

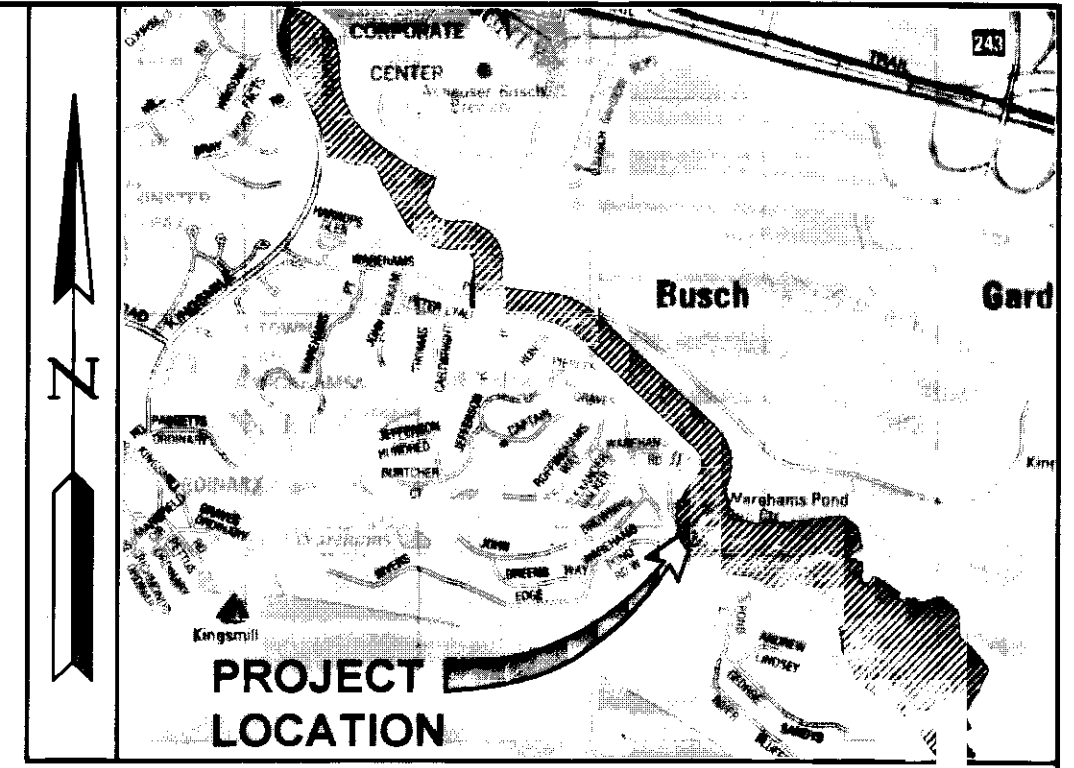
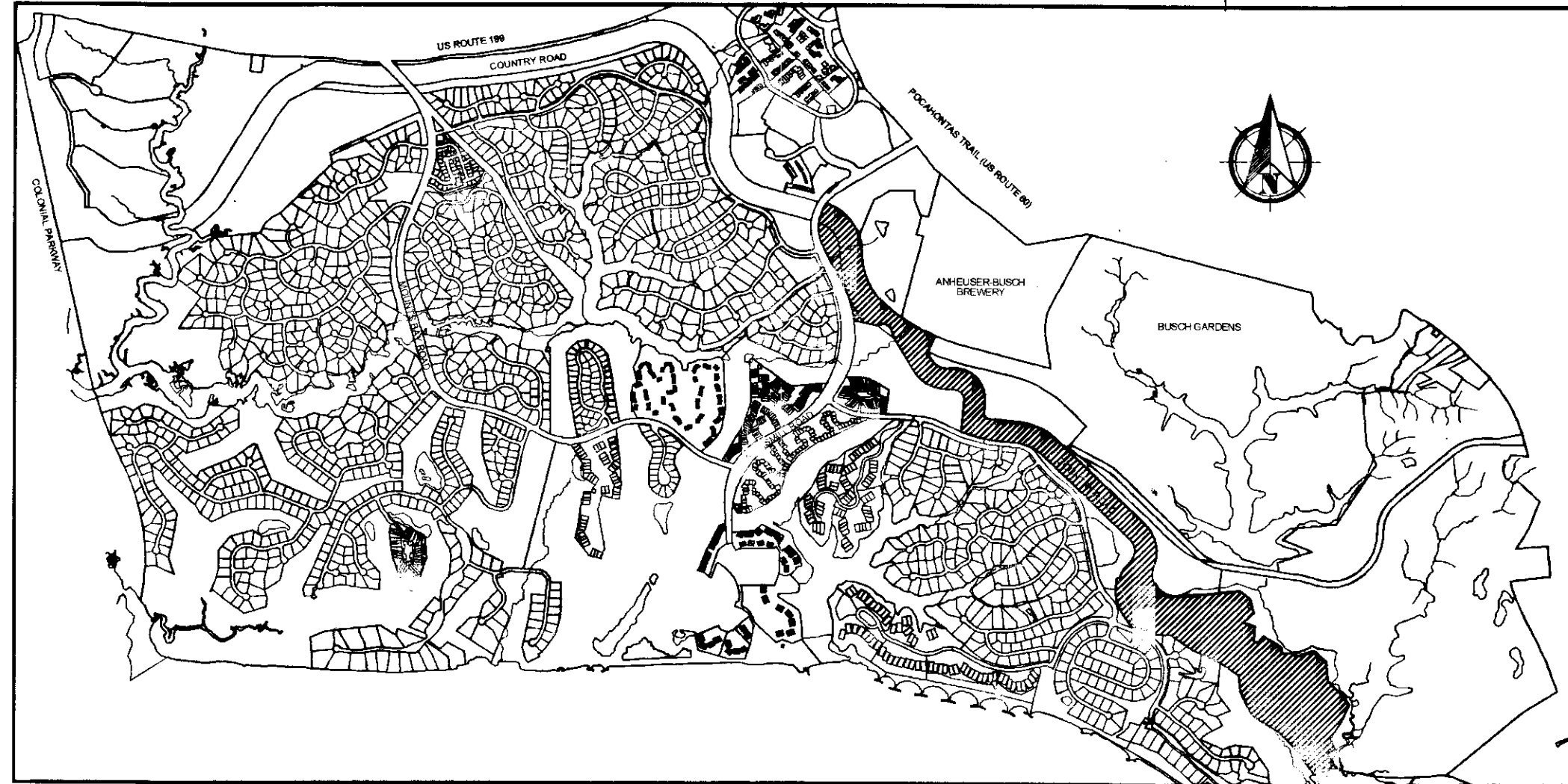
130014475

REFERENCE

INSTRUMENT # 100013476 - BOUNDARY PLAT, PARCEL 5-B CARTER'S GROVE COUNTRY ROAD
 INSTRUMENT # 100014988 - BOUNDARY PLAT, PARCEL R-15 KINGSMILL ROAD

AREA TABLE

PARCEL NAME	SQ. FT.	ACRES
COUNTRY ROAD EAST PARCEL	6,214,614	142.668

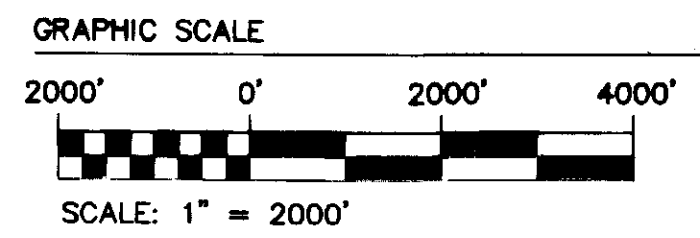


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VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

1. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY. THE PROPERTY BOUNDARY AS SHOWN IS BASED ON CORNER MONUMENTS FOUND AT THE TIME OF THE SURVEY AND DEEDS AND PLATS OF RECORD.
2. PROPERTY ZONED R4, RESIDENTIAL PLANNED COMMUNITY.
3. PROPERTY IS A PORTION OF TAX MAP PARCEL NO. 5130100002.
4. PROPERTY ADDRESS: WILLIAMSBURG, VA 23185
5. HORIZONTAL DATUM: JAMES CITY COUNTY GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD83)(1992).
6. EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. BY GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN ZONE "AE (EL. 7.5)" AND "X", OF THE FLOOD INSURANCE RATE MAP 51095C, COMMUNITY PANEL NO. 0210C WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, AND IS IN A SPECIAL FLOOD HAZARD AREA.
7. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY INFORMATION OF ABOVE GROUND FEATURES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. THIS PLAT DOES NOT DEPICT ALL PHYSICAL IMPROVEMENTS ON THE PROPERTY. ONLY BUILDINGS AND ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN FIELD LOCATED. UNLESS OTHERWISE NOTED PHYSICAL IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM JAMES CITY COUNTY GIS INFORMATION.
9. RPA IMPACTS SHOWN HEREON ARE TAKEN FROM CURRENT AVAILABLE GIS INFORMATION. WETLANDS HAVE NOT BEEN DELINEATED AND HAVE NOT BEEN FIELD LOCATED. A SITE SPECIFIC WETLANDS DELINEATION WILL BE REQUIRED PRIOR TO ANY FUTURE DEVELOPMENT ACTIVITY.



LEGEND			
IRF ○	IRON ROD FOUND	TRANS. □	ELECTRIC TRANSFORMER
●	IRON ROD SET	TPED □	COMMUNICATIONS PEDESTAL
MF □	MONUMENT FOUND	FMV ⊗	FORCE MAIN VALVE
---	PROPERTY LINE	SMH ⊙	SANITARY MANHOLE
---	EASEMENT	ENC. ---	ENCROACHING
---	WETLANDS	NFO ○	NAIL FOUND
---	100' RPA BUFFER		

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF ROBERT D. MANN AND THAT THERE ARE NO ENCROACHMENTS, EITHER WAY, ACROSS THE LINES OTHER THAN SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH STATE AND LOCAL STANDARDS. A TITLE REPORT HAS BEEN FURNISHED AND, WHERE SUFFICIENT INFORMATION EXISTS, EASEMENT, SURVITUDES, COVENANTS, RESTRICTIONS, AND ENCUMBRANCES OF RECORD HAVE BEEN PLOTTED HEREON.

DATE OF PLAT:

Robert D. Mann
 ROBERT D. MANN

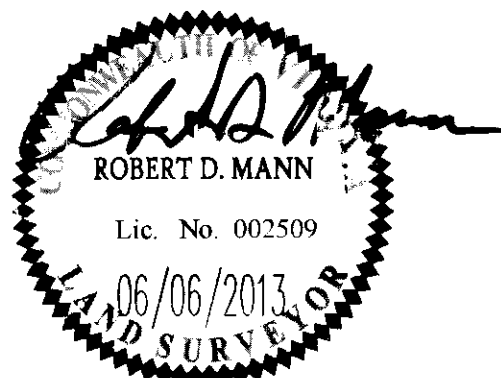
6/6/2013

ROBERT D. MANN
 VIRGINIA LICENSED
 LAND SURVEYOR # 2509

8 copies of this Plat(s) Recorded
 herewith as # 130014475

Rev	Date	Description	Revised by

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
June 13, 2013
 at 11:09 AM/PM, PB PG
 Document # 130014475
 BETSY B. WOOLRIDGE, CLERK
Patrick H. Plaluso, Dep. Clerk



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BOUNDARY SURVEY
 COUNTRY ROAD EAST PARCEL
 PROPERTY OF
BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	RDM
Project Number:	H10047
Scale:	1"=100'
Date:	06/06/2013
Sheet Number	1