

100017861

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY TOANO BUSINESS CENTRE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO MICHAEL C. BROWN CUSTOM BUILDER, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MAY 2, 2007 AND RECORDED AS DOCUMENT NUMBER 070013059 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

THE LOT 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.

August 26, 2010
DATE

[Signature]
SIGNATURE
MICHAEL C. BROWN, MGR.
NAME PRINTED

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Williamsburg

I, John F. Sluss 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.

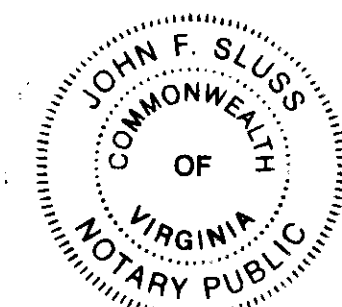
GIVEN UNTO MY HAND THIS

26 DAY OF August, 2010

[Signature]
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: July 31, 2013

NOTARY REGISTRATION NUMBER: 312410



GENERAL NOTES

PROPERTIES ARE ZONED A1 GENERAL AGRICULTURAL

ALL LOTS ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS

ALL UTILITIES SHALL BE PLACED UNDERGROUND.

THIS PLAT IS BASED UPON PLATS BY LANDMARK DESIGN GROUP ENTITLED "PLAT OF CORRECTION SUBDIVISION OF LOTS 1, 2, 3, 4 & 5 BEING THE PROPERTY OF TOANO BUSINESS CENTER, L.L.C. RECORDED AS DOC. NO. 050008445" DATED AUGUST 2, 2006 RECORDED AS DOCUMENT NO. 060022197 AND A SECOND PLAT ENTITLED "SUBDIVISION OF LOTS 5, 6, 7, 8 & 9 BEING A SUBDIVISION OF LOT 5 PROPERTY OF TOANO BUSINESS CENTER, L.L.C." DATED SEPTEMBER 11, 2006 RECORDED AS DOCUMENT NO. 060026740 AND THEREFORE THIS PLAT DOES NOT REPRESENT A CURRENT FIELD SURVEY. OTHER EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

REFER TO THE PLATS RECORDED AS DOCUMENT NUMBERS 060022197 AND 060026740 BY LANDMARK DESIGN GROUP FOR FURTHER INFORMATION REGARDING THE DEVELOPMENT OF THE PROPERTIES

PROPERTIES SHOWN HEREON ARE ALL OF:

LOT 2	PARCEL ID NO.	0410500002	STREET ADDRESS	10115 OLD STAGE ROAD
LOT 3	PARCEL ID NO.	0410500003	STREET ADDRESS	10095 OLD STAGE ROAD
LOT 4	PARCEL ID NO.	0410500004	STREET ADDRESS	10075 OLD STAGE ROAD
LOT 9	PARCEL ID NO.	0410500009	STREET ADDRESS	10055 OLD STAGE ROAD

BUILDING SETBACK LINES:

75' FRONT
15' SIDE
35' REAR

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY ORDINANCE.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL #510201 0030 C, DATED 9/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.

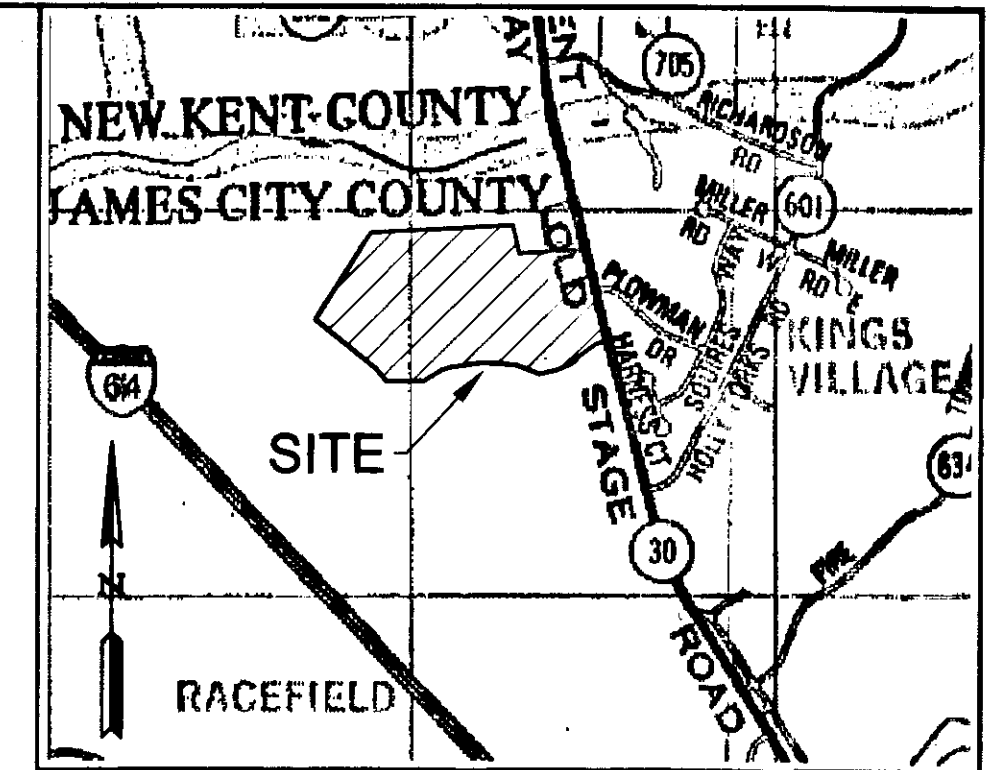
A 15' VIRGINIA POWER EASEMENT RECORDED AS DOCUMENT NO. 070005012 AFFECTS THE PROPERTIES BUT IS NOT PLOTTED. PER THIS DOCUMENT THE LOCATION OF THE FACILITIES AS INSTALLED DETERMINE THE CENTERLINE OF THE RIGHT OF WAY FOR THE EASEMENT.

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. THIS IS REQUIRED IN ACCORDANCE WITH COUNTY BAY ACT REQUIREMENTS AND SECTION 19-29(g) OF THE SUBDIVISION ORDINANCE.

AREA TABULATION

	OLD AREA	NEW AREA
LOT 2	10.072 AC.±	5.002 AC.±
LOT 3	11.076 AC.±	5.019 AC.±
LOT 4	11.217 AC.±	5.512 AC.±
LOT 9	23.339 AC.±	40.171 AC.±
TOTAL	55.704 AC.±	55.704 AC.±

4 Large/Small Plat(s) Recorded herewith as # 100017861



VICINITY MAP

SCALE 1"=2000'

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 21004223

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.

[Signature]
THOMAS C. SUBLETT, L.S. #1886
5/14/2010
DATE

CERTIFICATE OF APPROVAL

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

8/26/10
DATE

[Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION

8/26/10
DATE

[Signature]
VIRGINIA DEPARTMENT OF HEALTH

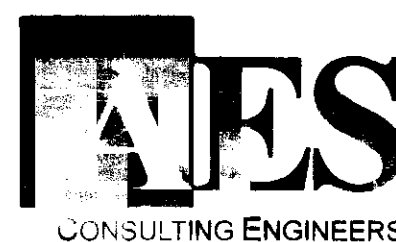
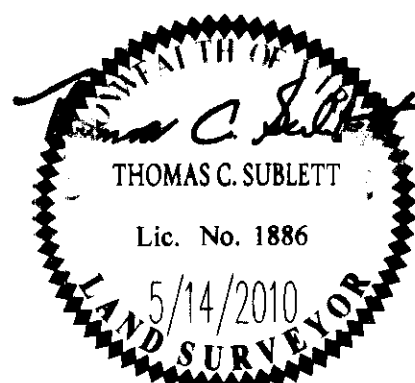
8/27/10
DATE

[Signature]
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 27th DAY OF August, 2010
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @12:29 PM/PM
INSTRUMENT #100017861

TESTE: *[Signature]*
BETSY B. WOOLRIDGE, CLERK
By: *[Signature]*
Claudia H. Birkholz, Dep. Clerk

Rev	Date	Description	Revised By



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www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

BOUNDARY LINE ADJUSTMENT PLAT
LOTS 2,3,4 AND 9 OLD STAGE ROAD
PARCEL ID # 0410500002, 0410500003, 0410500004 & 0410500009
PROPERTY OF MICHAEL C. BROWN CUSTOM BUILDER, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCB
Project Number: W10136
Scale: AS NOTED Date: 5/14/2010
Sheet Number
1 OF 4