

100025196

OWNERS CERTIFICATE

THE PROPOSED EASEMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

HIPPLE DEVELOPMENT CO. INC.

Michael J. Hipple
MICHAEL J. HIPPLE, PRESIDENT
11/22/10
DATE

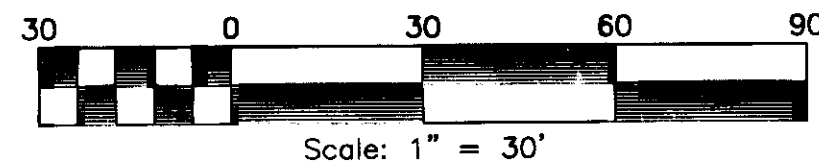
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York, I, Charles A. Calhoun, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 22nd DAY OF November, 2010. MY COMMISSION EXPIRES 1-31-2011.

Charles A. Calhoun
NOTARY PUBLIC
Commonwealth of Virginia
Charles A. Calhoun - Notary Public
Registration # 7071651
Commission Expires 1-31-2011

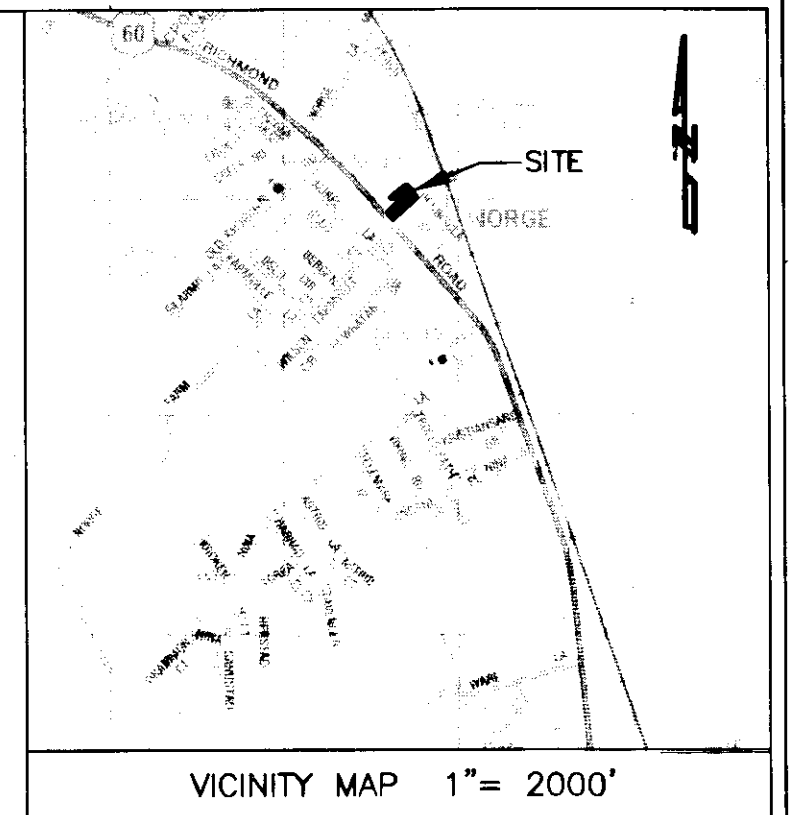
PROPERTY INFORMATION

PARCEL ID: 2320200002, 2320200003 & 2320200003A
AREA: 40,239 S.F./ 0.92 ACRES
ZONING DISTRICT: A-1 (GENERAL AGRICULTURE)
EXISTING ADDRESS: 7424, 7426 & 7428 RICHMOND ROAD JAMES CITY COUNTY, VA



NOTE:

- 1) 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 THE 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.
- 2) THE BOUNDARY LINES SHOWN ARE BASE ON PLAT BY PARKER SURVEYING, INC. DATED 9-8-04 FURNISHED BY CLIENT AND OTHER REFERENCES AS SHOWN HEREON.
- 3) THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 4) OTHER IMPROVEMENTS MAY EXIST WITHIN PROPERTY BUT ARE NOT SHOWN FOR CLARITY.
- 5) THIS PLAT HAS BEEN PREPARED TO ESTABLISH THE ADDITIONAL JCSA EASEMENT AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.



CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF HIPPLE DEVELOPMENT CO., INC. AND WAS ACQUIRED FROM WILLIAM D. AND NANCY M. ANDERSON BY DEED DATED SEPTEMBER 2, 2004 RECORDED AS INSTRUMENT #040022941.

ENGINEERS OR SURVEYORS 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 EASEMENTS WITHIN THE COUNTY.

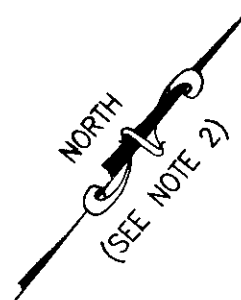
11/19/2010
DATE
Matthew H. Connolly
MATTHEW H. CONNOLLY, L.S. #002053

STATE OF VIRGINIA, JAMES CITY COUNTY

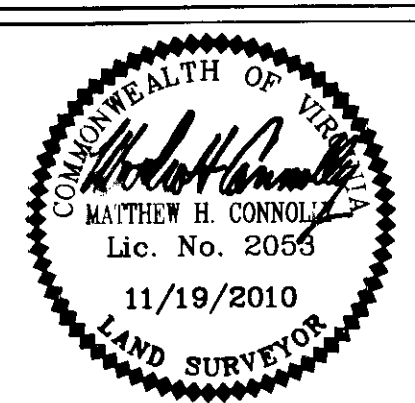
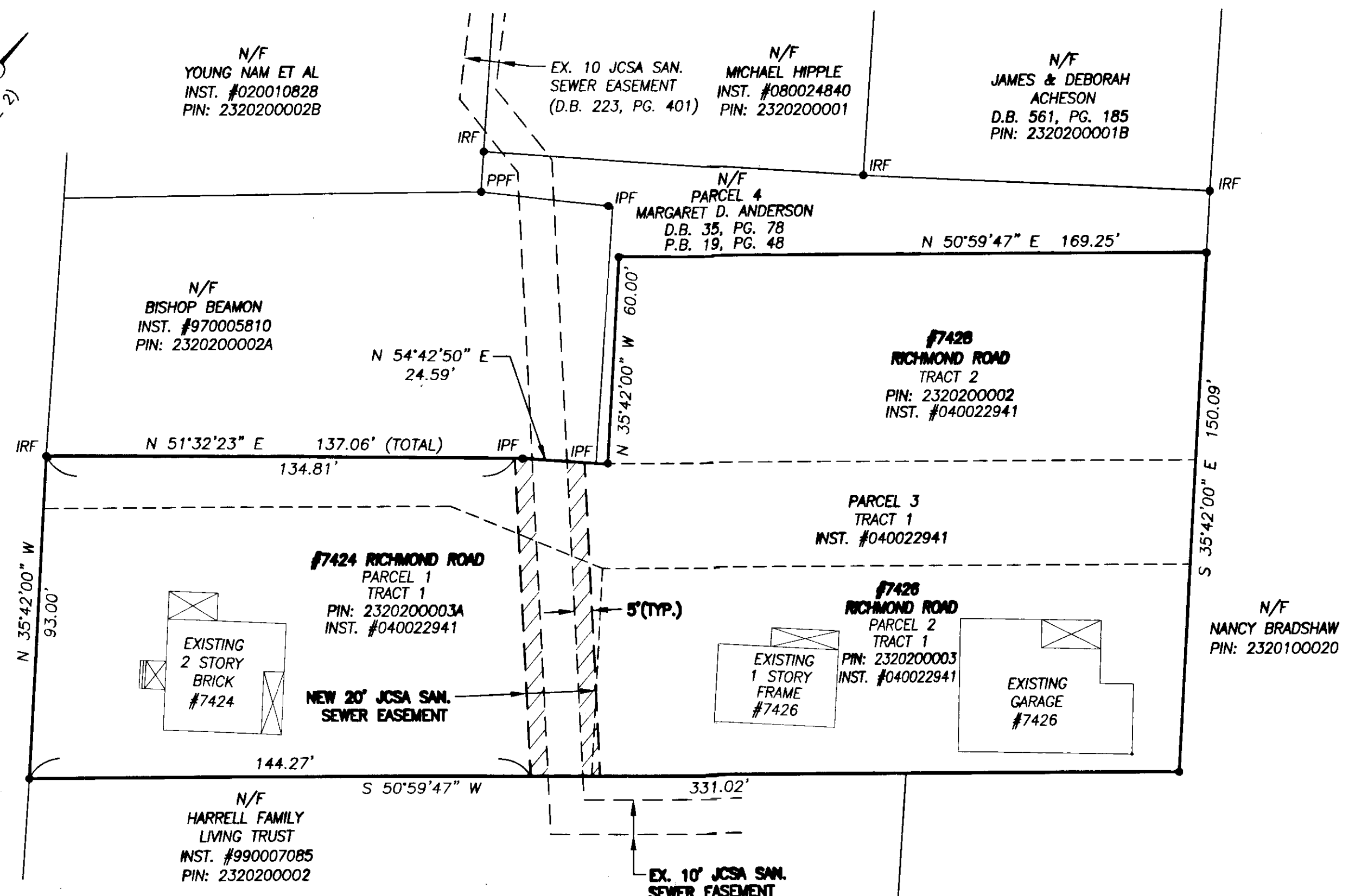
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 22 DAY OF Nov, 2010. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:57 P.M. INSTRUMENT # 100025196

TESTE Betsy B. Woolridge, Clerk
CLERK *Betsy B. Woolridge*

L Large/Small Plat(s) Recorded herewith as # 100025196



RICHMOND ROAD
U.S. ROUTE 60



DATE: 11/19/2010
DRAWN BY: DMS
PROJECT No. 07-305
REFERENCES:
INST. #040022941

PLAT SHOWING EXPANSION OF EXISTING
JCSA SANITARY SEWER EASEMENT FROM 10' TO 20'
FROM HIPPLE DEVELOPMENT CO., INC. TO JCSA
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
SHEET 1 OF 1

LandTech Resources, Inc.
Surveying • GPS • Engineering
205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com