

110012428

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JEFFERSON-PILOT LIFE INSURANCE COMPANY, A NORTH CAROLINA CORPORATION, (FORMERLY PILOT LIFE INSURANCE COMPANY) TO UNIVERSITY SQUARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP BY DEED DATED AUGUST 6, 1987 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS DEED BOOK 357, PAGE 125.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT AND PARCEL EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCELS 7, 8 & 9 WILLIAMSBURG CROSSING IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

- UNIVERSITY SQUARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP
THE COMMERCIAL GROUP INC., GENERAL PARTNER

BY: Calvin Davis 6/6/11 DATE
CALVIN DAVIS, PRESIDENT

CERTIFICATE OF NOTARIZATION:

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

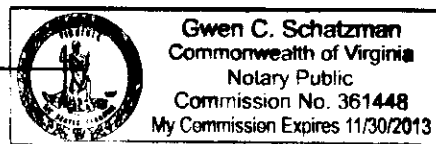
Gwen C. Schatzman A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 6th DAY OF JUNE, 2011.

MY COMMISSION EXPIRES 11/30/2013

Gwen C. Schatzman
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 361448



CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE ADJUSTMENT AND PARCEL EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Quintin D. Green 6/7/11 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

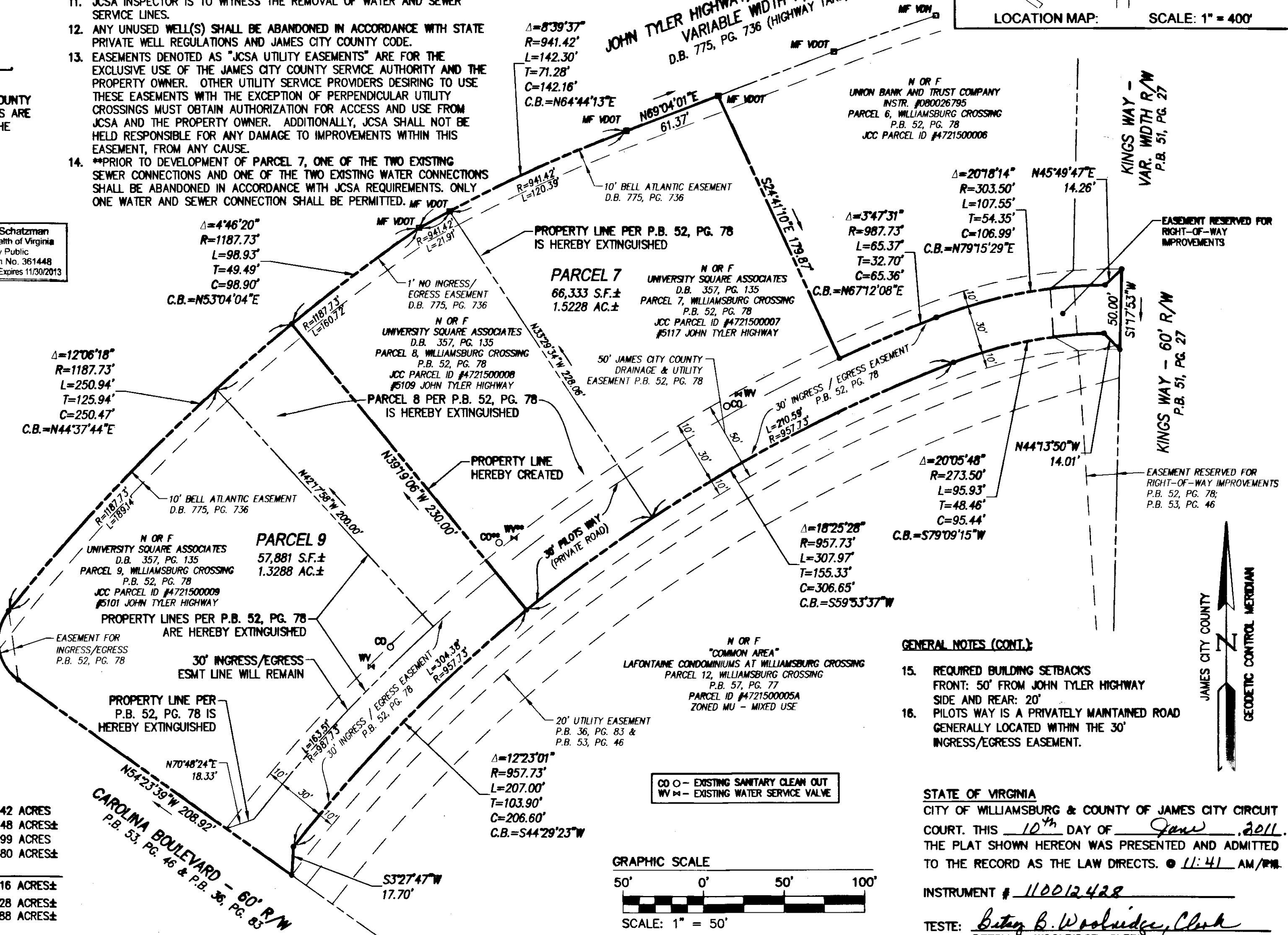
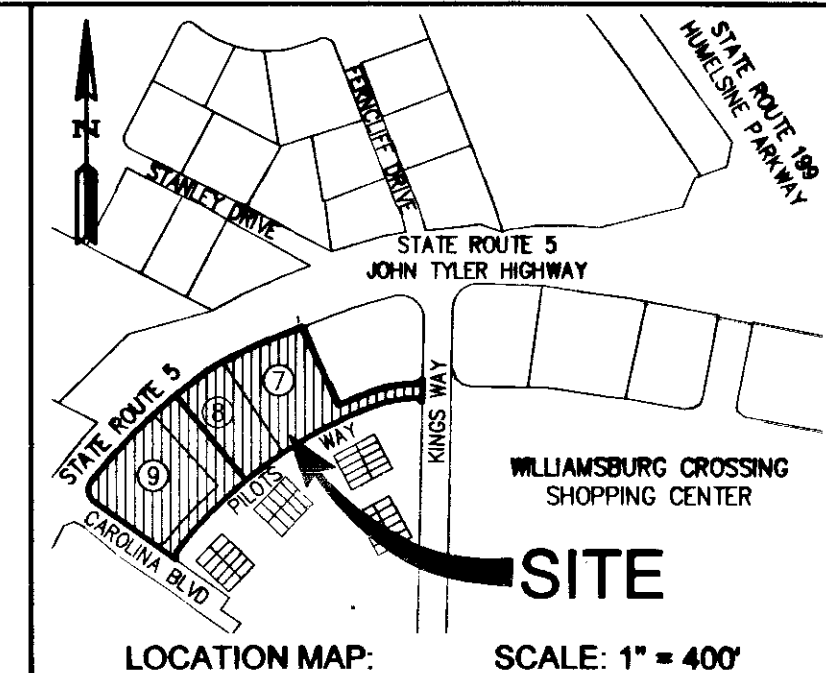
SURVEYOR'S CERTIFICATE

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.

Thomas C. Sublett 5-9-2011 DATE
THOMAS C. SUBLETT, L.S. #001886

GENERAL NOTES:

- PROPERTY IS ZONED B1 - GENERAL BUSINESS DISTRICT.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- A FIVE FOOT EASEMENT FOR DRAINAGE AND/OR UTILITIES RETAINED BY OWNER ON ALL SIDES OF ALL PROPERTY LINES ESTABLISHED BY P.B. 52, PG. 78 ARE EXTINGUISHED BY THIS PLAT.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SEC. 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 TO 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. MAP #51095C0140C, EFFECTIVE DATE 9/28/07.
- THIS PLAT IS BASED ON FOUND MARKERS AS NOTED, RECORD AND OTHER AVAILABLE INFORMATION.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
- PARCEL 8 IS EXTINGUISHED BY THIS PLAT AND THE AREA HAS BEEN ADDED TO PARCELS 7 & 9 AS SHOWN HEREON; ALL PARCELS ARE CURRENTLY VACANT. PARCEL 7 IS SUBJECT TO SPECIAL USE PERMIT, SUP-0001-2011 APPROVED BY THE BOARD OF SUPERVISORS ON MAY 10, 2011.
- ALL DRAINAGE EASEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
- JCSA INSPECTOR IS TO WITNESS THE REMOVAL OF WATER AND SEWER SERVICE LINES.
- ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY COUNTY 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.
- **PRIOR TO DEVELOPMENT OF PARCEL 7, ONE OF THE TWO EXISTING SEWER CONNECTIONS AND ONE OF THE TWO EXISTING WATER CONNECTIONS SHALL BE ABANDONED IN ACCORDANCE WITH JCSA REQUIREMENTS. ONLY ONE WATER AND SEWER CONNECTION SHALL BE PERMITTED. MF VDOT



AREA TABULATION

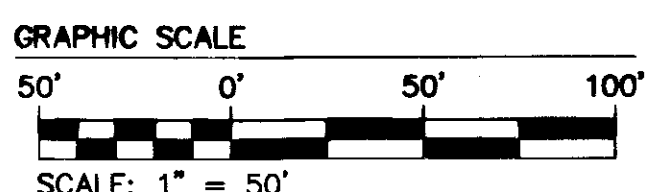
AREA OF PARCEL 7 (P.B. 52, PG. 78)	43,306 S.F.	0.9942 ACRES
AREA OF PARCEL 8 (P.B. 52, PG. 78 & P.B. 53, PG. 46)	43,334 S.F.±	0.9948 ACRES±
AREA OF PARCEL 9 (P.B. 52, PG. 78)	39,835 S.F.	0.9099 ACRES
AREA OF VDOT R/W TAKE FROM PARCELS 7 & 8 (D.B. 775, PG. 736)	-2,061 S.F.±	-0.0480 ACRES±
TOTAL AREA OF PARCELS 7, 8, & 9	124,214 S.F.±	2.8516 ACRES±
NEW AREA OF PARCEL 7	66,333 S.F.±	1.5228 ACRES±
NEW AREA OF PARCEL 9	57,881 S.F.±	1.3288 ACRES±

GENERAL NOTES (CONT.):

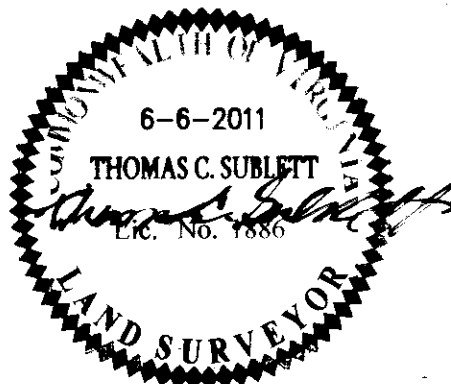
- REQUIRED BUILDING SETBACKS FRONT: 50' FROM JOHN TYLER HIGHWAY SIDE AND REAR: 20'
- PILOTS WAY IS A PRIVATELY MAINTAINED ROAD GENERALLY LOCATED WITHIN THE 30' INGRESS/EGRESS EASEMENT.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10th DAY OF June, 2011.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:41 AM/P.M.

INSTRUMENT # 110012428
TESTE: Betsy B. Woolridge, Clerk
Betsy B. Woolridge, Clerk
BY Claudia A. Dinkels, Dep. Clerk



1	5/2011	REVISED PER JCC COMMENTS	JAG
Rev.	Date	Description	Revised By



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PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND PARCEL EXTINGUISHMENT BETWEEN PARCEL 7, PARCEL 8, AND PARCEL 9 WILLIAMSBURG CROSSING STANDING IN THE NAME OF UNIVERSITY SQUARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS / JAG
Project Number: W10172-00
Scale: 1"=50'
Date: 05-08-2011
Sheet Number: 1 OF 1