

090018209

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LYMAN R. HALL, JR. TO MCFARLIN PARK, LLC BY DEED DATED MARCH 28, 2009 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 090008788 ON MARCH 30, 2009.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT AND KNOWN AS PLAT OF SUBDIVISION OF MCFARLIN PARK LOT 47 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

MCFARLIN PARK, LLC

Henry Stephens, President DATE 4.24.09

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF Virginia

Terese B. Kirby A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 24th DAY OF April, 2009

MY COMMISSION EXPIRES 12-31-12

Terese B. Kirby NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 331462

DEED OF TRUST

BENEFICIARY: TOWNEBANK INSTRUMENT NO. 090008789 DATED MARCH 27, 2009 PHILIP M. RUDISILL AND GERALD L. PASSARO, TRUSTEES

BY (NAME): GERALD L. PASSARO

Gerald L. Passaro TRUSTEE DATE 4-22-09

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF Newport News

Jennifer White King A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 23rd DAY OF April, 2009

MY COMMISSION EXPIRES 9/30/2011

Jennifer White King NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 273218

DEED OF TRUST

BENEFICIARY: LYMAN R. HALL, JR. INSTRUMENT NO. 090008790 DATED MARCH 27, 2009 GREGORY R. DAVIS, ESQUIRE, TRUSTEE

BY Gregory R. Davis TRUSTEE DATE 5/11/2009

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City

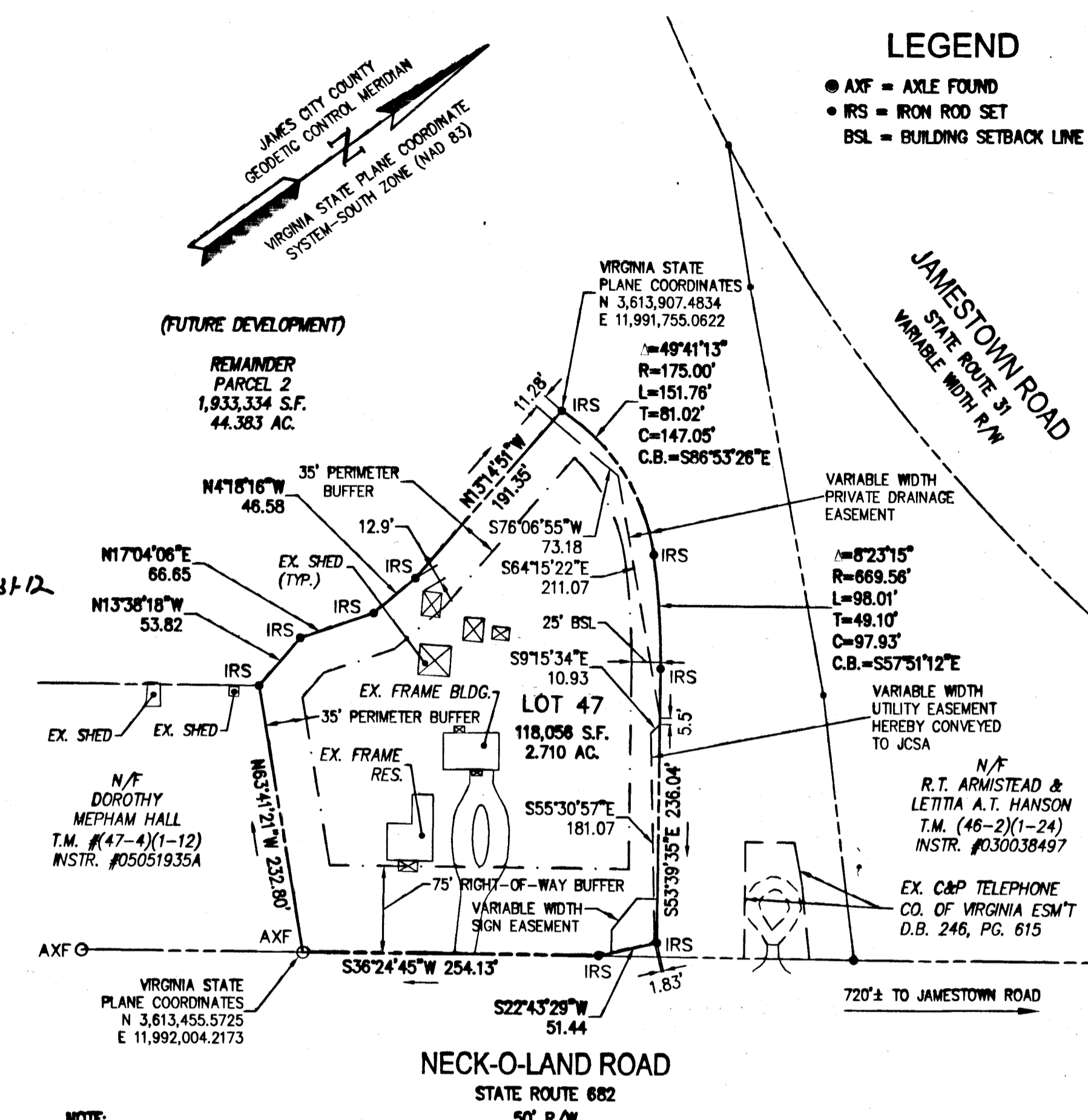
Florence M. Hatchisid A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 11th DAY OF May, 2009

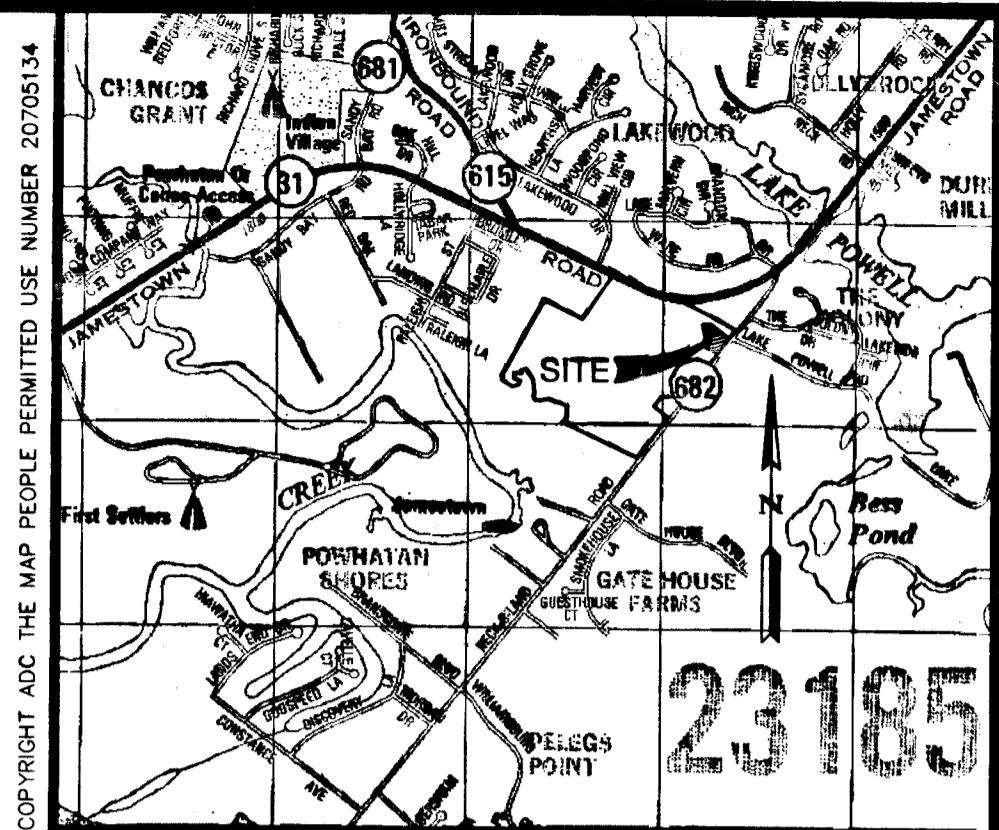
MY COMMISSION EXPIRES 8-31-2013

Florence M. Hatchisid NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 150600



LEGEND: AXF = AXLE FOUND, IRS = IRON ROD SET, BSL = BUILDING SETBACK LINE

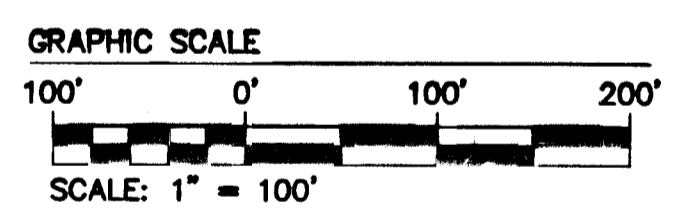


VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES

- 1. PROPERTY SHOWN IS A PORTION OF TAX MAP PARCEL NO. (47-4)(1-11).
2. PROPERTY IS CURRENTLY ZONED "R2" (GENERAL RESIDENTIAL).
3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
4. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
5. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. PROPERTY LIES IN FIRM ZONES "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL NO. 51095C 0045C, DATED SEPTEMBER 28, 2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
11. SLOPE RESTRICTIONS SHALL BE IN ACCORDANCE WITH SECTION 23-5 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. ALL LAND DISTURBING ACTIVITIES SHALL BE PROHIBITED ON SLOPES OF 25% OR GREATER UNLESS PERMITTED IN OTHER SECTIONS OF THE ORDINANCE OR BY REQUEST FOR WAIVER IN ACCORDANCE WITH SECTION 23-12 APPROVED BY THE ENVIRONMENTAL DIVISION DIRECTOR.
12. THE PERIMETER AND RIGHT-OF-WAY BUFFERS WILL SERVE AS THE BUILDING SETBACK FOR THIS PARCEL BECAUSE THEY ARE MORE RESTRICTIVE THAN THE REQUIRED SETBACKS.
13. 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 CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

AREA TABULATION table with columns for Lot 47, Remainder Parcel 2, and Total area in S.F. and AC.



NOTE: ON MARCH 28, 2008 DRC GRANTED AN EXCEPTION TO SECTION 19-43 AND 19-45 OF THE SUBDIVISION ORDINANCE TO ALLOW THE LOT TO FRONT ON AN ARTERIAL STREET. ACCESS FOR ANY FUTURE DEVELOPMENT ON PARCEL 2 (FUTURE LOT 47) IS PROHIBITED FROM NECK-O-LAND ROAD.

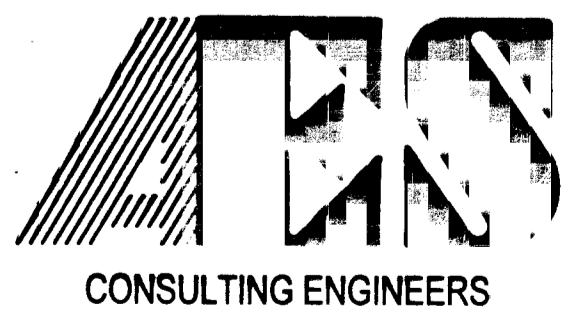
CERTIFICATE OF APPROVAL: THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature of Ellen Cook, Subdivision Agent of James City County, dated 6/8/09.

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.

Signature of Robert D. Mann, L.S., dated 4/17/09.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 24th DAY OF June, 2009. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 3:42 AM/PM INSTRUMENT # 090018209. TESTE: Betsy B. Woolridge, Clerk.



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

PLAT OF SUBDIVISION MCFARLIN PARK LOT 47 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

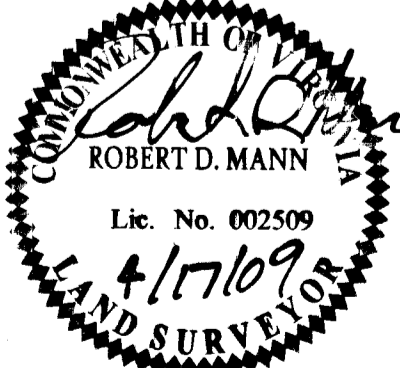


Table with columns for No., DATE, REVISION / COMMENT / NOTE, REVISED BY, REVIEWED BY.

Table with columns for Designed (AES), Drawn (AWT), Scale (1"=100'), Date (4/17/09), Project No. (9700-02), Drawing No. (1 of 1).