

110002466

OWNER'S CERTIFICATE

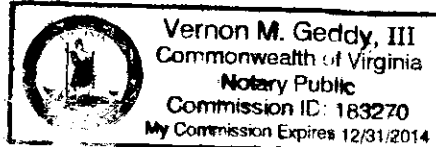
THIS EASEMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

SIGNED: Peter V. Henderson DATE: 1-17-11
 Peter V. Henderson (PRINT NAME)
 POPLAR CREEK, L.L.C.
 A VIRGINIA LIMITED LIABILITY COMPANY

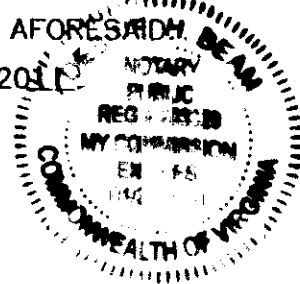
SIGNED: S. FEAR HAWKINS, II DATE: 1-10-11
 S. FEAR HAWKINS, II - TRUSTEE
 (PRINT NAME)

CERTIFICATE OF NOTARY

Commonwealth of Virginia
 City of Williamsburg TO WIT:
 I, Vernon M. Geddy, III A NOTARY PUBLIC, IN AND FOR THE CITY
 (PRINT NAME)
 AND STATE AFORESAID, DO HEREBY CERTIFY THAT Peter V. Henderson
 (PRINT NAME - POPLAR CREEK, L.L.C.)
 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY NAME THIS 17th DAY OF January, 2011.
 MY COMMISSION EXPIRES 12/31/2014
Vernon M. Geddy, III 183270
 NOTARY PUBLIC REGISTRATION NO.



State of Virginia
 City of Hampton TO WIT:
 I, Debbie W. Beam A NOTARY PUBLIC, IN AND FOR THE CITY
 (PRINT NAME)
 AND STATE AFORESAID, DO HEREBY CERTIFY THAT S. Fear Hawkins, II
 (PRINT NAME - TRUSTEE)
 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY NAME THIS 10 DAY OF January, 2011.
 MY COMMISSION EXPIRES 1-31-2014
Debbie W. Beam 203329
 NOTARY PUBLIC REGISTRATION NO.



COMMONWEALTH OF VIRGINIA, JAMES CITY COUNTY:

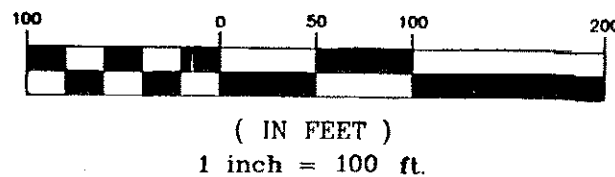
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, ON THE 24 DAY OF January, 2011 THIS PLAT WAS THIS DAY RECEIVED AND UPON CERTIFICATE OF ACKNOWLEDGEMENT, ADMITTED TO RECORD AS THE LAW DIRECTS. @ 12:59 P.M.

INSTRUMENT NO. 110002466

TESTE: Betsy B. Woodruff CLERK
By Claudia H. Birkholz, AP Clerk

GRAPHIC SCALE

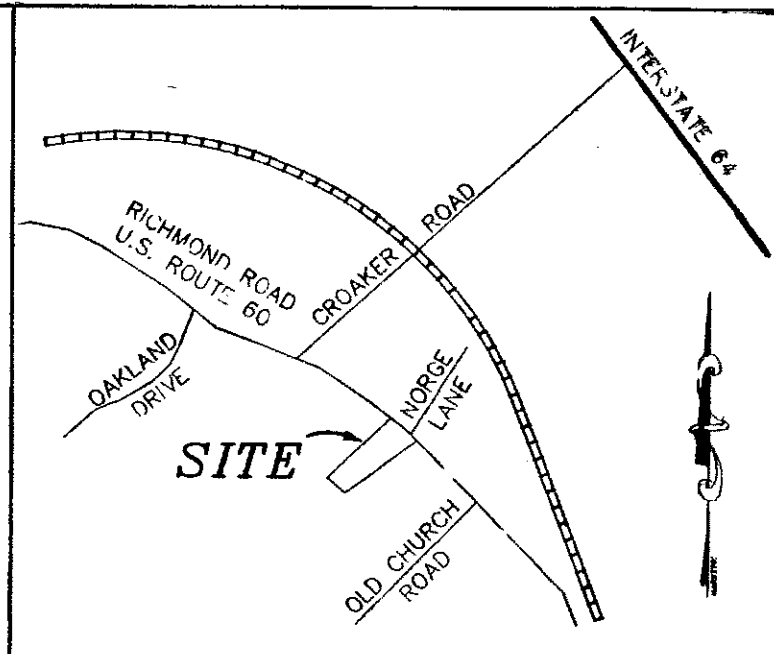
1 Large/Small Plat(s) Recorded herewith as # 110002466



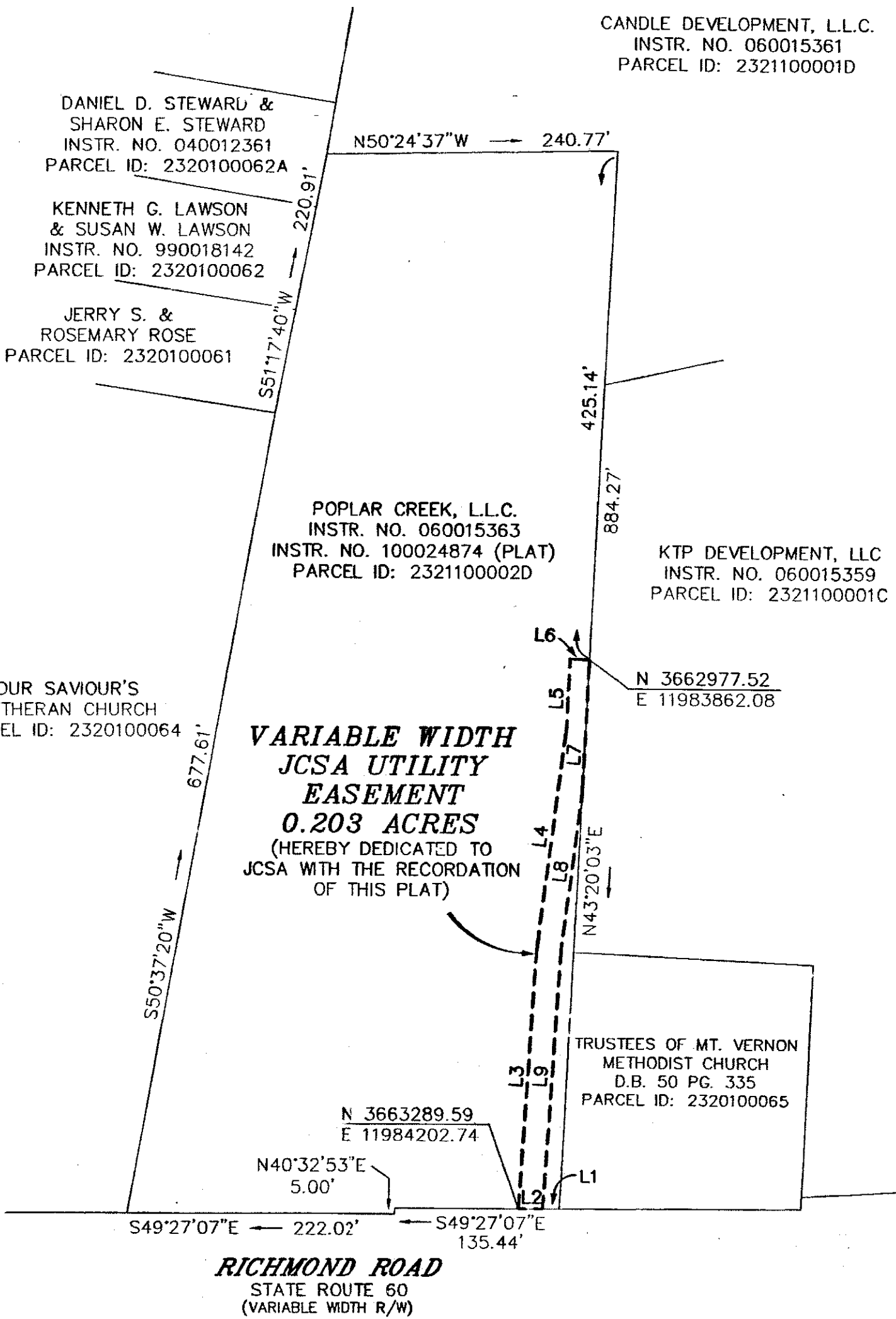
SURVEYOR'S CERTIFICATE

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 EASEMENTS WITHIN THE COUNTY.

SIGNED: Kenneth R. Blaylock, Jr. DATE: 12-22-10
 KENNETH R. BLAYLOCK, JR., L.S.



VICINITY MAP
 SCALE: 1" = 2000'

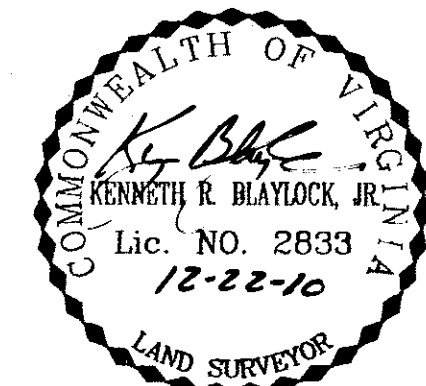


VARIABLE WIDTH JCSA UTILITY EASEMENT
0.203 ACRES
 (HEREBY DEDICATED TO JCSA WITH THE RECORDATION OF THIS PLAT)

NOTES

- 1.) OWNERSHIP: POPLAR CREEK, L.L.C. INSTR. NO. 060015363 INSTR. NO. 100024874 (PLAT) PARCEL ID: 2321100002D
- 2.) THIS PROPERTIES HEREON ARE IN ZONE 'X' OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON COMMUNITY-PANEL NUMBER 51095C0110C, DATED 09-28-2007
- 3.) DATUM: HORIZONTAL - NAD 83
- 4.) NO OTHER EASEMENTS OF RECORD OF THE PROPERTY HEREON ARE SHOWN ON THIS PLAT.
- 5.) 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 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.

LINE	BEARING	LENGTH
L1	S49°27'07"E	13.63'
L2	S49°27'07"E	20.04'
L3	S44°11'40"W	217.57'
L4	S47°50'20"W	185.29'
L5	S43°20'03"W	58.49'
L6	N46°39'57"W	15.81'
L7	N43°20'03"E	112.48'
L8	N47°50'20"E	132.08'
L9	N44°11'40"E	215.66'



PLAT SHOWING A VARIABLE WIDTH JCSA UTILITY EASEMENT ACROSS THE PROPERTY OWNED BY POPLAR CREEK, L.L.C.
 POWHATAN DISTRICT * JAMES CITY COUNTY, VIRGINIA
 DATE: DECEMBER 22, 2010 SCALE: 1" = 100'

JENNINGS STEPHENSON P.C. 10160 STAPLES MILL ROAD SUITE 103 GLEN ALLEN, VA 23060
 LAND SURVEYORS & PLANNERS PHONE - 804-545-6235 FAX - 804-545-6259 J.N. 09-516