

110018543

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "PLAT SHOWING A DIVISION OF LAND TOTALING 1.660 ACRES AND A 20' ACCESS EASEMENT LYING EAST OF WATFORD LANE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES

CMCP-WILLIAMSBURG, LLC

8-4-11 DATE NAME MARK W. OHLANDORF, PRESIDENT NAME PRINTED
8-4-11 DATE NAME ERIC U. HOGLUND, ASST SECY NAME PRINTED

CERTIFICATE OF NOTARIZATION:

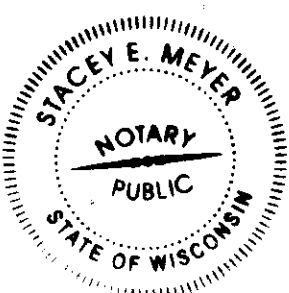
CITY/COUNTY OF MILWAUKEE, WI

I, STACEY MEYER, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 4th DAY OF AUGUST, 2011.

IS PERMANENT MY COMMISSION EXPIRES N/A REGISTRATION NO.

Stacey Meyer SIGNATURE



CERTIFICATE OF NOTARIZATION:

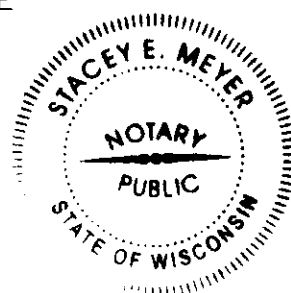
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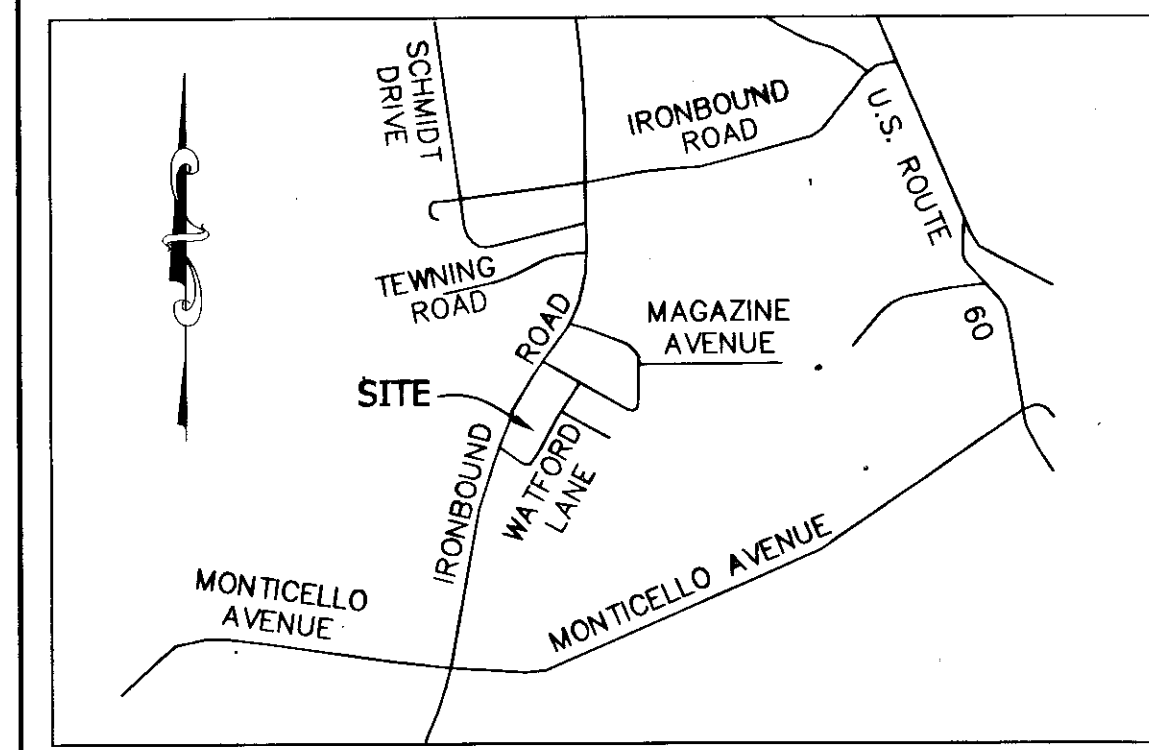
CERTIFICATE OF APPROVAL:

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

8/9/11 DATE SUBDIVISION AGENT FOR James City County CHRISTOPHER JOHNSON

NOTES:

- 1) REFERENCE JCC CASE NO. S-0048-2010
2) SITE ADDRESS: A PORTION OF 3800 TREYBURN DRIVE.
3) TAX MAP ID: A PORTION OF 3910100131
4) ZONING: PUD-R
5) ACREAGE/ SQUARE FOOTAGE OF 3800 TREYBURN DRIVE BEFORE SUBDIVISION= 53.4± ACRES (2,326,104 SQUARE FEET)
NEW PARCEL= 1.660 ACRES (72,292 SQUARE FEET)
RESIDUAL PARCEL 3800 TREYBURN DRIVE= 51.7± ACRES (2,253,812 SQUARE FEET)
6) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
7) THIS PLAT IS BASED ON A PLAT OF SURVEY BY VANASSE HANGEN BRUSTLIN, INC. ENTITLED ALTA/ACSM LAND TITLE SURVEY CHAMBREL RETIREMENT COMMUNITY FOR CMCP-WILLIAMSBURG, LLC AND TIMMONS GROUP FIELD WORK.
8) NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9) SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
10) A PORTION OF THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
11) THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
12) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13) THE RESOURCE PROTECTION AREA (RPA) LINE AS SHOWN HEREON WAS FIELD DELINEATED ON JANUARY 1, 2006.



VICINITY MAP 1"=2000'

- 14) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
15) LOT IS DETERMINED TO BE FOR USE AS A PUBLIC UTILITY UNDER SECTION 24-39 OF THE JAMES CITY COUNTY ZONING ORDINANCE. AS SUCH, THE LOT IS NOT REQUIRED TO MEET LOT AREA, LOT WIDTH LOT FRONTAGE AND ALL SETBACK REQUIREMENTS OF THE PUD DISTRICT. ACCESS TO THIS PARCEL FOR CONSTRUCTION, REPAIR, AND MAINTENANCE WILL BE BY THE 20 FOOT ACCESS EASEMENT TO WATFORD LANE, WHICH IS SHOWN ON SHEET 2 OF THIS PLAT.
16) IT IS THE APPLICANTS RESPONSIBILITY TO OBTAIN ALL SIGNATURES PRIOR TO FINAL APPROVAL.
17) ALL EXISTING EASEMENTS ARE SHOWN.

SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAMSBURG-OXFORD LIMITED PARTNERSHIP TO CMCP-WILLIAMSBURG, LLC BY DEED DATED MAY 1, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 020011293.

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

7-26-11 DATE PAUL N. HUBER, LS NAME NAME PRINTED

Paul N. Huber SIGNATURE



2 Large/Small Plat(s) Recorded herewith as # 110018543

PLAT SHOWING A DIVISION OF LAND TOTALING 1.660 ACRES AND A 20' ACCESS EASEMENT LYING EAST OF WATFORD LANE

- REVISED: 7-26-11 (COUNTY COMMENTS)
REVISED: 9-09-10 (COUNTY COMMENTS)
REVISED: 9-21-10 (COUNTY COMMENTS)
REVISED: 10-04-10 (COUNTY COMMENTS)
REVISED: 11-09-10 (COUNTY COMMENTS)
REVISED: 12-07-10 (COUNTY COMMENTS)

Table with 2 columns: Berkeley District (James City County, VA), Date (SEPT. 23, 2008), Sheet (1 OF 2), Drawn by (R.L.W.), Scale (1" = 30'), J.N. (26858), Check by (M.S.F.)

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 1 September 2011 at 10:08 AM/PM: PB PG DOCUMENT # 110018543 BETSY B. WOOLRIDGE, CLERK

THIS DRAWING PREPARED AT THE 1001 Builders By-Laws, Suite 300, Richmond, VA 23225 TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com

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