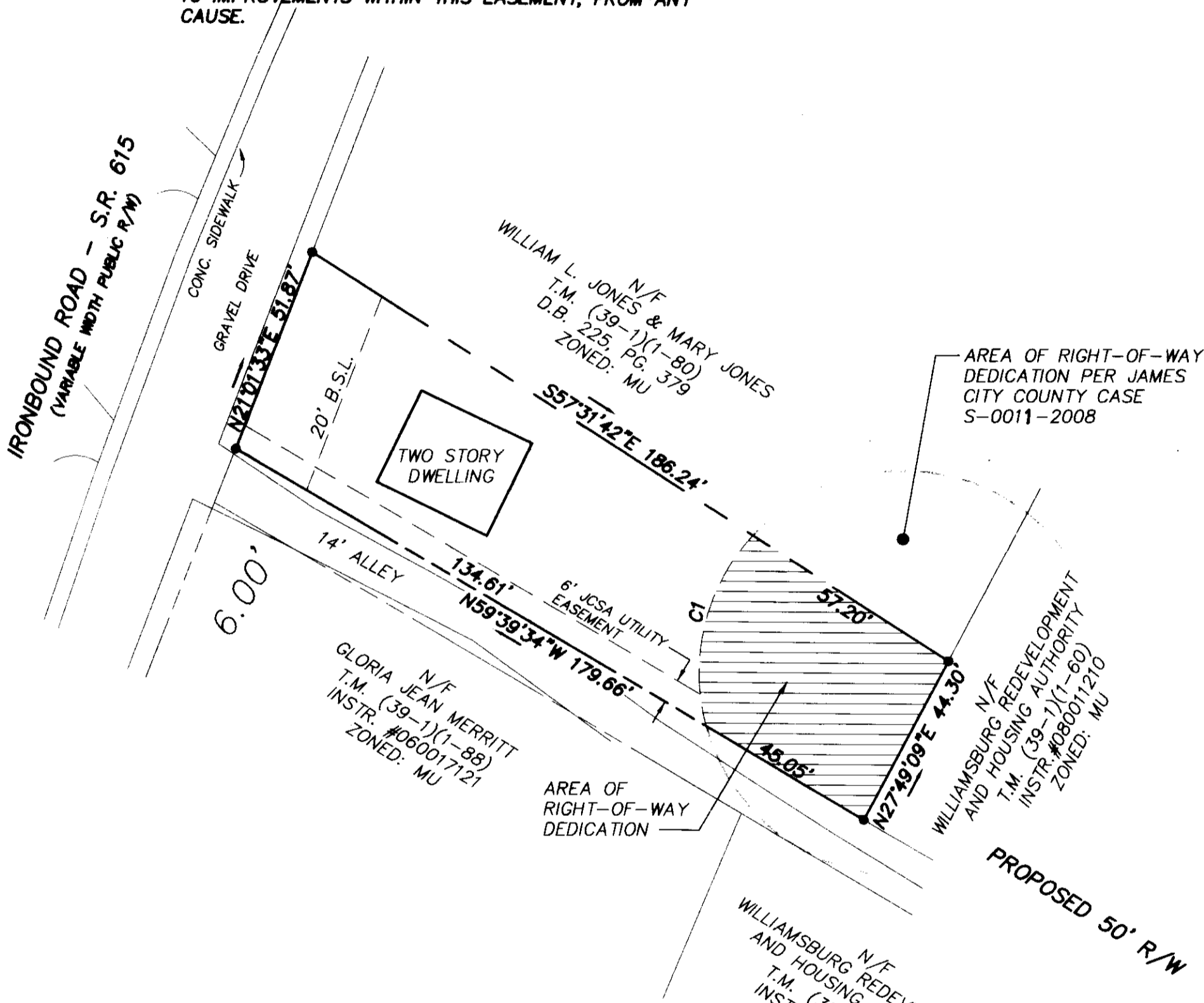
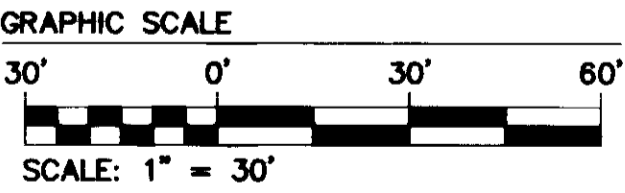


TABLE OF AREAS		
LOT AREA	8,710 S.F.±	0.200 ACRE±
AREA R-O-W DEDICATION	2,513 S.F.±	0.058 ACRE±
NEW LOT AREA	6,197 S.F.±	0.143 ACRE±

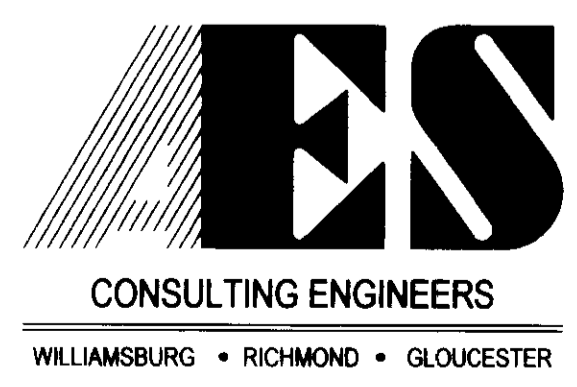


LEGEND  
IPF = IRON PIPE FOUND  
[Hatched Area] = AREA OF R-O-W DEDICATION

Large/Small Plat(s) Recorded herewith as # 080028729

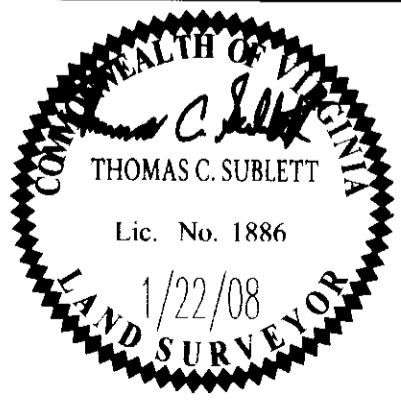
THIS IS ALL OF  
TAX PARCEL: (39-1)(1-81)  
STREET ADDRESS: #4362 IRONBOUND ROAD  
JCC CASE NO. S-0010-2008

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

PLAT SHOWING RIGHT OF WAY DEDICATION  
FROM  
**ROBERT WHITE & LOUISE WHITE**  
TO  
THE COUNTY OF JAMES CITY  
BEREKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWER

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