

OWNERS CERTIFICATE

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

Marc B. Sharp 12/28/2010
SIGNATURE DATE

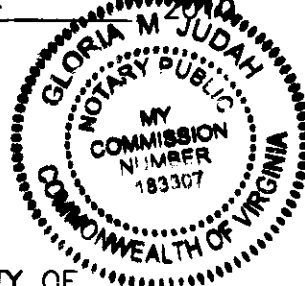
MARC B. SHARP MANAGER
PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

OFF/COUNTY OF James City I, Gloria M. Judah, A NOTARY PUBLIC IN AND FOR THE OFF/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 OFF/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 28th DAY OF December MY COMMISSION EXPIRES August 31, 2012

Gloria M. Judah
NOTARY PUBLIC



STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 3rd DAY OF January, 2011. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW // DIRECTS AT 9:30 A.M./P.M.

INSTRUMENT # 110000069

TESTE Betsy B. Winkler By Claudia H. Brinkley
CLERK Dep. Clerk

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF GREENSPRINGS OFFICE PARK ASSOCIATES, L.L.C. AND WAS ACQUIRED FROM POWHATAN ASSOCIATES BY DEED DATED OCTOBER 22, 1998 RECORDED AS INSTRUMENT #980020384.

NOTE:

- 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.
- THE BOUNDARY LINES SHOWN ARE PER PLAT RECORDED AT P.B. 75, PG. 98.
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR BUILDING SETBACKS.
- OTHER IMPROVEMENTS MAY EXIST WITHIN PROPERTY BUT ARE NOT SHOWN FOR CLARITY.
- THIS PLAT HAS BEEN PREPARED TO ESTABLISH ADDITIONAL JCSA EASEMENTS AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
- UTILITY EASEMENTS SHOWN ESTABLISHED FROM ABOVE GROUND EVIDENCE & MARKINGS BY OTHERS. IN THE EVENT OF ANY DISCREPANCY OF PIPE SHALL BE TRUE OF EASEMENT.

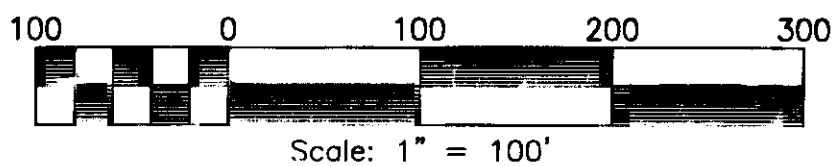
ENGINEERS OR SURVEYORS CERTIFICATE

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.

12/20/2010
DATE

Charles A. Calhoun
CHARLES A. CALHOUN LIC. NO. 2554

110000069



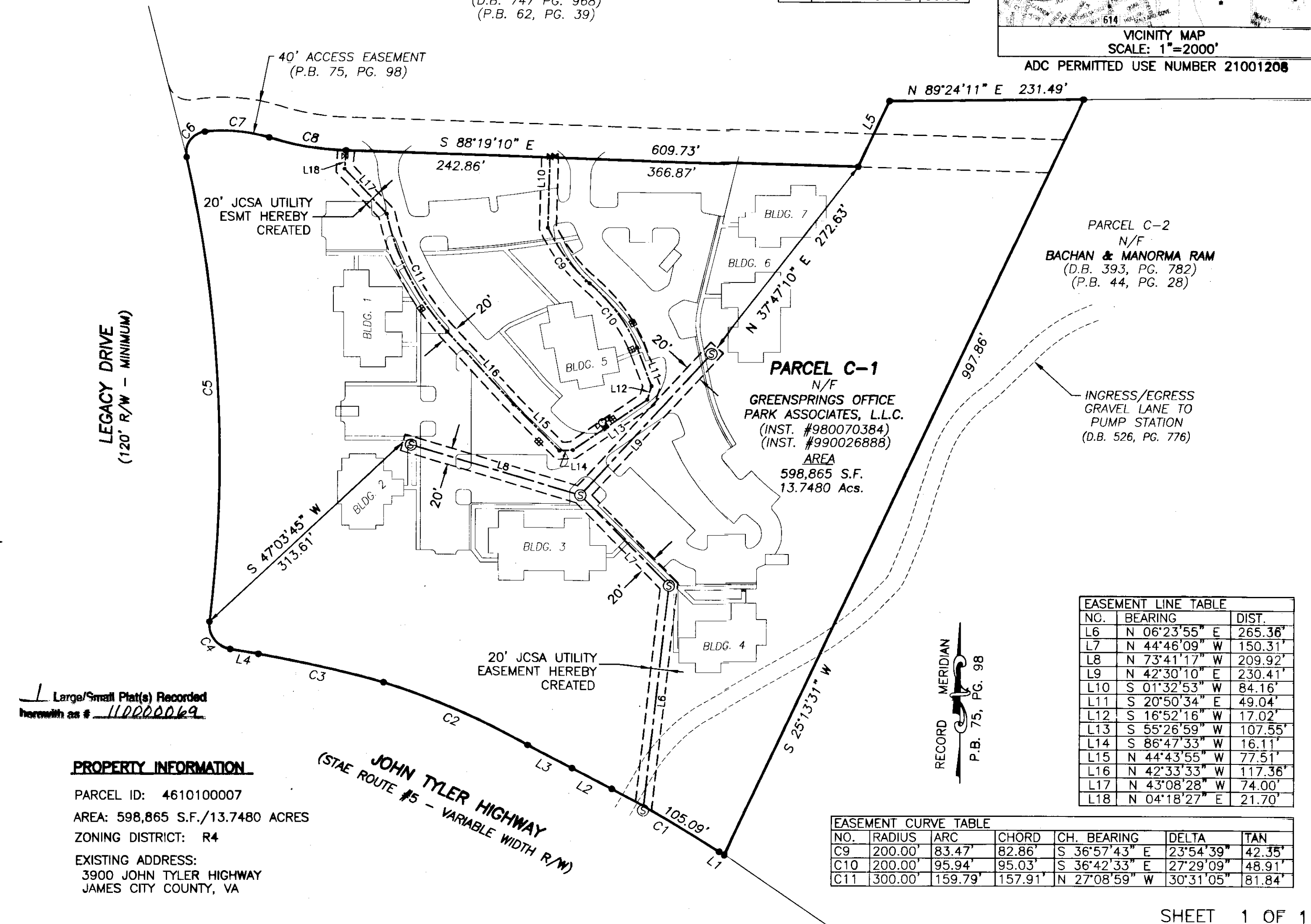
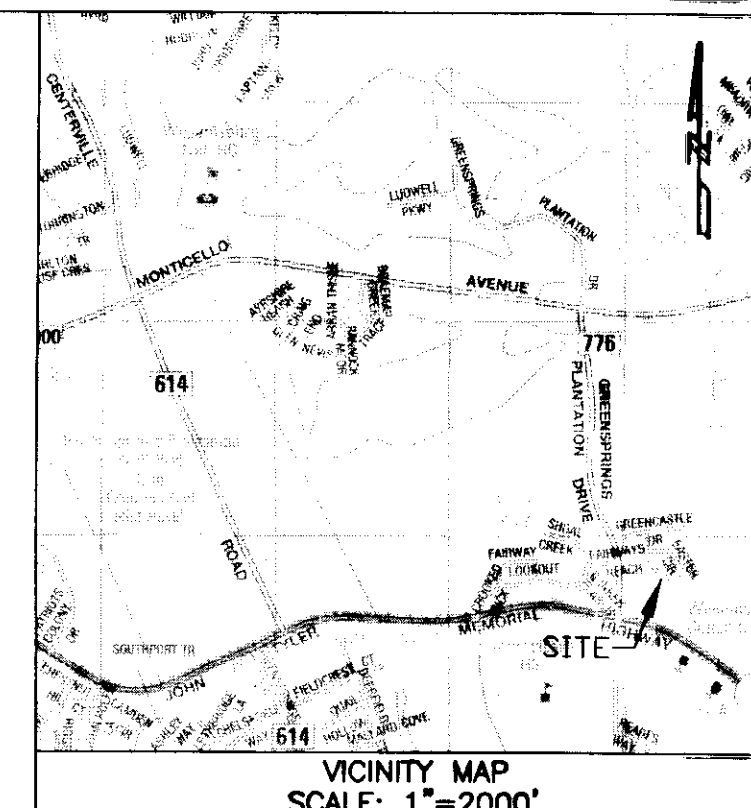
- LEGEND**
- Water Valve
 - Water Meter
 - Fire Hydrant
 - Sanitary Sewer Manhole

CURVE TABLE

NO.	RADIUS	ARC	CHORD	CH. BEARING	DELTA	TAN
C1	1466.32'	148.10'	148.04'	N 59°50'03" W	5°47'13"	74.11'
C2	880.00'	186.98'	186.62'	N 66°36'58" W	12°10'26"	93.84'
C3	1484.32'	153.05'	152.98'	N 77°17'50" W	5°54'28"	76.59'
C4	30.00'	45.57'	41.31'	N 36°44'33" W	87°01'23"	28.48'
C5	1639.25'	558.02'	555.33'	N 02°59'01" W	19°30'15"	281.73'
C6	25.00'	41.94'	37.19'	N 35°38'10" E	96°07'03"	27.82'
C7	187.00'	77.38'	76.83'	S 84°50'56" E	23°42'34"	39.25'
C8	337.00'	92.97'	92.68'	S 80°24'04" E	15°48'26"	46.78'

LINE TABLE

NO.	BEARING	DIST.
L1	N 55°13'14" W	7.77'
L2	N 62°43'39" W	53.26'
L3	N 62°43'39" W	59.65'
L4	N 80°15'07" W	33.89'
L5	N 25°13'31" E	86.90'



Large/Small Plat(s) Recorded herewith as # 110000069

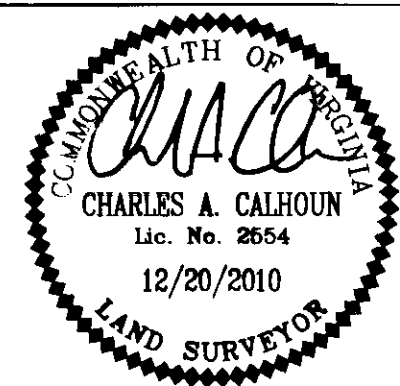
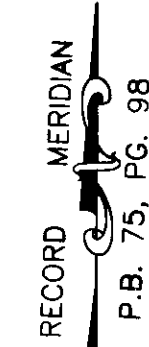
PROPERTY INFORMATION
PARCEL ID: 4610100007
AREA: 598,865 S.F./13.7480 ACRES
ZONING DISTRICT: R4
EXISTING ADDRESS: 3900 JOHN TYLER HIGHWAY, JAMES CITY COUNTY, VA

EASEMENT CURVE TABLE

NO.	RADIUS	ARC	CHORD	CH. BEARING	DELTA	TAN
C9	200.00'	83.47'	82.86'	S 36°57'43" E	23°54'39"	42.35'
C10	200.00'	95.94'	95.03'	S 36°42'33" E	27°29'09"	48.91'
C11	300.00'	159.79'	157.91'	N 27°08'59" W	30°31'05"	81.84'

EASEMENT LINE TABLE

NO.	BEARING	DIST.
L6	N 06°23'55" E	265.36'
L7	N 44°46'09" W	150.31'
L8	N 73°41'17" W	209.92'
L9	N 42°30'10" E	230.41'
L10	S 01°32'53" W	84.16'
L11	S 20°50'34" E	49.04'
L12	S 16°52'16" W	17.02'
L13	S 55°26'59" W	107.55'
L14	S 86°47'33" W	16.11'
L15	N 44°43'55" W	77.51'
L16	N 42°33'33" W	117.36'
L17	N 43°08'28" W	74.00'
L18	N 04°18'27" E	21.70'



DATE: 12/20/2010
DRAWN BY: DMS
PROJECT No. 10-244
REFERENCES:
INST. #980070384
INST. #990026888
P.B. 75, PG. 98

PLAT SHOWING DEDICATION OF 20' JCSA UTILITY EASEMENTS
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

LandTech Resources, Inc.
Surveying • GPS • Engineering
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Web: landtechresources.com