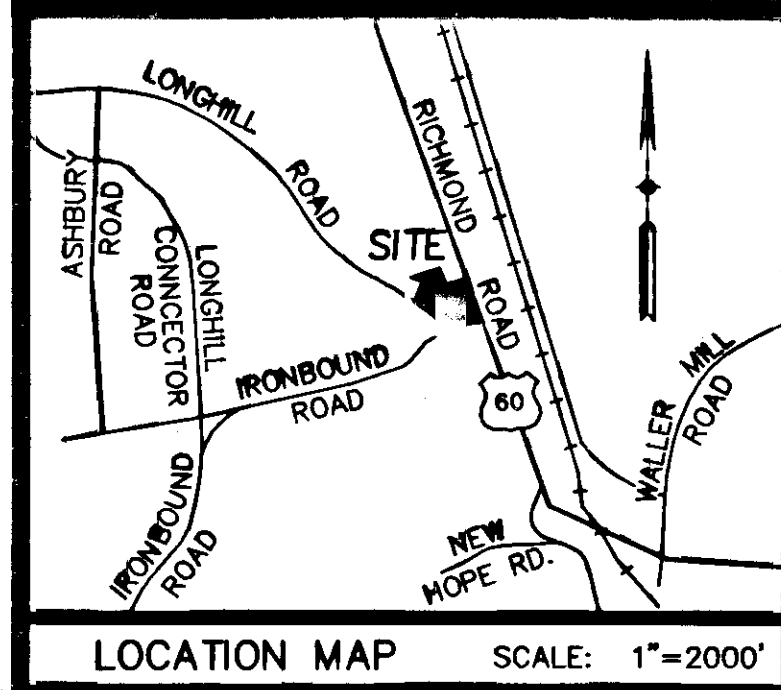


100088



NOTES

1. MERIDIAN SOURCE SHOWN HEREON BASED ON DEED RECORDED IN INSTRUMENT NO. 073566.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, CASE NO. 2007-483-ST, DATED DECEMBER 6, 2007.
3. ALL PARCELS SERVED BY PUBLIC WATER AND SEWER. ALL R/W'S PUBLIC.
4. PROPERTY IS ZONED B-2.
5. TOTAL AREA WITHIN THIS SUBDIVISION PLAT = 173,318 SQ. FT. / 3.979 ACRES.
6. TEMPORARY CONSTRUCTION EASEMENT LOCATED ON PARCEL A IS FOR THE BENEFIT OF THE DEVELOPMENT OF PARCEL B AND WILL CEASE AND EXPIRE UPON COMPLETION OF SAID CONSTRUCTION.
7. PROPERTY IS SUBJECT TO EASEMENT/AGREEMENT GRANTED TO COXCOM, INC., RECORDED IN INSTRUMENT NO. 000185; AND TO RECIPROCAL EASEMENT AGREEMENT WITH GOLDEN ARCH REALTY CORPORATION RECORDED IN DEED BOOK 51, PAGE 190.

SUBDIVISION PLAT
OF PROPERTY OF
KINGS JAMES GROUP, LLC
(INSTR. # 073566)
CITY OF WILLIAMSBURG, VIRGINIA
SCALE: 1"=30' APRIL 23, 2009
SHEET 1 OF 2
JOHN E. SIRINE AND ASSOCIATES, LTD.
SURVEYORS-ENGINEERS-PLANNERS
4317 BONNEY ROAD
VIRGINIA BEACH, VIRGINIA 23452

0 30 60 90 120 FEET
GRAPHIC SCALE
REVISED: AUGUST 25, 2009

OWNER'S CONSENT

THE VACATION AND ADJUSTMENT OF THE PROPERTY LINES AS SHOWN ON THIS PLAT ENTITLED "SUBDIVISION OF PROPERTY OF KING JAMES GROUP, LLC" LOCATED IN THE CITY OF WILLIAMSBURG, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

OWNER: **KING JAMES GROUP, LLC**
A VIRGINIA LIMITED LIABILITY COMPANY
BY: **CREATIVE MANAGEMENT GROUP, LLC, ITS MANAGER**
BY: [Signature] **1/6/10**
MANAGER DATE

TRUSTEES:
NOTEHOLDER: **RANDOLPH D. ROUSE TRUST**
INSTRUMENT NO. 070003567
BY: [Signature] **10/13/09**
TODD M. LYNN, TRUSTEE DATE
BY: [Signature] **10/13/09**
LINDSEY A. CARNEY, TRUSTEE DATE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF Newport News, TO WIT:
I, Sandra Daniels Parker, A NOTARY PUBLIC, IN THE JURISDICTION AFORESAID, STATE OF VIRGINIA, DO HEREBY CERTIFY THAT Shyam Jay Bhat WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 6th DAY OF January, 2010
Sandra Daniels Parker
NOTARY PUBLIC

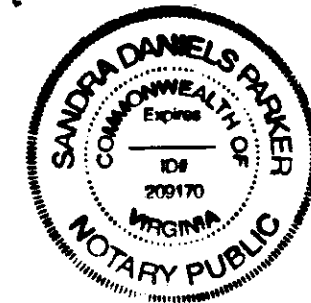
MY REGISTRATION NUMBER 209170
MY COMMISSION EXPIRES 8-31-2012

CERTIFICATE OF NOTARIZATION

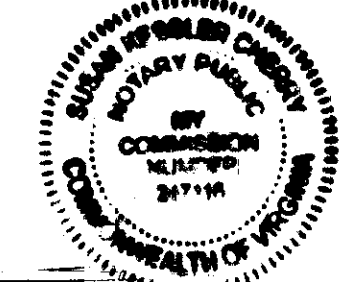
STATE OF Virginia
CITY/COUNTY OF Newport News, TO WIT:
I, Susan Kessler Cherry, A NOTARY PUBLIC, IN THE JURISDICTION AFORESAID, STATE OF VIRGINIA, DO HEREBY CERTIFY THAT TODD M. LYNN, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 13th DAY OF October, 2009.

MY REGISTRATION NUMBER 247116
MY COMMISSION EXPIRES 03-31-13



Susan Kessler Cherry
NOTARY PUBLIC



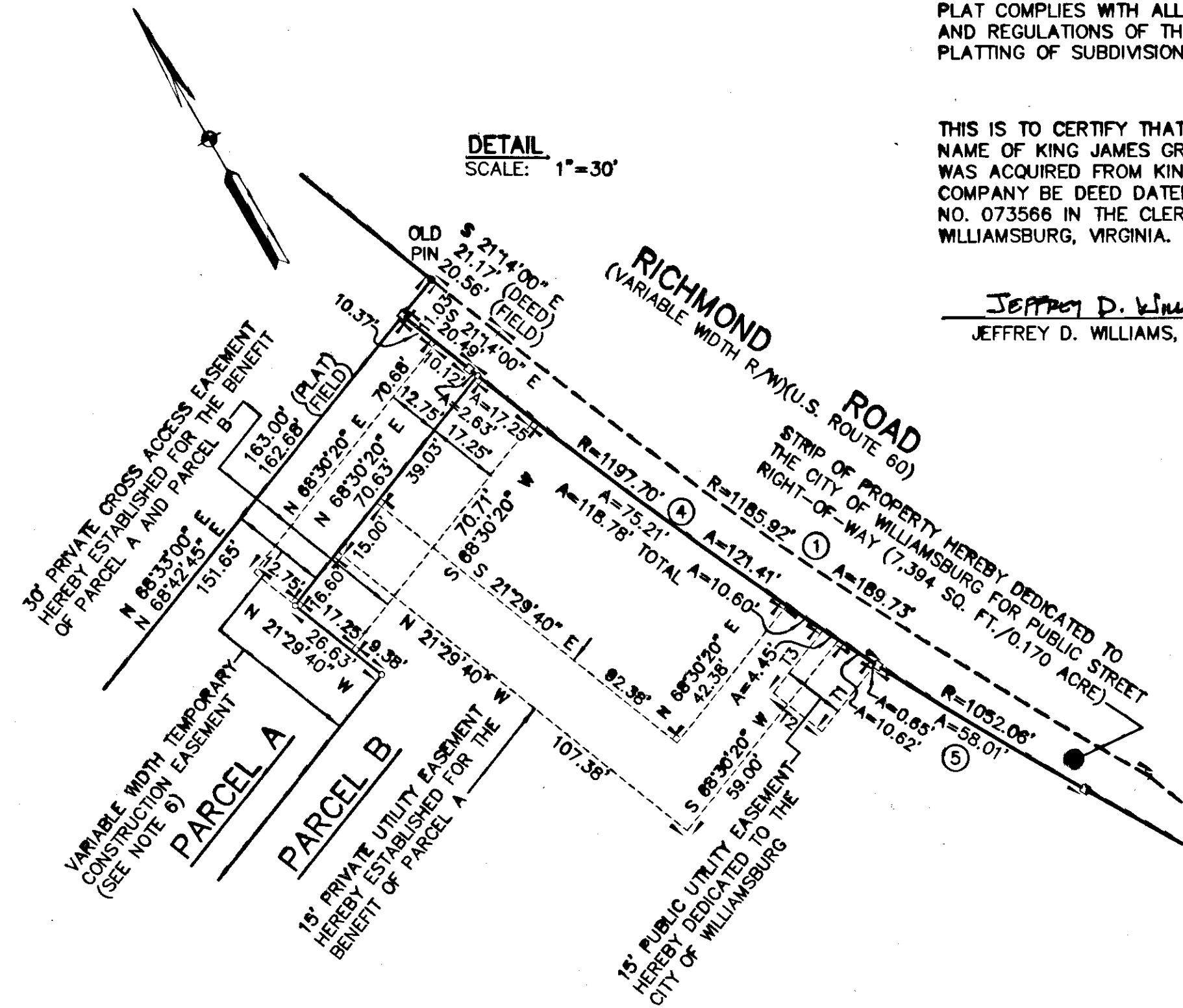
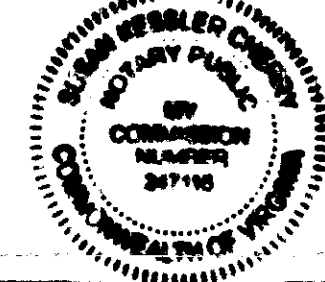
CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF Newport News, TO WIT:
I, Susan Kessler Cherry, A NOTARY PUBLIC, IN THE JURISDICTION AFORESAID, STATE OF VIRGINIA, DO HEREBY CERTIFY THAT LINDSEY A. CARNEY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 13th DAY OF October, 2009.

MY REGISTRATION NUMBER 247116
MY COMMISSION EXPIRES 03-31-13

Susan Kessler Cherry
NOTARY PUBLIC

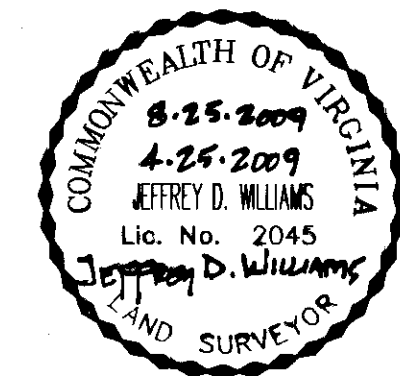


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE CITY.

THIS IS TO CERTIFY THAT THE PROPERTY AS SHOWN ON THIS PLAT IS IN THE NAME OF KING JAMES GROUP, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM KING JAMES ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 4, 2007 AND RECORDED IN INSTRUMENT NO. 073566 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, VIRGINIA.

Jeffrey D. Williams
JEFFREY D. WILLIAMS, L.S. #2045



TANGENT DATA		
NO.	BEARING	DISTANCE
T1	S 68°30'20" W	20.68'
T2	N 21°29'40" W	15.00'
T3	N 68°30'20" E	19.33'

CERTIFICATE OF APPROVAL

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

BY: [Signature] DATE: 01/14/10
PLAT APPROVING AGENT

2 Large/Small Plat(s) Recorded
In Book # 100088

STATE OF VIRGINIA
CITY OF WILLIAMSBURG

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG ON THE 20 DAY OF January, 2010
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS LAW DIRECTS IN PLAT BOOK ---, PAGE --- @ 3:31 P.M.

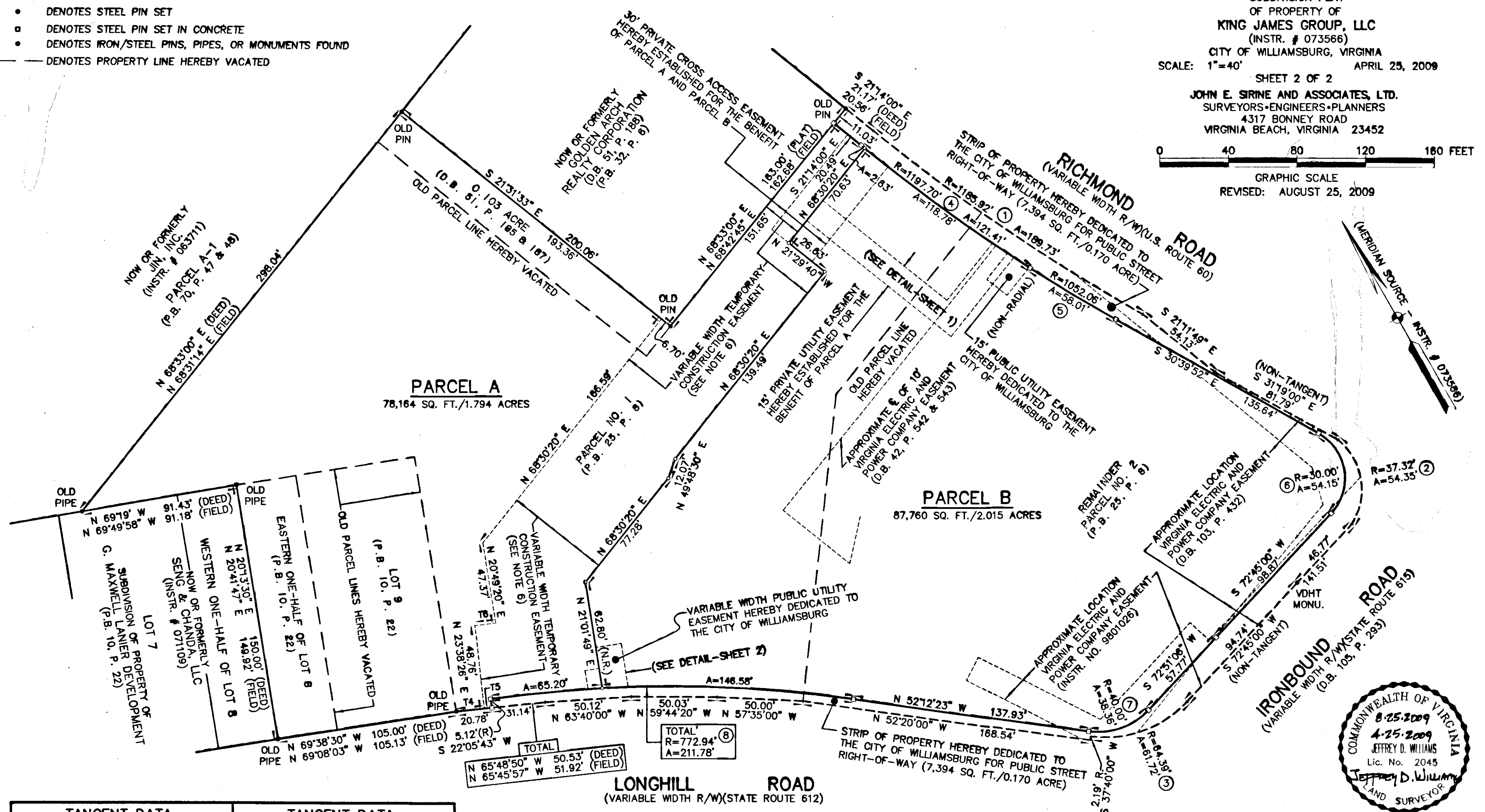
TESTE: [Signature]
CLERK
BY: [Signature]
Dep. Clerk

100088

LEGEND

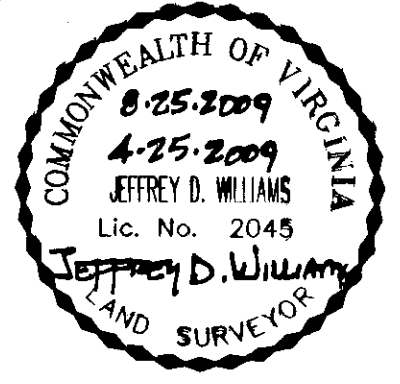
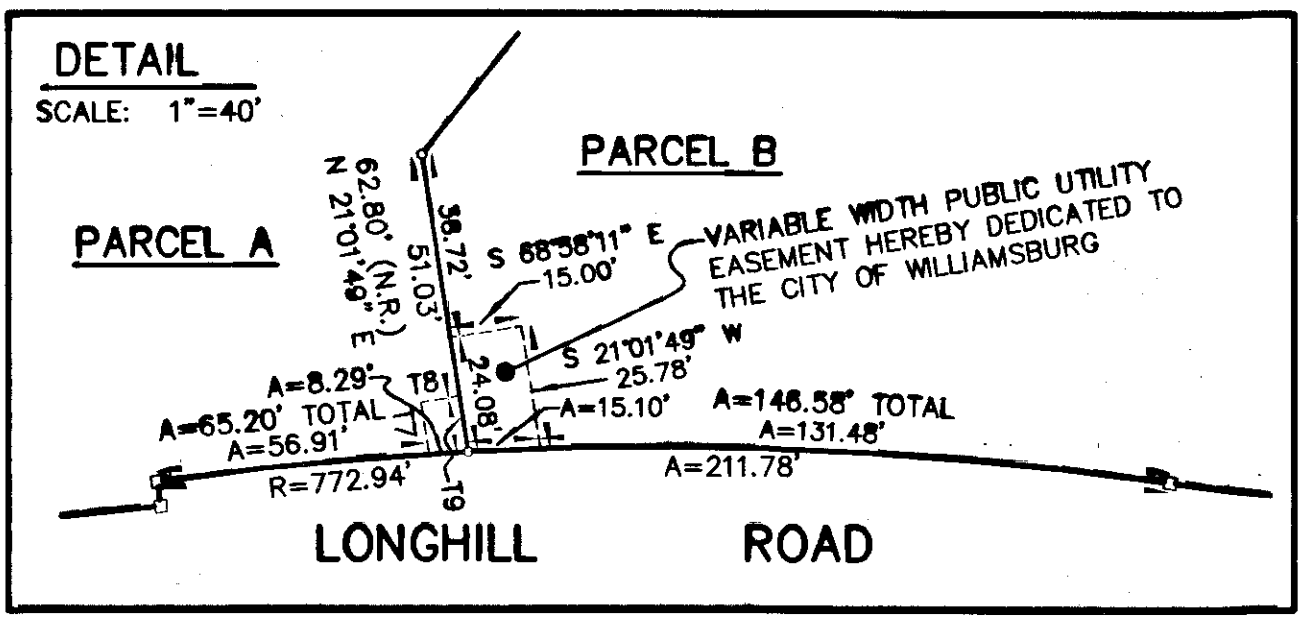
- DENOTES STEEL PIN SET
- ◻ DENOTES STEEL PIN SET IN CONCRETE
- DENOTES IRON/STEEL PINS, PIPES, OR MONUMENTS FOUND
- DENOTES PROPERTY LINE HEREBY VACATED

SUBDIVISION PLAT
 OF PROPERTY OF
KING JAMES GROUP, LLC
 (INSTR. # 073566)
 CITY OF WILLIAMSBURG, VIRGINIA
 SCALE: 1"=40' APRIL 25, 2009
 SHEET 2 OF 2
JOHN E. SIRINE AND ASSOCIATES, LTD.
 SURVEYORS-ENGINEERS-PLANNERS
 4317 BONNEY ROAD
 VIRGINIA BEACH, VIRGINIA 23452
 GRAPHIC SCALE
 REVISED: AUGUST 25, 2009



TANGENT DATA			TANGENT DATA		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
T4	N 65°45'57" W	16.34'	T7	N 21°01'49" E	10.96'
T5	N 65°45'57" W	4.44'	T8	S 68°58'11" E	8.25'
T6	S 66°21'34" E	12.18'	T9	N 21°01'49" E	11.77'

CURVE DATA						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	1185.92'	09°10'00"	189.73'	95.07'	189.53'	S 25°49'00" E
2	37.32'	83°26'11"	54.35'	33.27'	49.67'	S 20°40'37" W
3	64.39'	54°55'00"	61.72'	33.46'	59.38'	N 79°47'30" W
4	1197.70'	05°48'29"	121.41'	60.76'	121.36'	S 24°08'14" E
5	1052.06'	03°09'34"	58.01'	29.01'	58.01'	S 29°05'05" E
6	30.00'	103°24'52"	54.15'	38.00'	47.09'	S 21°02'34" W
7	40.00'	54°56'31"	38.36'	20.80'	36.90'	N 79°40'38" W
8	772.94'	15°41'54"	211.78'	106.56'	211.11'	N 60°03'20" W



CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 BY: *Road T. Nelson* DATE: 01/19/10
 PLAT APPROVING AGENT

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG ON THE 20 DAY OF January, 2010
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS LAW DIRECTS IN PLAT BOOK _____ PAGE _____ @ 3:31 P.M.
 TESTE: *Betty B. Woodcock* CLERK
 BY: *Claudia H. Hinkle, D. P. Clerk*

SEE SHEET 1 OF 2 FOR NOTES AND CERTIFICATES