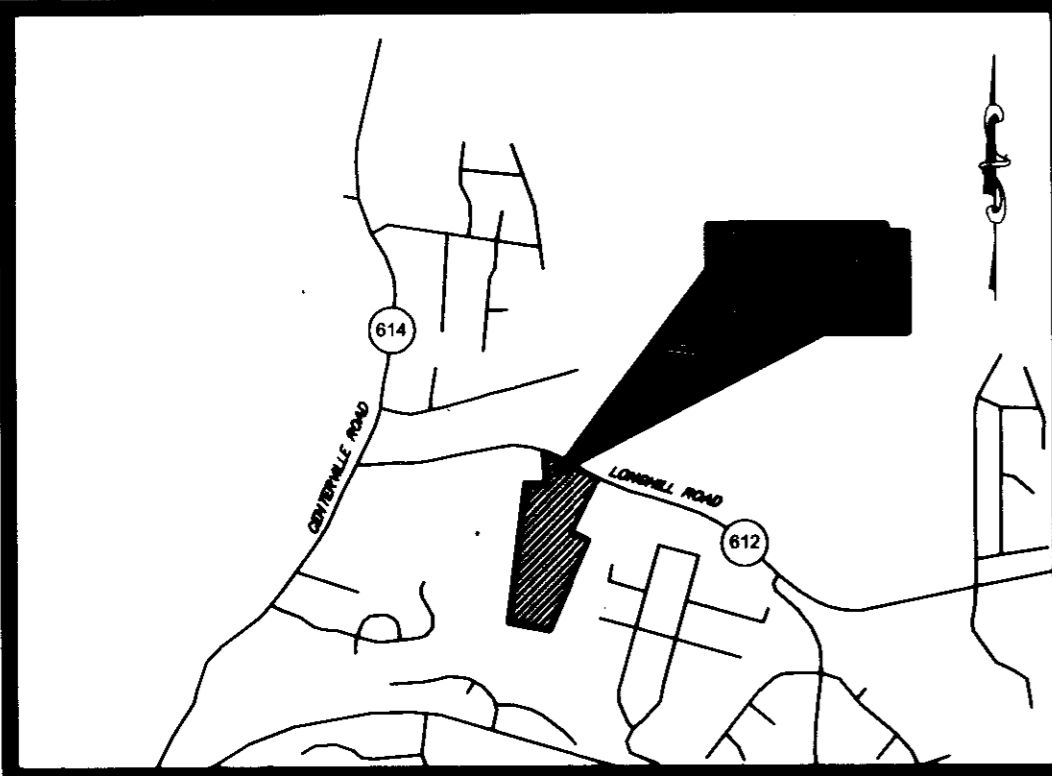
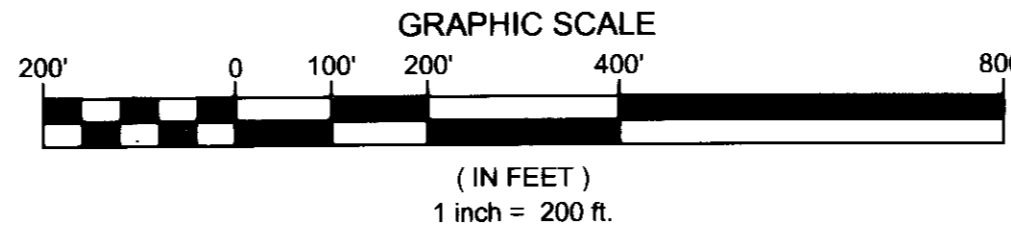
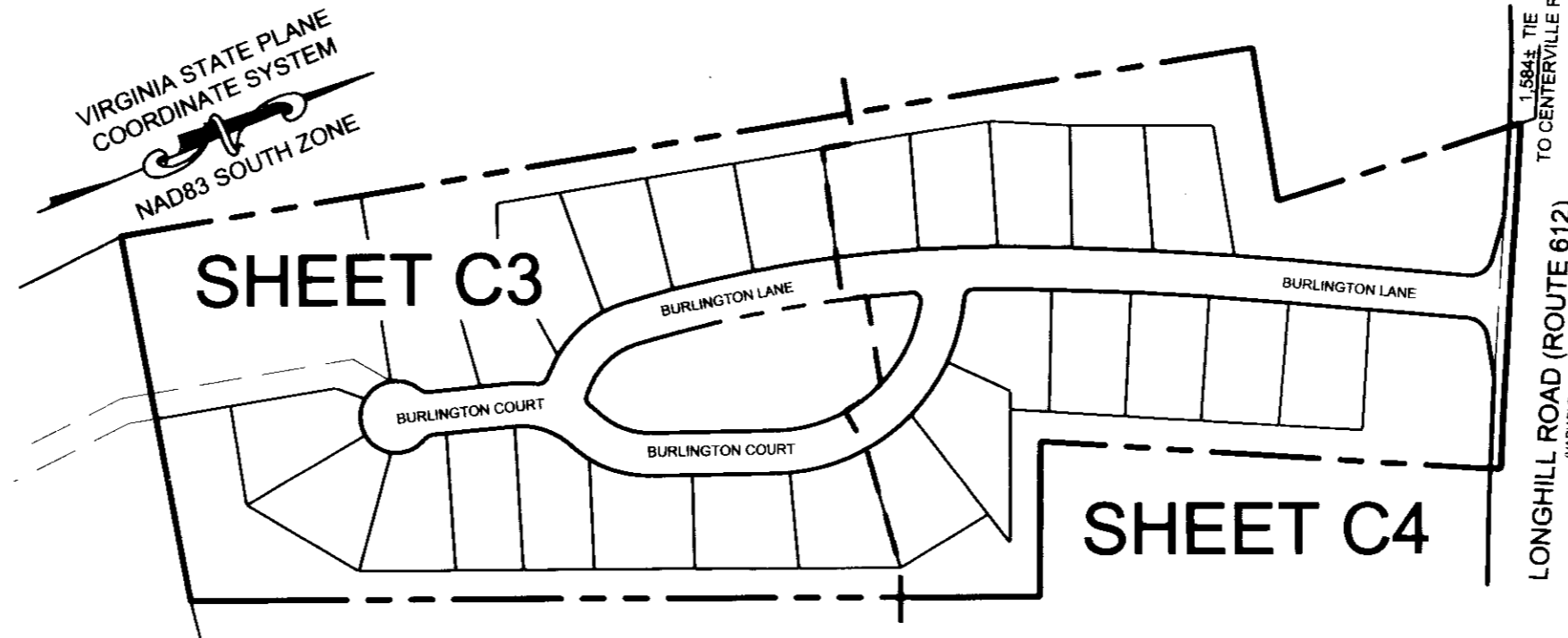


090027398



VICINITY MAP SCALE: 1"=2000'

BURLINGTON WOODS
BURLINGTON WOODS, LLC OWNER/DEVELOPER
JAMES CITY COUNTY, VIRGINIA



SHEET INDEX:

- C1 COVER SHEET
C2 OVERALL PROJECT AREA
C3 LAYOUT PLAN, INSERT "A"
C4 LAYOUT PLAN, INSERT "C"
C5 LINE & CURVE TABLES, INSERT "B"

LEGEND:

- IPF IRON PIN FOUND
IPS IRON PIN SET
IRF IRON ROD FOUND
IRS IRON ROD SET
N O S NATURAL OPEN SPACE / CONSERVATION EASEMENT
C E CONSERVATION EASEMENT SIGN

SITE DATA:

Table with 4 columns: A. AREAS, B. PROPOSED LOTS, C. SETBACKS (PROPOSED), D. LAND USE. Contains detailed site specifications and zoning information.

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BURLINGTON WOODS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

3-26-09 Aaron Brooks
DATE SIGNATURE BURLINGTON WOODS, LLC
NAME PRINTED

5-26-09 Jeffrey A. Harris, Trustee
DATE SIGNATURE BB&T VA COLLATERAL SERVICES, CORP., TRUSTEE
NAME PRINTED

03-25-09 Andrew M. Franck, Trustee
DATE SIGNATURE ANDREW M. FRANCK, TRUSTEE
NAME PRINTED

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF Richmond
I, Denise C. Windsor, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Aaron Brooks WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 26th DAY OF March, 2009
Wendy C. Windsor
(SIGNATURE)

MY COMMISSION EXPIRES 4-30-2011

NOTARY REGISTRATION NUMBER: 113924

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF Richmond
I, Denise C. Windsor, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Jeffrey A. Harris WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 26th DAY OF March, 2009
Wendy C. Windsor
(SIGNATURE)

MY COMMISSION EXPIRES 4-30-2011

NOTARY REGISTRATION NUMBER: 113924

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF Williamsburg
I, Susan G. Walter, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Andrew M. Franck WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 25th DAY OF March
Susan G. Walter
(SIGNATURE)

MY COMMISSION EXPIRES 06/30/2011

NOTARY REGISTRATION NUMBER: 284510

NOTES:

- 1. THIS SUBDIVISION IS BASED ON A BOUNDARY SURVEY PREPARED BY BURY+PARTNERS, DATED DECEMBER 20, 2007, AND SUBMITTED TO THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, JAMES CITY COUNTY, VIRGINIA, FOR RECORDATION.
2. TAX MAP & PARCEL#: 33-3/1-20; PARCEL ID: 3130100020 ADDRESS: 3931 LONGHILL ROAD, WILLIAMSBURG, VA 23188
3. ZONING: R2 - GENERAL RESIDENTIAL, WITH PROFFERS. THIS PROPERTY REZONED WITH MASTER PLAN MP-12-04, SPECIAL USE PERMIT SUP-35-04, AND REZONING APPLICATION Z-16-04, APPROVED BY JAMES CITY COUNTY BOARD OF SUPERVISORS ON MAY 24, 2005.
4. HORIZONTAL COORDINATES ARE BASED UPON THE VIRGINIA STATE PLANE SYSTEM, NAD83 SOUTH ZONE, FROM FIELD DATA COLLECTED APRIL, 2006.
5. A CURRENT TITLE REPORT WAS NOT FURNISHED TO THIS OFFICE.
6. PROPERTY LIES IN FLOOD ZONE "X" DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER MAP NUMBER 51095C, PANELS 0110C AND 0120C, FOR COMMUNITY NUMBER 510201, DATED SEPTEMBER 28, 2007.
7. AN ENVIRONMENTAL SITE REVIEW WILL BE NECESSARY PRIOR TO APPROVAL OF THE FINAL PLAT. LOCATION OF CHESAPEAKE BAY RESOURCE PROTECTION AREAS (RPA) IF ANY, ARE NOT A PART OF THE PRELIMINARY PLAT SUBMITTAL REQUIREMENTS.
8. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
9. OPEN SPACE A, B, C, D & E SHALL BE THE RESPONSIBILITY OF BURLINGTON WOODS HOME OWNER'S ASSOCIATION, INC.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
12. ALL INTERIOR RIGHT-OF-WAY TO BE DEDICATED FOR PUBLIC USE.
13. ALL LOTS SHALL BE ACCESSED FROM INTERIOR SUBDIVISION ROADS, AND NOT FROM ROUTE 612.
14. ALL UTILITY LINES INSTALLED WITH THIS DEVELOPMENT WILL BE LOCATED UNDERGROUND.

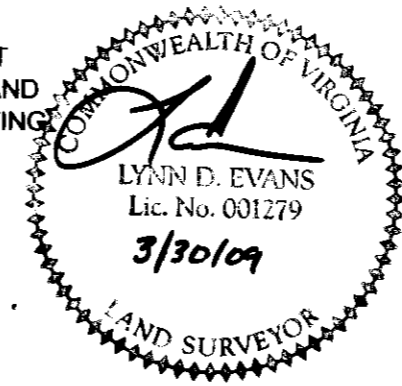
CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY "TIDEWATER PARTNERS PROPERTY AND DEVELOPMENT, LLC" TO BURLINGTON WOODS, LLC BY DEED, DATED OCTOBER 2, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT # 060027575.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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.

3/30/09 Lynn D. Evans
DATE NAME
LYNN D. EVANS
NAME PRINTED



- 15. ALL SIGNS (INCLUDING ANY SUBDIVISION ENTRANCE SIGNS) SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3, OF THE ZONING ORDINANCE.
16. 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. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
17. THE DEVELOPER RESERVES RIGHTS-OF-WAY AND EASEMENTS FOR UTILITIES AND DRAINAGE FACILITIES TOGETHER WITH ALL APPURTENANCES PERTAINING THERETO FOR THE BENEFITS OF DOMINION VIRGINIA POWER, JAMES CITY COUNTY, AND OTHERS, ON, OVER, AND ACROSS EACH LOT 10' IN WIDTH CONTIGUOUS WITH STREET FRONTAGES AND 5' IN WIDTH CONTIGUOUS WITH SIDE LOT LINES AND REAR LOT LINES, EXCEPTING SUCH OTHER EASEMENTS AS MAY BE SHOWN.
18. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
19. ALL LOT CORNERS TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
20. VDOT IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE BMPs OR THEIR OUTFALLS AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.

CERTIFICATE OF APPROVAL:

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

3/27/09 Barry A. W...
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
3/21/09 Ellen Cook
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY.

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 5th DAY OF October, 2009 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS: 11:17 AM

TEST: Betty B. Washidge
CLERK
By Claudia F. Smith, Esq.
PLAT BOOK PAGE

5 Large/Small Plat(s) Recorded
Hereon as # 090027398

Bury+Partners ENGINEERING SOLUTIONS
4095 Ironbound Road, Suite 200
Williamsburg, Virginia 23188
Tel. (757)229-1776 Fax (757)229-4683
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