

11001130

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF THE WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY AND IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #080011210 BY PLAT ENTITLED PLAT SHOWING PROPERTY LINE EXTINGUISHMENT NORTH AND SOUTH OF WATFORD LANE OWNED BY WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY PREPARED BY AES CONSULTING ENGINEERS, DATED OCTOBER 8, 2007

AND WAS ACQUIRED FROM G-SQUARE, INC. BY COURT PROCEEDING DATED MARCH 16, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040008570;

AND ACQUIRED FROM JEFFREY W. SHELL AND KAREN M. SHELL BY COURT PROCEEDING DATED MARCH 20, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080006253;

AND ACQUIRED FROM COUNTY OF JAMES CITY, VIRGINIA BY DEED DATED DECEMBER 19, 2003 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040004966;

AND ACQUIRED FROM WILLIAM ASHLOCK, JR. BY DEED DATED MARCH 24, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040006762;

AND ACQUIRED FROM MARIA M. STRONG, RUSSELL STRONG, CYNTHIA A. CARTER, ANGELO T. STRONG, GLENN T. STRONG, PHYLLIS ALLEN, AND HERBERT MARSH BY DEED DATED SEPTEMBER 1, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040022954 RECORD DATE SEPTEMBER 9, 2004;

AND ACQUIRED FROM RACHEL STRONG, RICOEY T. STRONG, SR. BRIDGETTE BYRD, BERNADETTE KING, SUCCESSOR TRUSTEE OF THE CHARLES SILAS STRONG TRUST, MARIA M. STRONG, RUSSELL STRONG, CYNTHIA A. CARTER, ANGELO T. STRONG, GLENN T. STRONG, PHYLLIS ALLEN, HERBERT MARSH, AND LORI STRONG BY DEED DATED JULY 7, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040021185 RECORD DATE AUGUST 18, 2004;

AND WAS ACQUIRED FROM MILDRED D. STONE BY COURT PROCEEDING DATED APRIL 19, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040009031;

AND ACQUIRED FROM ANLHIE TUCKER BY DEED DATED DECEMBER 15, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040032116 RECORD DATE DECEMBER 27, 2004;

AND ACQUIRED FROM CHARLES HERBERT JIMMISON, JR. ET ALS. BY DEED DATED DECEMBER 15, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040032118 RECORD DATE DECEMBER 27, 2004;

AND ACQUIRED FROM GLENDORA J. FINLEY, BY DEED DATED DECEMBER 15, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #040032117 RECORD DATE DECEMBER 27, 2004;

AND ACQUIRED FROM QUINTON M. JIMMISON BY COURT ORDER ENTERED APRIL 10, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #060008586;

AND ACQUIRED FROM HANNET J. BANKS BY COURT ORDER ENTERED JULY 19, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080017726;

AND WAS ACQUIRED FROM WALLACE R. PARKER BY COURT PROCEEDING DATED MAY 16, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #060011658;

AND ACQUIRED FROM KAY DARNELL BARTLETT GRAY, CAROLYN WILDER, PINKEY SWINTON, JOYCE MARSH, PIRE BARTLETT, WAYNE BARTLETT, LUCIUS JONES, JR., MILTON WALLACE, ELIZABETH JONES, LEISA ROBINSON, AND THE REVEREND JEROME RANDOLPH BY DEEDS DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080000757 ET SEQ. RECORD DATE JANUARY 12, 2006;

AND ACQUIRED FROM MARY PARKER, ANNE ALEXANDER, ERIC G. COPELAND BY DEEDS DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080001224 ET SEQ. RECORD DATE JANUARY 19, 2006;

AND ACQUIRED FROM SHIRLEY PARKER BY DEED DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080001680 RECORD DATE JANUARY 24, 2006;

AND ACQUIRED FROM JAMES JONES BY DEED DATED FEBRUARY 1, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080003557 RECORD DATE FEBRUARY 17, 2006;

AND ACQUIRED FROM ULYSSES JONES BY DEED DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080004676 RECORD DATE MARCH 6, 2006;

AND ACQUIRED FROM EVELYN HURTT BY DEED DATED AUGUST 21, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080022381 RECORD DATE SEPTEMBER 6, 2006;

AND WAS ACQUIRED FROM BENITA LEWIS, CARRIE ROBINSON, JAMES K. COPELAND, JR., JOEY NATHAN LEWIS, KIMBERLY RANDOLPH, LEWIS E. RANDOLPH, MARLON LEWIS, MICHAEL D. RANDOLPH, RAMONA RANDOLPH, REGA LORD, ROBIN YOUNG, AND ROMONA RANDOLPH BY COURT PROCEEDING DATED MAY 6, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080011659 RECORD DATE MAY 17, 2006;

AND ACQUIRED FROM JEROME RANDOLPH, JR. BY DEED DATED APRIL 15, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #050009303 RECORD DATE APRIL 29, 2005;

AND ACQUIRED FROM FRANCIS J. CURTIS BY DEED DATED FEBRUARY 7, 2003 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #030004282 RECORD DATE FEBRUARY 10, 2003;

AND ACQUIRED FROM WILLIAM L. JONES BY DEED DATED MAY 20, 2003 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #030018058 RECORD DATE JUNE 2, 2003;

AND ACQUIRED FROM LEISA ROBINSON AND JEROME RANDOLPH BY DEEDS DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #060000755 ET SEQ. RECORD DATE JANUARY 12, 2006;

AND ACQUIRED FROM ERIC COPELAND BY DEED DATED JANUARY 3, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #060001227 RECORD DATE JANUARY 19, 2006;

AND WAS ACQUIRED FROM RAMONA RANDOLPH, LEWIS RANDOLPH, JAMES COPELAND, CARRIE ROBINSON, REGA LORD, ROBIN YOUNG, BENITA LEWIS, JOEY LEWIS, MARION LEWIS, KIMBERLY RANDOLPH, AND MICHAEL RANDOLPH BY COURT PROCEEDING DATED MAY 16, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #060011660 RECORD DATE MAY 17, 2006.

AND WAS ACQUIRED FROM BEATRICE BANKS BAILEY BY COURT PROCEEDING DATED JUNE 25, 2006 DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #080030366. (SEE ALSO INSTR. NO. 090006100 AND 090005594)

CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (30-1) (1-807)) - LOT 25

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF WILLIAM L. JONES AND WAS ACQUIRED FROM PHILIP R. COOKE, SR. AND PEARL W. COOKE BY DEED DATED AUGUST 4, 1982 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN D.B. 225, PG. 379. (SEE ALSO WF-05-519-18A FOR LIST OF HEIRS/REAL ESTATE AFFIDAVIT)

CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (30-1) (1-104)) - LOT 13

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF INEZ H. WHITE AND WAS ACQUIRED FROM TERRY WHITE CARMON BY DEED DATED AUGUST 9, 2010 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NO. 100018328 DATED SEPTEMBER 1, 2010.

CERTIFICATION OF SOURCE OF TITLE (ROBINSON LANE PUBLIC R/W AND COMMON AREA 1)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF THE COUNTY OF JAMES CITY, VIRGINIA AND WAS ACQUIRED FROM ROBERT AND LOUISE WHITE BY DEED DATED AUGUST 28, 2006 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NO. 080028726;

AND ALSO ACQUIRED FROM WILLIAM L. JONES BY DEED DATED JUNE 11, 2006 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NO. 060016692.

AND ALSO ACQUIRED FROM CECIL AND DELORES COLLIER BY DEED DATED OCTOBER 23, 2006 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NO. 060028207.

CERTIFICATE OF APPROVAL

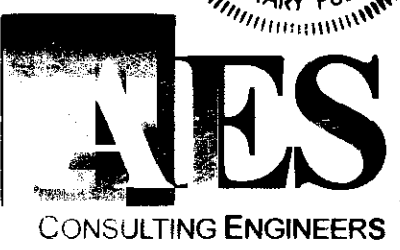
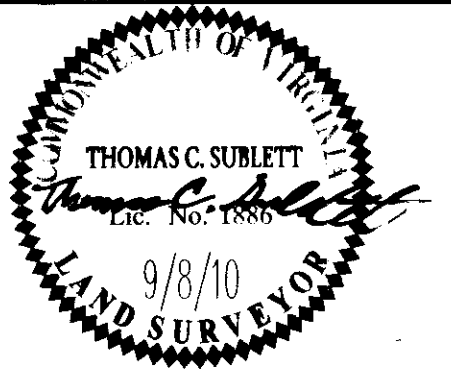
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature: Rachel G. Date: 5/19/11
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE
Signature: Rachel G. Date: 3-16-11
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

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 BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Signature: Thomas C. Sublett Date: 9-08-2010
THOMAS C. SUBLETT, L.S. #1886 DATE



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

GENERAL NOTES

- 1. PROPERTY IS ALL OF TAX MAP PARCEL (30-1)(1-80).
2. PROPERTY ADDRESS: 4380 IRONBOUND ROAD
3. PROPERTY SHOWN IS ZONED MU - MIXED USE WITH PROFFERS FOR PROFFERS REFERENCE JCC CASE NO. Z-09-06 AND MP-10-06 APPROVED BY THE BOARD OF SUPERVISORS ON JULY 24, 2007.
4. ON OCTOBER 03, 2007, THE PLANNING COMMISSION APPROVED THE REQUEST TO GRANT A MODIFICATION TO SECTION 24-527 (a) AND (b) OF THE JAMES CITY COUNTY ZONING ORDINANCE-SETBACK REQUIREMENTS, FOR LOTS LOCATED WITHIN PHASE II OF THE IRONBOUND SQUARE REDEVELOPMENT PROJECT.
5. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. EXTERIOR PROPERTY LINES AS SHOWN ARE BASED ON A PLAT ENTITLED "PLAT SHOWING PROPERTY LINE EXTINGUISHMENT NORTH AND SOUTH OF WATFORD LANE OWNED BY WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY" PREPARED BY AES CONSULTING ENGINEERS, DATED 10/08/07 & RECORDED AS INSTR. #060011210 DESIGNATED AS PARCEL "C". THERE MAY BE EASEMENTS, COVENANTS OR RESTRICTIONS OTHER THAN SHOWN THAT MAY AFFECT THIS PROPERTY.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS AND UTILITY EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
8. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 16-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. PROPERTY LIES IN FIRM ZONES "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM #510201-0140C, MAP NUMBER 5109500140C, DATED 9/28/07.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. AREAS OF RIGHT-OF-WAY EXCEPT THOSE LABELED AS PRIVATE, SHALL BE DEDICATED TO PUBLIC USE.
12. THIS SUBDIVISION IS JAMES CITY COUNTY CASE #05-0045-2010.
13. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
14. LANDSCAPE EASEMENTS AND COMMON AREAS ARE TO BE DEDICATED TO THE IRONBOUND SQUARE HOMEOWNERS ASSOCIATION, INC. ALSO KNOWN AS IRONBOUND SQUARE HOMEOWNERS ASSOCIATION, INC.
15. ALL PROPOSED RIGHT OF WAY HEREBY DEDICATED FOR PUBLIC USE.
16. A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY GRANTED FOR ACCESS FOR THE BENEFIT OF THE PARCELS HEREON DESIGNATED.

OWNER'S CERTIFICATE

THE LOT LINE SUBDIVISION OF LAND AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Signature: Andrew J. Angerman III
Andrew J. Angerman III
Executive Director

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg TO-WIT:

Signature: Marion Otey Paige
Marion Otey Paige
A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 21st DAY OF April, 2011

MY COMMISSION EXPIRES July 31, 2012
Signature: Marion Otey Paige
Marion Otey Paige
NOTARY PUBLIC #150701

OWNER'S CERTIFICATE (LOT 25)

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Signature: William L. Jones
William L. Jones

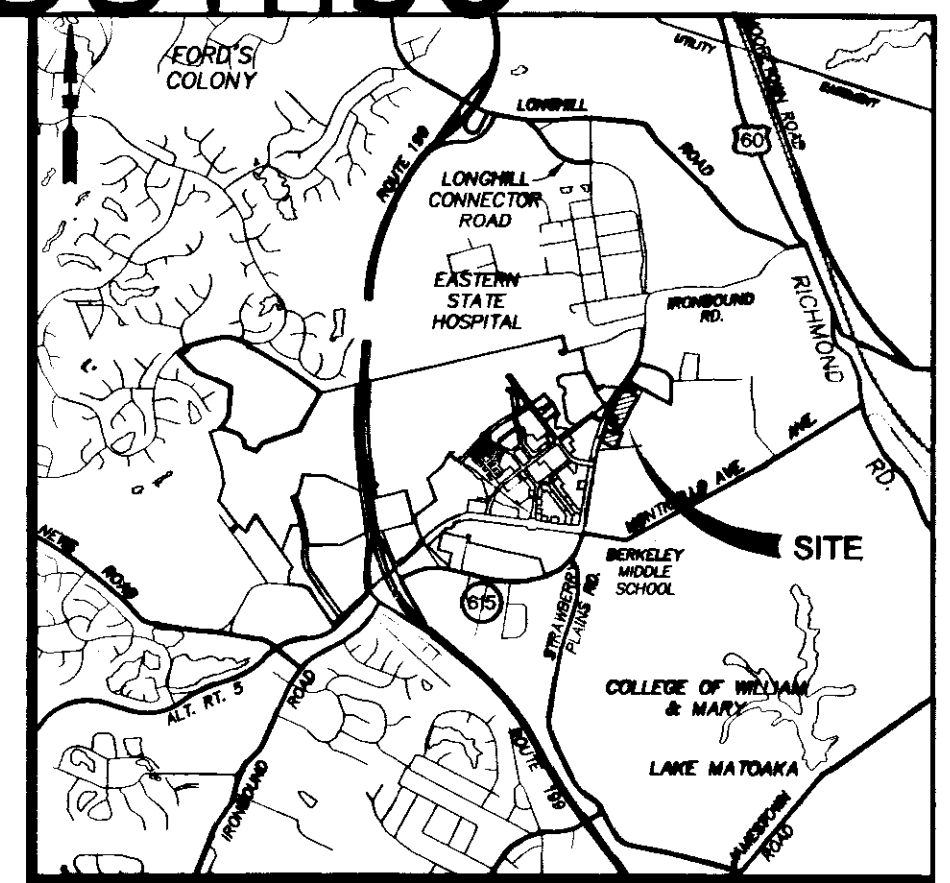
NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:

Signature: Marion Otey Paige
Marion Otey Paige
A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 21st DAY OF April, 2011

MY COMMISSION EXPIRES July 31, 2012
Signature: Marion Otey Paige
Marion Otey Paige
NOTARY PUBLIC #150701



VICINITY MAP
SCALE: 1"= 2000'±

OWNER'S CERTIFICATE (ROBINSON LANE PUBLIC R/W AND COMMON AREA 1)

THE LOT LINE SUBDIVISION OF LAND AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Signature: Mary Frances Rieger
Mary Frances Rieger
FOR COUNTY OF JAMES CITY, VIRGINIA

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:

Signature: Mary Frances Rieger
Mary Frances Rieger
A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 13th DAY OF May, 2011

MY COMMISSION EXPIRES October 31, 2013
Signature: Mary Frances Rieger
Mary Frances Rieger
Notary Public
Commonwealth of Virginia
150638

My Commission Expires 10/31/2013

OWNER'S CERTIFICATE (LOT 13)

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Signature: Inez H. White
Inez H. White

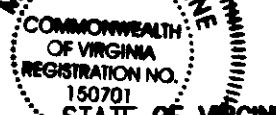
NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:

Signature: Marion Otey Paige
Marion Otey Paige
A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 22 DAY OF April, 2011

MY COMMISSION EXPIRES July 31, 2012
Signature: Marion Otey Paige
Marion Otey Paige
NOTARY PUBLIC #150701



STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg & COUNTY OF JAMES CITY CIRCUIT COURT.

THIS DAY OF 24 May 2011
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:26AM/PM
INSTRUMENT # 110011130

TESTE: Betsy B. Woolridge, Clerk
Betsy B. Woolridge, Clerk
By Claudia H. Wickholz, Dep. Clerk

Table with 4 columns: Rev, Date, Description, Revised By. Row 1: 3 Large/Small Plat(s) Recorded herewith as # 110011130. Row 2: 3/04/11 REVISED JCSA EASEMENT TCS/JFS. Row 3: 1/21/11 REVISED ACCESS EASEMENTS TCS/JFS. Row 4: 1/11/10 REVISED PER JAMES CITY COUNTY COMMENTS TCS/JFS.

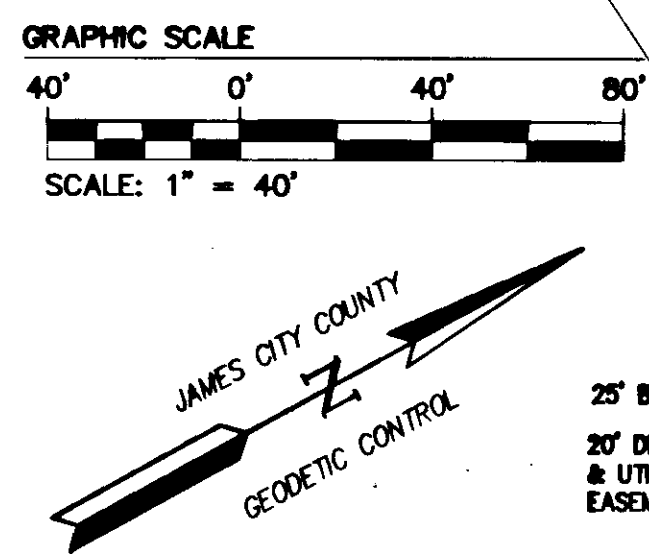
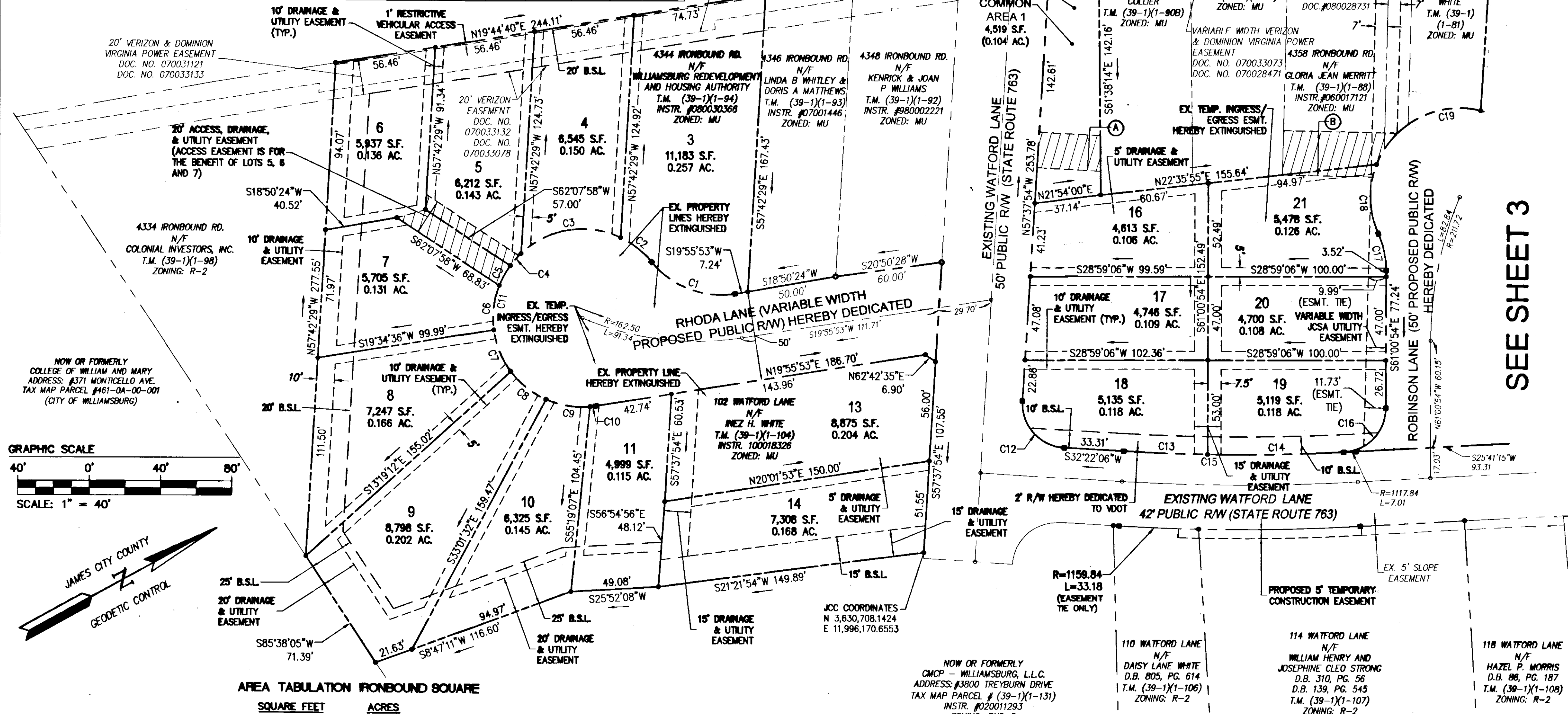
PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY
IRONBOUND SQUARE
PHASE II
LOTS 3-11, 13, 14, 16-21, 25-43 AND 57
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: ABS/BMC
Project Number: 9014-05
Scale: NOTED Date: 9/8/10
Sheet Number: 1 OF 3

11001130

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	60°00'00"	50.00'	52.36'	28.87'	50.00'	S49°55'53"W
C2	25°39'05"	50.00'	22.39'	11.38'	22.20'	S67°06'21"W
C3	68°41'33"	50.00'	59.95'	34.17'	56.42'	S19°56'02"W
C4	10°33'25"	50.00'	9.21'	4.62'	9.20'	S19°41'27"E
C5	14°34'04"	50.00'	12.71'	6.39'	12.68'	S32°15'11"E
C6	29°11'09"	50.00'	25.47'	13.02'	25.20'	S54°07'48"E
C7	29°12'19"	50.00'	25.49'	13.03'	25.21'	S83°19'32"E
C8	29°12'19"	50.00'	25.49'	13.03'	25.21'	N67°28'09"E
C9	28°57'18"	50.00'	25.27'	12.91'	25.00'	N38°23'21"E
C10	3°58'48"	50.00'	3.47'	1.74'	3.47'	N21°55'17"E

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C11	24°00'00"	50.00'	209.44'		86.60'	S40°04'07"E
C12	90°00'00"	25.00'	39.27'	25.00'	35.36'	S77°22'06"W
C13	22°4'36"	1117.84'	47.02'	23.51'	47.01'	S31°09'48"W
C14	3°54'40"	1117.84'	76.31'	38.17'	76.29'	S28°00'10"W
C15	6°19'16"	1117.84'	123.32'	61.72'	123.26'	S29°12'28"W
C16	87°03'43"	25.00'	37.99'	23.75'	34.44'	S17°29'02"E
C17	24°29'42"	50.00'	21.38'	10.85'	21.21'	S73°15'44"E
C18	45°41'10"	50.00'	39.87'	21.06'	38.82'	S62°40'00"E
C19	258°20'16"	50.00'	225.44'		77.53'	S43°39'33"W
C20	33°55'20"	50.00'	29.60'	15.25'	29.17'	S59°25'57"W

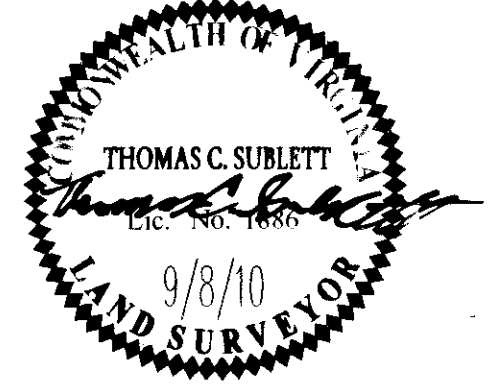


AREA TABULATION IRONBOUND SQUARE		NUMBER OF LOTS	
SQUARE FEET	ACRES		
AREA OF RESIDENTIAL LOTS	229,062 S.F.	5.26 AC.±	37
AREA OF PROPOSED PUBLIC RIGHT OF WAY (INCLUDES AREA PREVIOUSLY DEDICATED TO JAMES CITY COUNTY FOR R/W PURPOSES)	43,818 S.F.	1.01 AC.±	
AREA OF 2' R/W DEDICATION TO VDOT	1,426 S.F.	0.03 AC.±	
AREA OF COMMON OPEN SPACE	20,362 S.F.	0.47 AC.±	
TOTAL AREA SUBDIVIDED	294,668 S.F.	6.77 AC.±	
AVERAGE LOT SIZE	6,191 S.F.	0.142 AC.±	
SMALLEST LOT (LOT 29)	4,312 S.F.	0.099 AC.±	
LARGEST LOT (LOT 3)	11,183 S.F.	0.257 AC.±	
GROSS LOTS PER ACRE			5.46

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 24 May 2011  
at 10:06 AM/PM, PG. 11  
DOCUMENT # 11001130  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

PROPERTY TABLE FOR EXISTING LOTS					
	EXISTING LOT AREA	PROPOSED ADDITIONAL AREA	PROPOSED LOT AREA		
LOT 3	0.281± ACRES	12,257± S.F.	-0.025± ACRES	-1,074± S.F.	0.257± ACRES
LOT 13	0.188± ACRES	8,208± S.F.	0.015± ACRES	809± S.F.	0.204± ACRES
LOT 25	0.173± ACRES	7,542± S.F.	-0.016± ACRES	-714± S.F.	0.157± ACRES

Rev.	Date	Description	Revised By
		3 Large/Small Plat(s) Recorded herewith as # <u>11001130</u>	
3	3/04/11	REVISED JCSA EASEMENT	TCS/JFS
2	1/21/11	REVISED ACCESS EASEMENTS	TCS/JFS
1	11/2/10	REVISED PER JAMES CITY COUNTY COMMENTS	TCS/JFS



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**PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT**  
WILLIAMSBURG REDEVELOPMENT AND HOUSING AUTHORITY  
**IRONBOUND SQUARE**  
PHASE II  
LOTS 3-11, 13, 14, 16-21, 25-43 AND 57  
BERKELEY DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: ABS/BMC  
Project Number: 9014-06  
Scale: 1"=40'  
Date: 9/8/10  
Sheet Number: **2 OF 3**

SEE SHEET 3



11001130

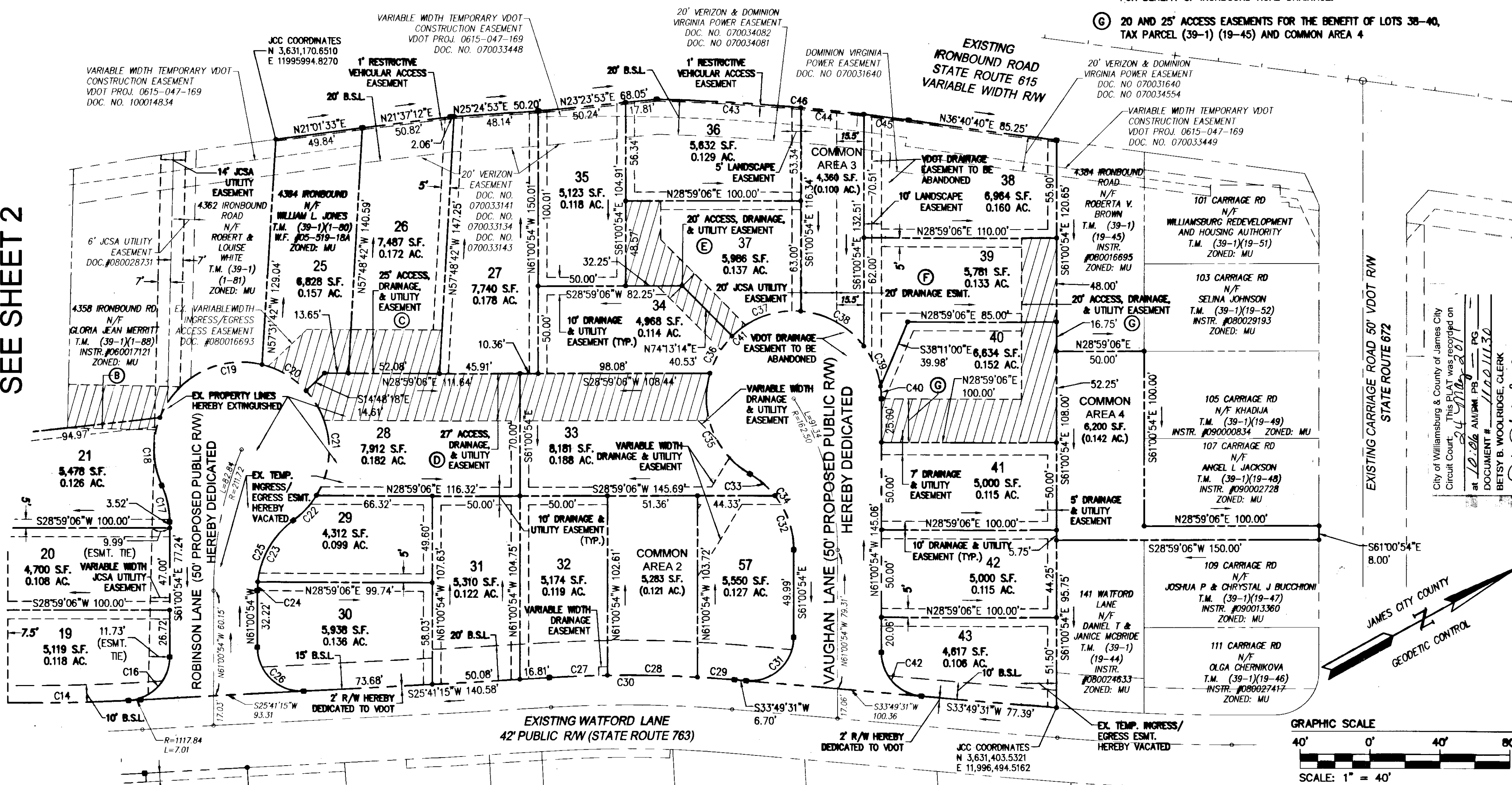
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C21	73°59'45"	50.00'	64.57'	37.67'	60.18'	N66°36'31"W
C22	22°26'20"	50.00'	19.58'	9.92'	19.46'	N18°23'29"W
C23	48°00'08"	50.00'	41.89'	22.26'	40.68'	N31°10'23"W
C24	5°50'27"	50.00'	5.10'	2.55'	5.09'	N58°05'40"W
C25	53°50'34"	50.00'	46.99'	25.39'	45.28'	N34°05'36"W
C26	93°17'51"	25.00'	40.71'	26.48'	36.36'	S72°20'11"W
C27	2°33'16"	745.53'	33.24'	16.62'	33.23'	S26°57'53"W
C28	3°56'56"	745.53'	51.38'	25.70'	51.37'	S30°12'59"W
C29	1°38'04"	745.53'	21.27'	10.63'	21.27'	S33°00'29"W
C30	8°08'16"	745.53'	105.89'	53.03'	105.80'	S29°45'23"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C31	94°50'25"	25.00'	41.38'	27.21'	36.82'	S13°35'41"E
C32	38°08'10"	50.00'	33.28'	17.28'	32.67'	S80°04'58"E
C33	21°51'50"	50.00'	19.08'	9.66'	18.96'	N69°55'02"E
C34	60°00'00"	50.00'	52.36'	28.87'	50.00'	N88°59'06"E
C35	76°35'15"	50.00'	66.84'	39.48'	61.97'	S82°43'16"E
C36	28°38'52"	50.00'	25.00'	12.77'	24.74'	S30°06'12"E
C37	49°21'11"	50.00'	43.07'	22.97'	41.75'	S8°53'50"W
C38	48°32'30"	50.00'	42.36'	22.55'	41.10'	S57°50'40"W
C39	28°38'52"	50.00'	25.00'	12.77'	24.74'	N83°33'39"W
C40	8°13'19"	50.00'	7.18'	3.59'	7.17'	N65°07'33"W

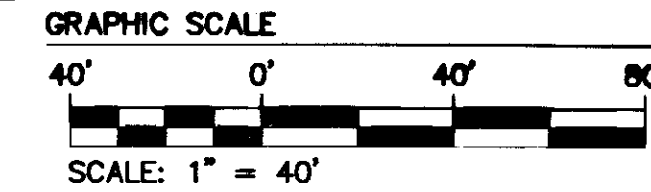
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C41	240°00'00"	50.00'	209.44'		86.60'	S1°00'54"E
C42	85°09'35"	25.00'	37.16'	22.97'	33.83'	S76°24'19"W
C43	3°31'00"	1343.00'	82.43'	41.23'	82.41'	N32°16'42"E
C44	1°32'38"	1343.00'	36.19'	18.10'	36.19'	N34°48'31"E
C45	1°05'50"	1343.00'	25.72'	12.86'	25.72'	N36°07'45"E
C46	6°09'27"	1343.00'	144.33'	72.24'	144.26'	N33°35'56"E

- ADDITIONAL DEED REFERENCES**
- DOCUMENT NO. 080028729 - DEED AND PLAT SHOWING RIGHT-OF-WAY DEDICATION
  - DOCUMENT NO. 080028730 - DEED OF RELEASE AND ABANDONMENT OF EASEMENT
  - DOCUMENT NO. 080016892 AND 080016891 - DEED AND PLAT SHOWING RIGHT-OF-WAY DEDICATION
  - DOCUMENT NO. 080021899 - PLAT OF CORRECTION IRONBOUND SQUARE PHASE II LOTS 44, 46-47
  - DEED BOOK 31 PAGE 95, DEED BOOK 31 PAGE 101, DEED BOOK 33 PAGE 85, DEED BOOK 33 PAGE 113 - VIRGINIA ELECTRIC AND POWER COMPANY EASEMENTS MAY AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE DUE TO THE AGE OF THE DEEDS
- (C) 25' ACCESS EASEMENT FOR THE BENEFIT OF LOTS 25-27
  - (D) 27' ACCESS EASEMENT HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION
  - (E) 20' ACCESS EASEMENT FOR THE BENEFIT OF LOTS 34-37
  - (F) 20' DRAINAGE EASEMENT HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR BENEFIT OF IRONBOUND ROAD DRAINAGE.
  - (G) 20 AND 25' ACCESS EASEMENTS FOR THE BENEFIT OF LOTS 38-40, TAX PARCEL (39-1) (19-45) AND COMMON AREA 4

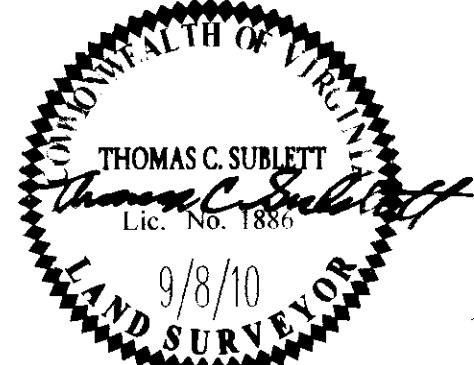
SEE SHEET 2



City of Williamsburg and County of James City Circuit Court. This PLAT was recorded on at 12:26 AM on 9/8/10. DOCUMENT # 11001130. BETSY B. WOOLRIDGE, CLERK. *Betsy Woolridge* Clerk



Rev.	Date	Description	Revised By
3	3/04/11	REVISED JCSA EASEMENT	TCS/JFS
2	1/21/11	REVISED ACCESS EASEMENTS	TCS/JFS
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