

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY AND BETWEEN BERTRAND E. GEDDY, JR. TO THE BERTRAND E. GEDDY, JR., TRUSTEE, OR HIS SUCCESSOR IN TRUST, UNDER THE BERTRAND E. GEDDY, JR., LIVING TRUST BY DEED DATED NOVEMBER 30, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050030505.

OWNER'S CERTIFICATION

THE PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

10-7-09 Bertrand E. Geddy, Jr.
 DATE BERTRAND E. GEDDY, JR.
 TRUSTEE OF THE BERTRAND E. GEDDY, JR. LIVING TRUST

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Williamsburg

Rochelle D. Besnier, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 7th DAY OF October, 2009.

Rochelle D. Besnier
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 10-31-13
 NOTARY REGISTRATION NUMBER: 308284

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.

Ronald W. Eads, L.S. 09-14-09
 DATE

CERTIFICATE OF APPROVAL

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

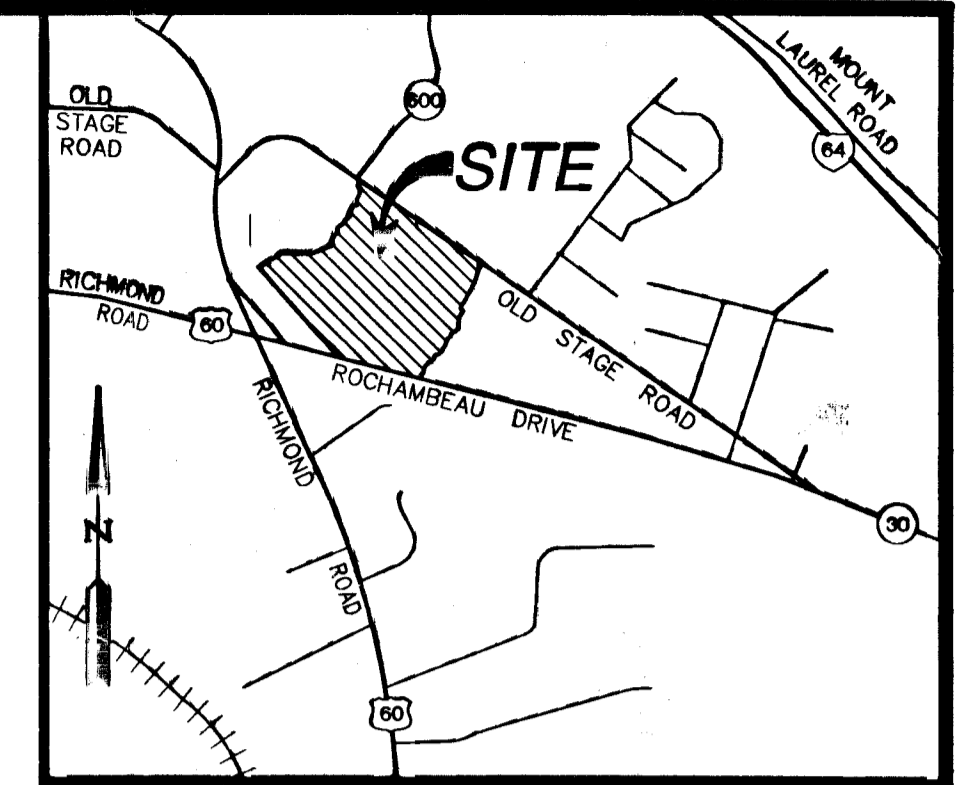
10/8/09 [Signature]
 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

REFERENCES:

- INSTRUMENT #060028758 (PLAT OF SUBDIVISION)
- INSTRUMENT #060028759 (DEED OF EASEMENT)
- INSTRUMENT #060028760 (DEED OF EASEMENT)
- INSTRUMENT #070011585 (DEED OF EASEMENT)
- INSTRUMENT #080009151 (DEED OF EASEMENT)
- INSTRUMENT #050030505 (PARCEL 1A)
- INSTRUMENT #050011530
- DEED BOOK 227, PAGE 251
- DEED BOOK 27, PAGE 110

ADDITIONAL REFERENCES:

- INSTRUMENT #880002028
- DEED BOOK 62, PAGE 580 (STATE HWY. RT. #168, 168Y ST. HWY. PROJ. #4847-01)
- DEED BOOK 60, PAGE 89 (STATE HWY. RT. #168, 168Y STATE HWY. PROJ. #4847-01)
- DEED BOOK 57, PAGE 432 (V.E.P.CO. EASEMENT)
- DEED BOOK 30, PAGE 196 (STATE HWY. PROJ. #1177-D)



VICINITY MAP SCALE 1"=2,000'

GENERAL NOTES:

- THIS SURVEY IS BASED ON THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK - VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE 4502 - NAD 83 HORIZONTAL DATUM. THIS SURVEY WAS PREPARED USING BOTH CONVENTIONAL AND GPS SURVEYING METHODS - PROJECT SCALE FACTOR IS 0.999945568.
- PROPERTY AS SHOWN IS ALL OF TAX MAP PARCELS #12-2(1-B), #12-2(1-BA), #12-2(1-BB) AND #12-2(1-BC).
- PROPERTY ADDRESSES ARE: 3200 ROCHAMBEAU DRIVE, 3212 ROCHAMBEAU DRIVE, 3224 ROCHAMBEAU DRIVE AND 3291 OLD STAGE ROAD.
- SETBACK REQUIREMENTS A1: SETBACK REQUIREMENTS B1:
 FRONT: 75' FRONT: 50'
 SIDE: 15' SIDE: 20'
 REAR: 35' REAR: 20'
- ONLY USES PERMITTED IN B-1 SHALL BE PERMITTED WITHIN THE PORTION OF THE PROPERTY WITH THAT ZONING DESIGNATION.
- TAX MAP PARCELS #12-2(1-B) AND #12-2(1-BA) ARE ZONED "A-1", GENERAL AGRICULTURAL DISTRICT AND "B-1", GENERAL BUSINESS DISTRICT. TAX MAP PARCELS #12-2(1-BB) AND #12-2(1-BC) ARE ZONED "A-1" ONLY.
- PROPERTIES AS SHOWN LIE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #510201-0045-C, DATED SEPTEMBER 28, 2007.
- TOTAL AREA OF ALL PARCELS = 41.42 ACRES±.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36.

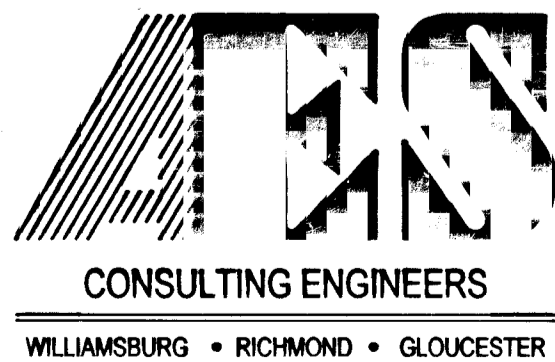
AREA TABULATION					
	OLD AREA			NEW AREA	
EXISTING LOT 1 =	131,223 S.F.±	OR	3.01 ACRES±	138,092 S.F.±	OR 3.12 ACRES±
EXISTING LOT 2 =	131,223 S.F.±	OR	3.01 ACRES±	0 S.F.±	OR 0 ACRES±
EXISTING LOT 3 =	163,997 S.F.±	OR	3.76 ACRES±	0 S.F.±	OR 0 ACRES±
TAX PARCEL (12-2) (1-B) =	1,378,011 S.F.±	OR	31.64 ACRES±	1,668,352 S.F.±	OR 38.30 ACRES±
TOTAL AREA =	1,804,444 S.F.±	OR	41.42 ACRES±	1,804,444 S.F.±	OR 41.42 ACRES±

090027650

3 Large/Small Plat(s) Recorded
 herewith as # 090027650

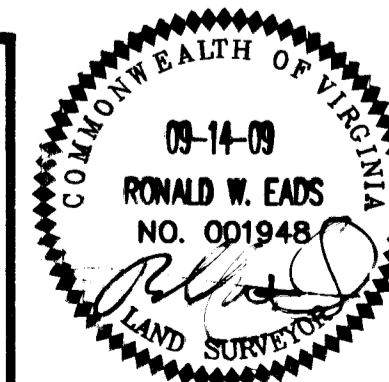
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 9th DAY OF October, 2009
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 9:49 AM/PM
 INSTRUMENT # 090027650

TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
Bu. Claudia B. Brinkley, Dea. Clerk



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

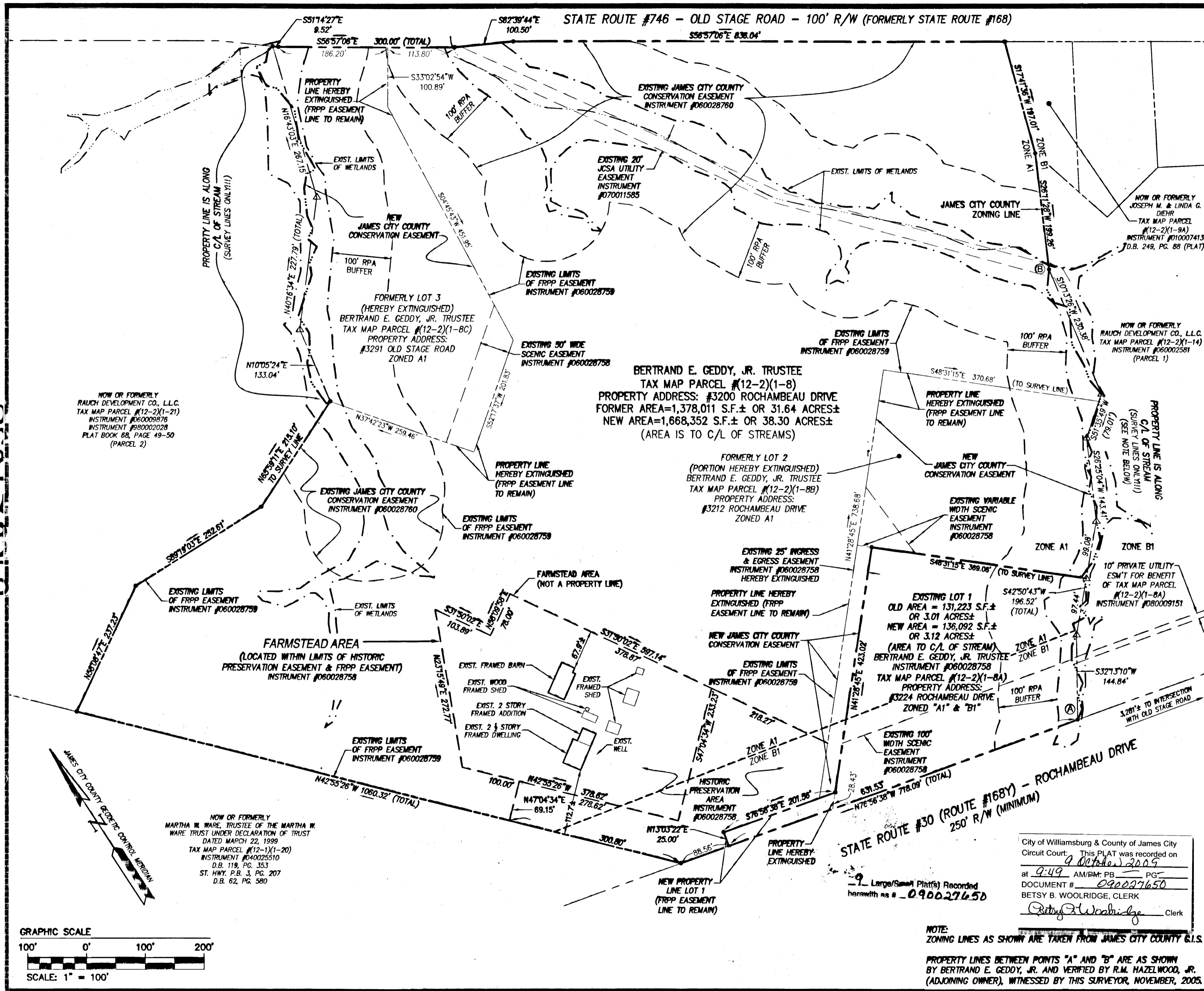
PLAT FOR PROPERTY LINE EXTINGUISHMENT
 OF PARCELS STANDING IN THE NAME OF
 BERTRAND E. GEDDY, JR., TRUSTEE
 OF THE BERTRAND E. GEDDY, JR. LIVING TRUST
 AND PLAT FOR
 NEW JAMES CITY COUNTY CONSERVATION EASEMENT
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWED BY

Designed RWE	Drawn JFS
Scale N/A	Date 09/14/09
Project No. 9699-1	
Drawing No. 1 of 3	

090027650



No.	DATE	REVISION / COMMENT / NOTE	BY



CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND • GLOUCESTER
 5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT FOR PROPERTY LINE EXTINGUISHMENT OF PARCELS STANDING IN THE NAME OF BERTRAND E. GEDDY, JR., TRUSTEE OF THE BERTRAND E. GEDDY, JR. LIVING TRUST AND PLAT FOR NEW JAMES CITY COUNTY CONSERVATION EASEMENT

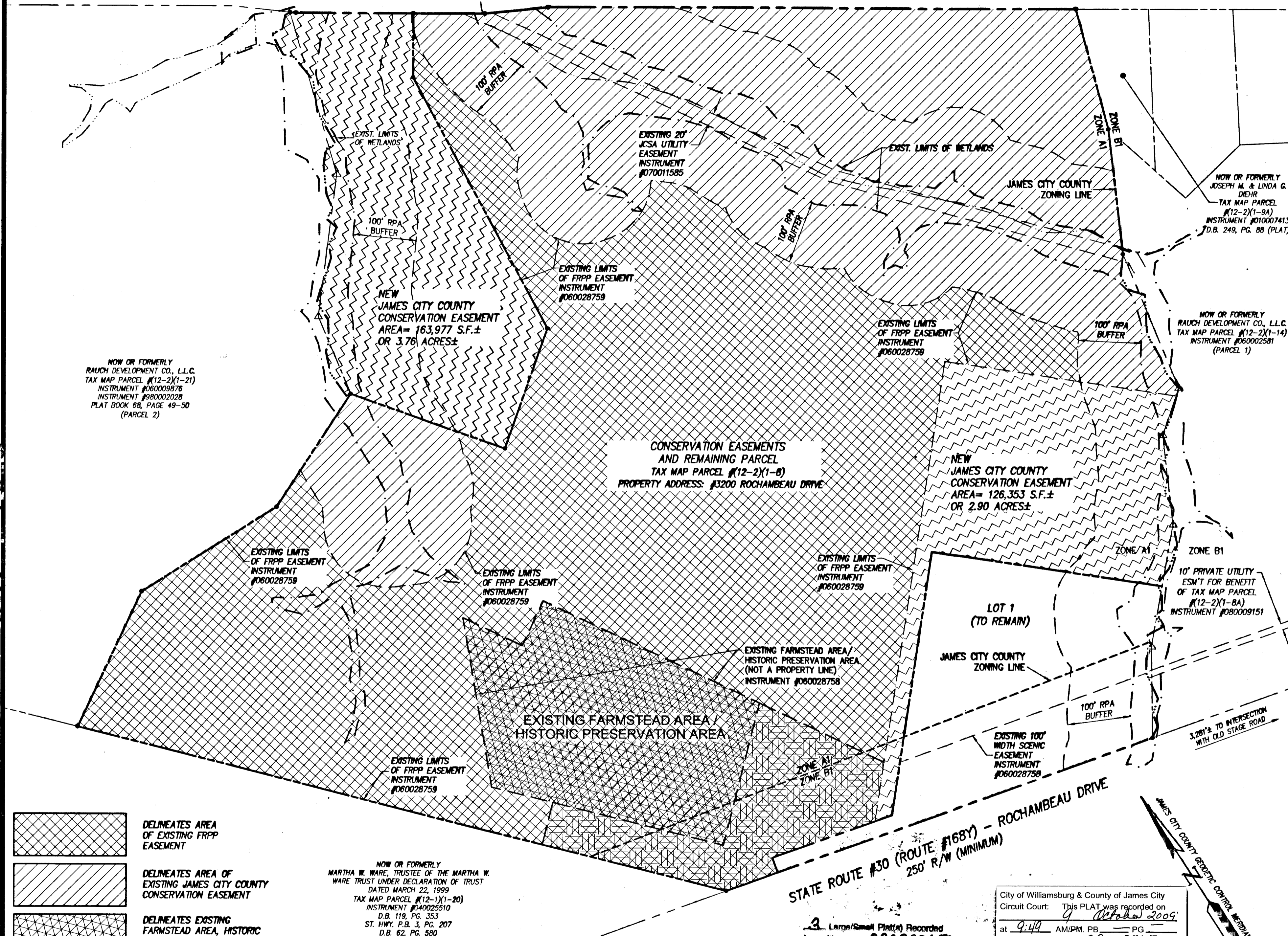
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 9 October 2009 at 9:49 AM/PM: PB PG at DOCUMENT # 090027650 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

NOTE:
 ZONING LINES AS SHOWN ARE TAKEN FROM JAMES CITY COUNTY G.I.S.
 PROPERTY LINES BETWEEN POINTS "A" AND "B" ARE AS SHOWN BY BERTRAND E. GEDDY, JR. AND VERIFIED BY R.M. HAZELWOOD, JR. (ADJOINING OWNER), WITNESSED BY THIS SURVEYOR, NOVEMBER, 2005.

Designed RWE	Drawn JS
Scale 1"=100'	Date 09/14/09
Project No. 9699-01	
Drawing No. 2 of 3	

STATE ROUTE #746 - OLD STAGE ROAD - 100' R/W (FORMERLY STATE ROUTE #168)



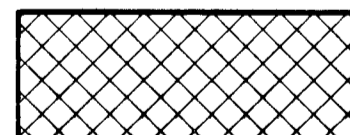
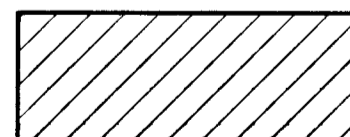
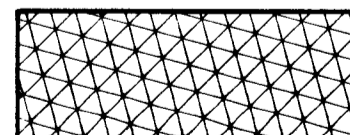
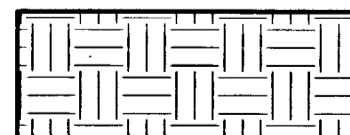
NOW OR FORMERLY
RAUCH DEVELOPMENT CO., L.L.C.
TAX MAP PARCEL #12-2(1-21)
INSTRUMENT #080009878
INSTRUMENT #080002028
PLAT BOOK 68, PAGE 49-50
(PARCEL 2)

NEW
JAMES CITY COUNTY
CONSERVATION EASEMENT
AREA= 163,977 S.F.±
OR 3.76 ACRES±

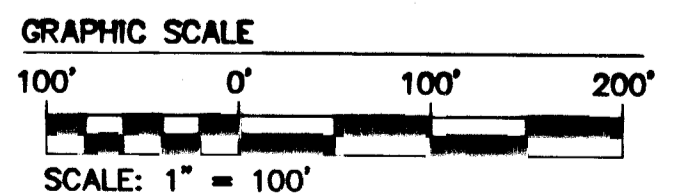
CONSERVATION EASEMENTS
AND REMAINING PARCEL
TAX MAP PARCEL #12-2(1-8)
PROPERTY ADDRESS: #3200 ROCHAMBEAU DRIVE

NEW
JAMES CITY COUNTY
CONSERVATION EASEMENT
AREA= 126,353 S.F.±
OR 2.90 ACRES±

NOW OR FORMERLY
MARTHA W. WARE, TRUSTEE OF THE MARTHA W.
WARE TRUST UNDER DECLARATION OF TRUST
DATED MARCH 22, 1999
TAX MAP PARCEL #12-1(1-20)
INSTRUMENT #040025510
D.B. 119, PG. 353
ST. HWY. P.B. 3, PG. 207
D.B. 62, PG. 580

-  DELINEATES AREA OF EXISTING FRPP EASEMENT
-  DELINEATES AREA OF EXISTING JAMES CITY COUNTY CONSERVATION EASEMENT
-  DELINEATES EXISTING FARMSTEAD AREA, HISTORIC PRESERVATION AREA & FRPP EASEMENT
-  DELINEATES EXISTING HISTORIC PRESERVATION AREA AND FRPP EASEMENT

 DELINEATES AREA OF NEW JAMES CITY COUNTY CONSERVATION EASEMENT



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 9:44 AM/PM, PG. 3
DOCUMENT # 090027650
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

NOTE:
ZONING LINES AS SHOWN ARE TAKEN FROM JAMES CITY COUNTY G.I.S.

No.	DATE	REVISION / COMMENT / NOTE	BY



RWD
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PLAT FOR PROPERTY LINE EXTINGUISHMENT
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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Designed RWE	Drawn JFS
Scale 1"=100'	Date 09/14/09
Project No. 9699-01	
Drawing No. 3 of 3	

090027650