

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

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.

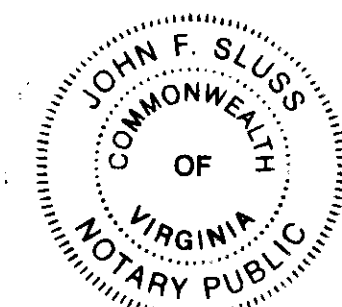
GIVEN UNTO MY HAND THIS

26 DAY OF August, 2010

John F. Sluss 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 CENTRE, 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:

Table with 4 columns: LOT, PARCEL ID NO., STREET ADDRESS, and LOT 9.

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.

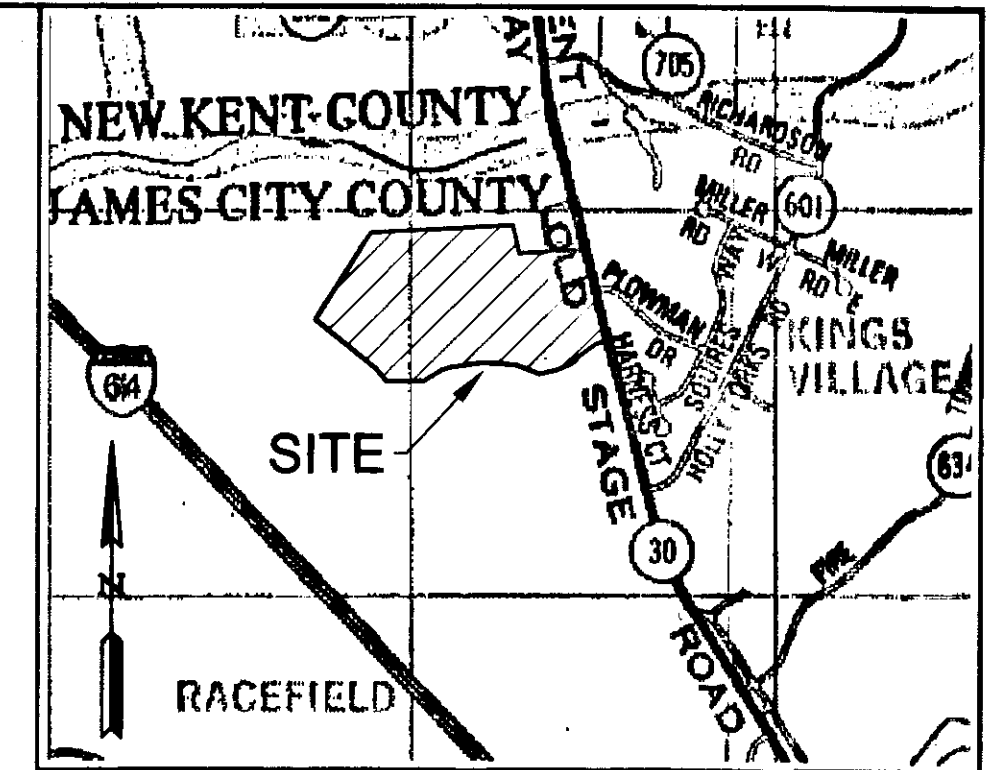
A 15' VIRGINIA POWER EASEMENT RECORDED AS DOCUMENT NO. 070005012 AFFECTS THE PROPERTIES BUT IS NOT PLOTTED. PER THIS DOCUMENT THE LOCATION OF THE FACILITIES AS INSTALLED DETERMINE THE CENTERLINE OF THE RIGHT OF WAY FOR THE EASEMENT.

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

Table with 3 columns: LOT, OLD AREA, NEW AREA. Totals: 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.

Thomas C. Sublett, L.S. #1886 DATE 5/14/2010

CERTIFICATE OF APPROVAL

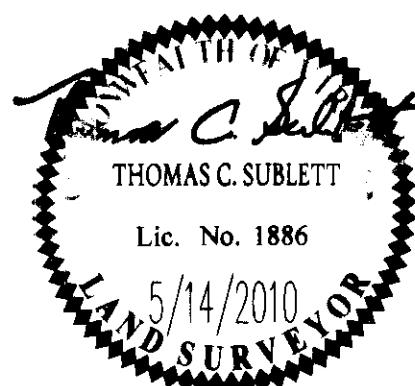
THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signatures and dates from Virginia Department of Transportation, Virginia Department of Health, and 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. 012:29 AM/PM INSTRUMENT #100017861

TESTE: Betsy B. Woolridge, Clerk. By: Claudia H. Birkholz, Deputy Clerk.

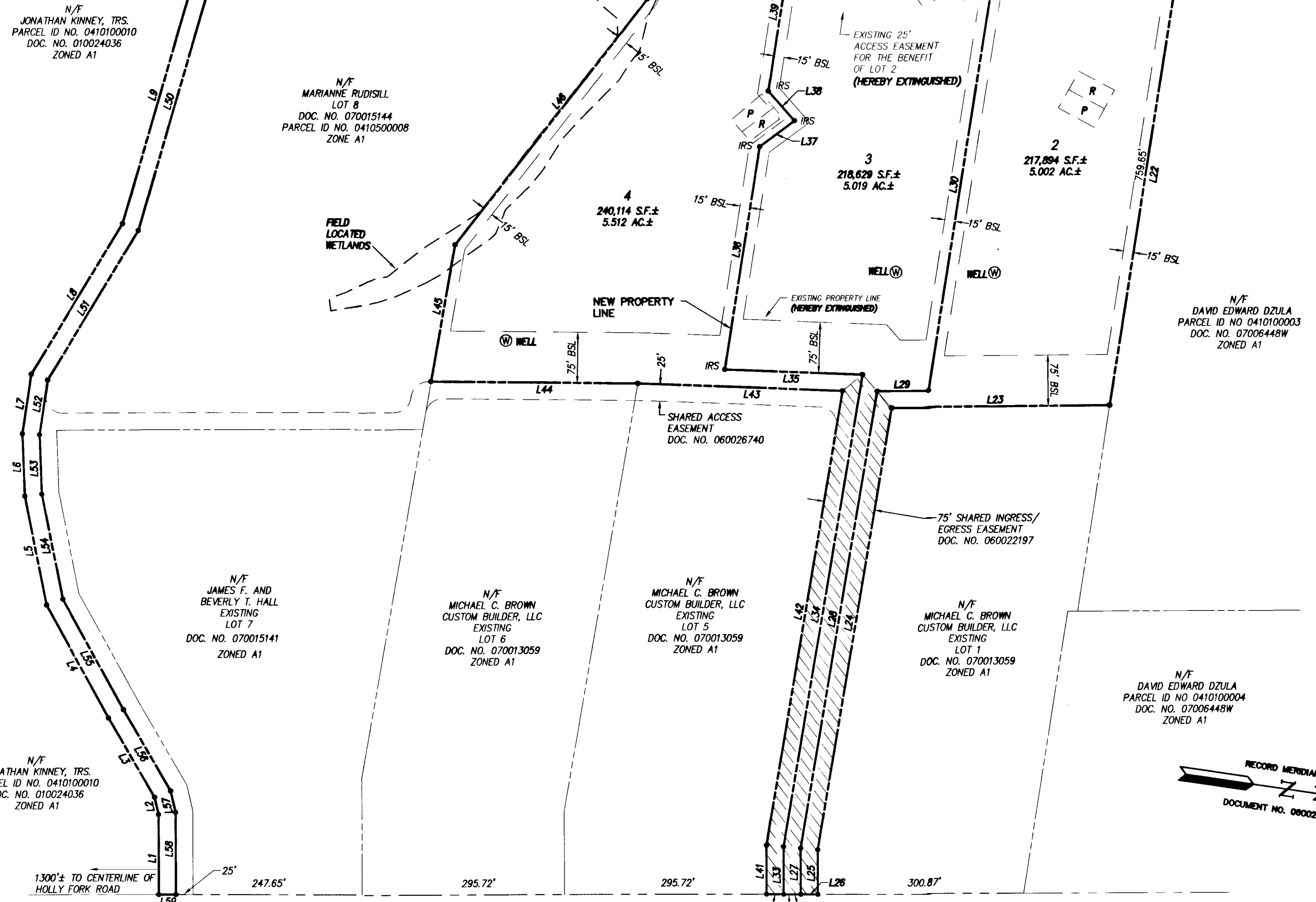
Revision table with columns: Rev, Date, Description, Revised By.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188.

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

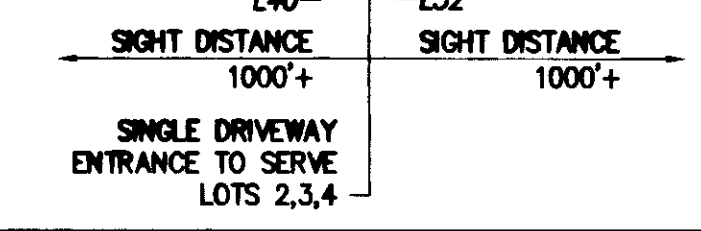
Project Contacts: TCB. Project Number: W10136. Scale: AS NOTED. Date: 5/14/2010. Sheet Number: 1 OF 4.



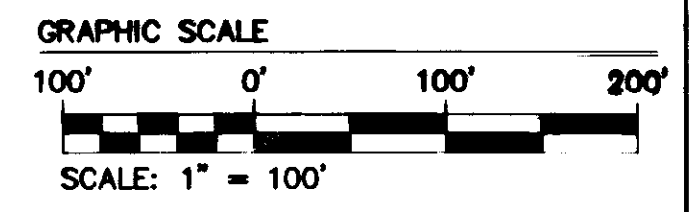
**LEGEND**  
 IRS ● IRON ROD TO BE SET  
 P RECORDED PRIMARY DRAINFIELD LOCATION  
 R RECORDED RESERVE DRAINFIELD LOCATION  
 W WELL RECORDED WELL LOCATION

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

**OLD STAGE ROAD S.R. 30**  
 VARIABLE WIDTH R/W

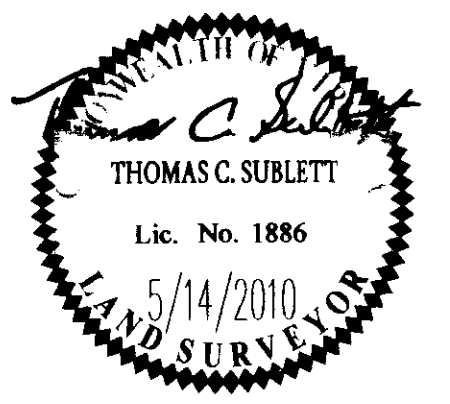


**NOTE:**  
 SEE SHEET 4 FOR LINE TABLE



Rev	Date	Revised By

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 27 August 2010  
 at 12:29 AM PM, PB PG  
 DOCUMENT # 100017861  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

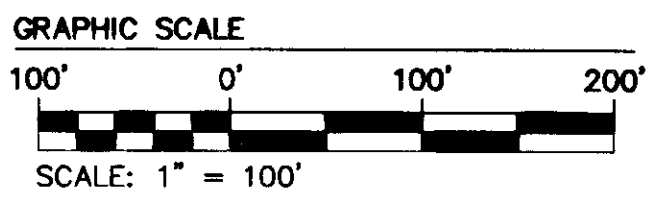
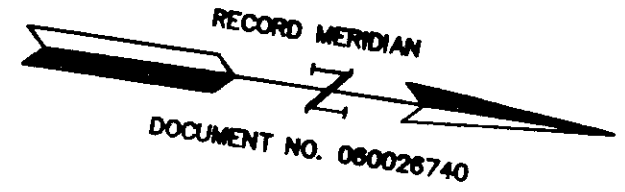


**NES**  
 CONSULTING ENGINEERS  
 Hampton Roads | Central Virginia | Middle Peninsula  
 5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com

**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: TCR  
 Project Number: W10136  
 Scale: 1"=100' Date: 5/14/2010  
 Sheet Number  
**2 OF 4**





N/F  
JONATHAN KINNEY, TRS.  
PARCEL ID NO. 0410100010  
DOC. NO. 010024036  
ZONED A1

N/F  
ROBERT MICHAEL DZULA  
PARCEL ID NO. 0320100004  
D.B. 225, PG. 148  
ZONED A1

9  
1,749,854 S.F. ±  
40.171 AC. ±

FIELD LOCATED WETLANDS

EXISTING PROPERTY LINE  
(HEREBY EXTINGUISHED)

EXISTING PROPERTY LINE  
(HEREBY EXTINGUISHED)

EXISTING PROPERTY LINE  
(HEREBY EXTINGUISHED)

MATCHLINE SHEET 3

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

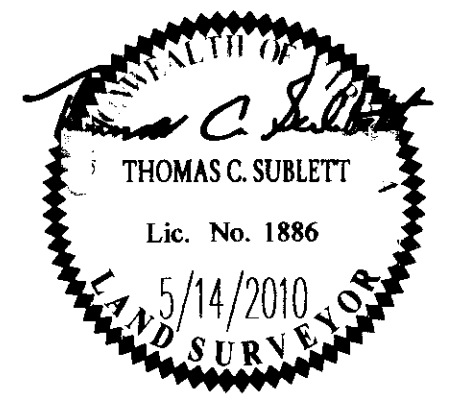
LINE	BEARING	LENGTH
L1	S81°31'44"W	117.68'
L2	S68°34'30"W	25.91'
L3	S51°39'28"W	134.56'
L4	S52°58'34"W	189.26'
L5	S70°24'19"W	163.00'
L6	S79°31'05"W	91.83'
L7	N89°51'06"W	88.48'
L8	N67°14'51"W	258.60'
L9	N82°18'47"W	351.45'
L10	S88°00'53"W	340.93'
L11	S72°58'49"W	100.06'
L12	S61°44'12"W	162.96'
L13	S67°53'50"W	60.02'
L14	N88°36'11"W	173.96'
L15	N81°39'37"W	207.28'
L16	N37°02'01"W	166.76'
L17	N49°17'02"W	400.98'
L18	N45°07'58"W	398.09'
L19	N37°55'52"E	207.46'
L20	N37°21'00"E	476.19'

LINE	BEARING	LENGTH
L21	N33°39'41"E	385.40'
L22	S89°32'03"E	1471.80'
L23	S8°50'33"E	318.70'
L24	S88°52'46"E	659.41'
L25	N81°30'28"E	65.59'
L26	S8°29'32"E	25.00'
L27	S81°30'28"W	67.69'
L28	S88°52'46"E	682.50'
L29	N8°50'33"W	75.25'
L30	N89°32'03"W	708.50'
L31	S14°10'51"E	765.20'
L32	N8°29'32"W	25.00'
L33	S81°30'28"W	69.79'
L34	N88°52'46"W	705.13'
L35	S6°30'27"E	201.52'
L36	N89°32'03"W	331.40'
L37	N45°23'46"W	63.75'
L38	S40°26'31"W	57.93'
L39	N89°32'03"W	231.80'
L40	N8°29'32"E	25.00'

LINE	BEARING	LENGTH
L41	S81°30'28"W	71.90'
L42	N88°52'46"W	678.66'
L43	S6°30'27"E	299.82'
L44	S7°46'21"E	302.14'
L45	N88°27'58"W	204.06'
L46	N60°24'05"W	457.33'
L47	N76°03'45"W	82.38'
L48	S8°31'23"W	676.14'
L49	N88°00'53"E	273.04'
L50	S82°18'47"E	356.87'
L51	S67°14'51"E	256.91'
L52	S89°51'06"E	81.18'
L53	N79°31'05"E	87.51'
L54	N70°24'19"E	157.18'
L55	N52°58'34"E	185.14'
L56	N51°39'28"E	137.99'
L57	N68°34'30"E	32.47'
L58	N81°31'44"E	120.51'
L59	S8°29'32"E	25.00'

Rev	Date	Revised By

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
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Project Contacts: TCS  
Project Number: W10136  
Scale: 1"=100' Date: 8/14/2010  
Sheet Number  
**4 OF 4**