

130020959

**OWNER'S CERTIFICATION**

THE EASEMENT CONVEYED AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

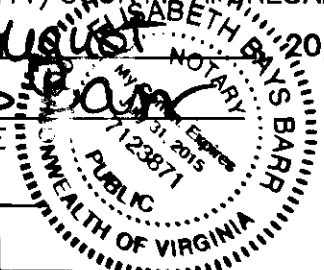
August 2, 2013 Robert T. Casey  
 DATE SIGNATURE AGENT OF C.C. CASEY LIMITED COMPANY  
Robert T. Casey  
 PRINT

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF James City County

I, Elizabeth Bays Barr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
 GIVEN UNTO MY HAND THIS 2nd DAY OF August, 2013.

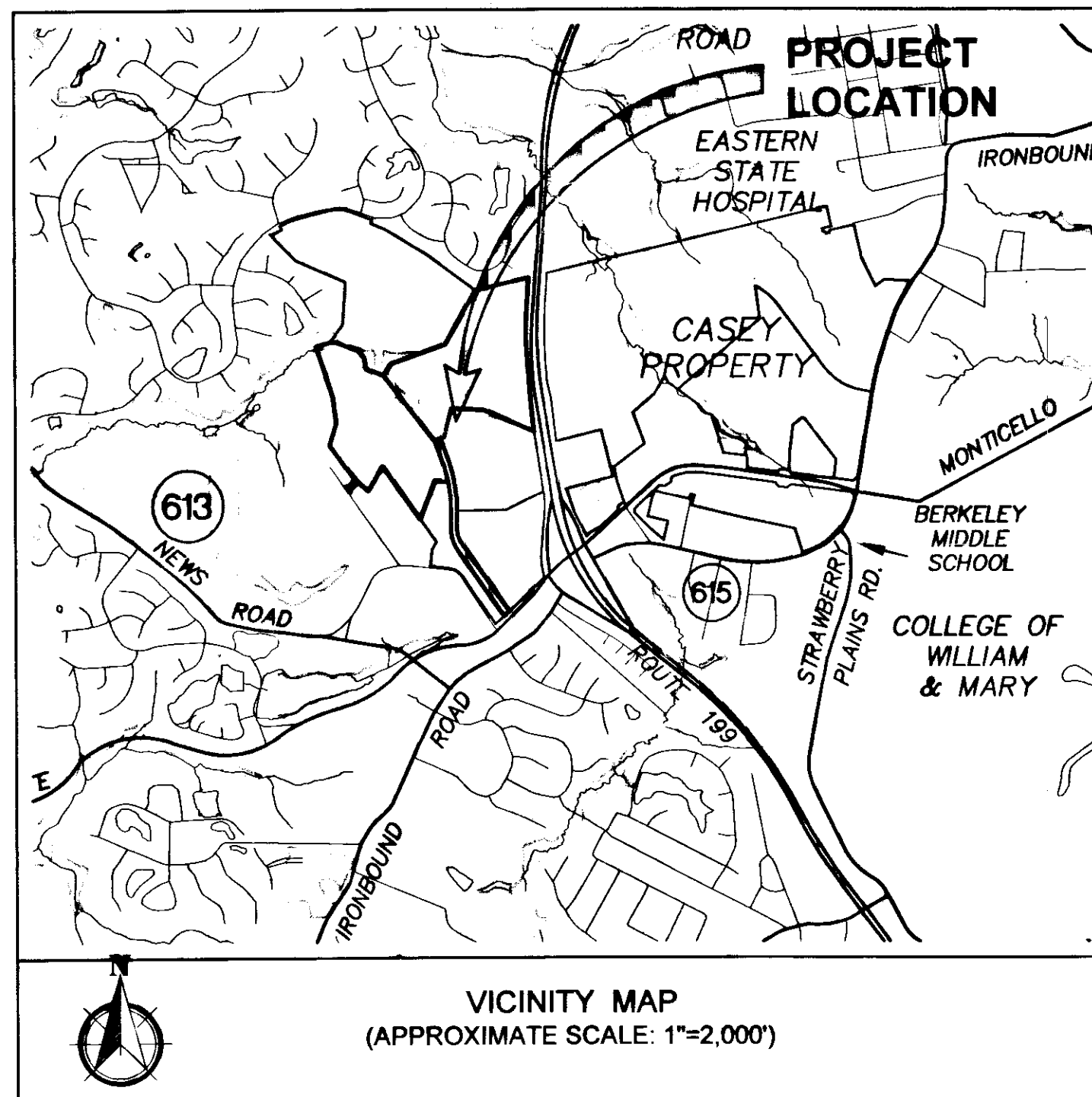
Elizabeth Bays Barr  
 NOTARY PUBLIC SIGNATURE  
 MY COMMISSION EXPIRES: 7/31/2015  
 NOTARY REGISTRATION NUMBER: 7123871



**CERTIFICATE OF APPROVAL**

THIS EASEMENT CONVEYANCE IS APPROVED BY THE UNDERSIGNED AND MAY BE ADMITTED TO RECORD.

8/5/2013 Laura M. Foster  
 DATE AGENT FOR JAMES CITY SERVICE AUTHORITY



**GENERAL NOTES**

1. THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, OTHER THAN SHOWN THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS, AND / OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.
2. THE PURPOSE OF THIS PLAT IS FOR THE CONVEYANCE OF A JCSA EASEMENT, NATURAL OPEN SPACE EASEMENTS, AND SIDEWALK EASEMENT.
3. 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 (OTHER THAN THOSE ALREADY IDENTIFIED WITHIN THE EASEMENT) 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.

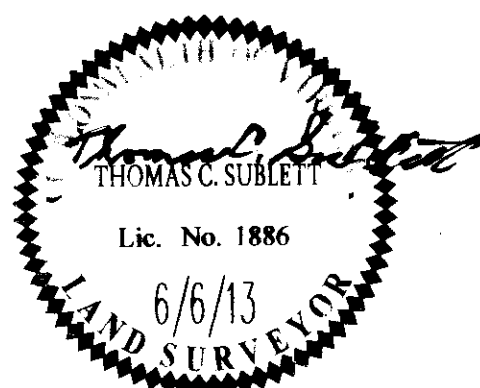
**TOTAL AREA OF CONVEYED EASEMENTS:**

1. JCSA EASEMENT = 625 S.F.± 0.01 AC.
2. NATURAL OPEN SPACE (NOS#1 & NOS#2) = 641,449 S.F.± 14.73 AC.
3. SIDEWALK EASEMENT = 8,269 S.F.± 0.19 AC.

3 Large/Small Plat(s) Recorded  
 herewith as # 130020959

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
5 September 2013  
 at 11:15 AM, PB — PG —  
 Document # 130020959  
 BETSY B. WOOLRIDGE, CLERK  
Betsy Woolridge, Dep. Clerk

Rev.	Date	Description	Revised By

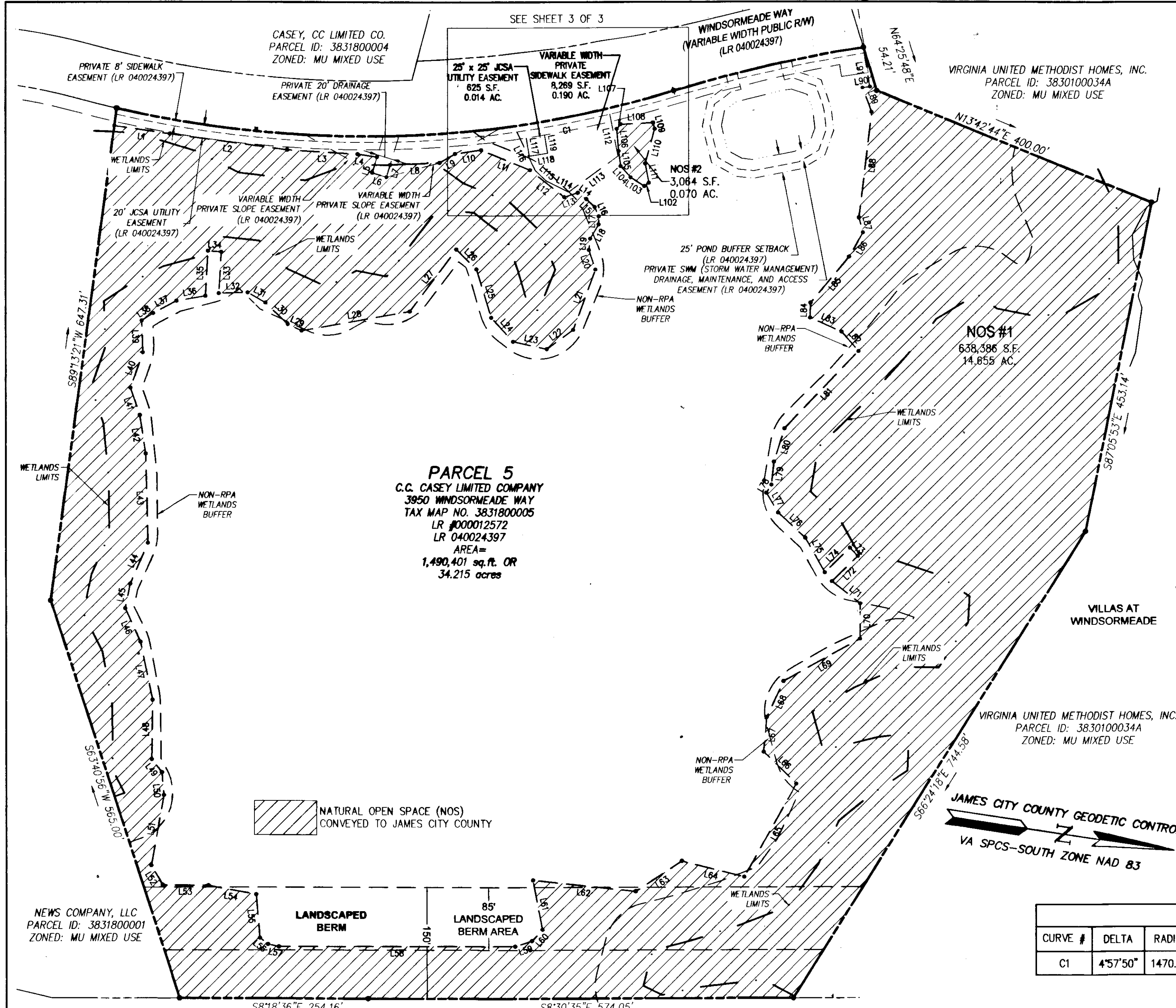


**AES**  
 CONSULTING ENGINEERS  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com  
 Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF EASEMENTS  
**ACROSS THE LANDS OF  
 C.C. CASEY LIMITED COMPANY**  
 AT OXFORD PROPERTIES  
 NEW TOWN SECTION 12  
 JAMESTOWN DISTRICT    JAMES CITY COUNTY    VIRGINIA

Project Contacts: REC  
 Project Number: 9909-02  
 Scale: 1"=100'    Date: 6/6/13  
 Sheet Number  
**1 OF 3**

130020959

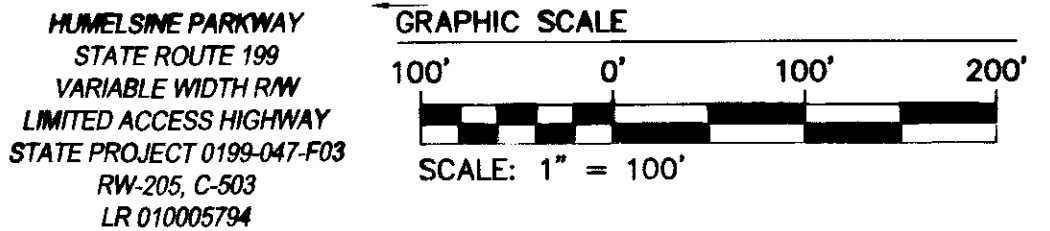


LINE	BEARING	LENGTH
L1	N0°03'56"E	75.93'
L2	N0°38'35"W	159.97'
L3	N5°07'38"W	95.00'
L4	N0°07'06"E	26.41'
L5	S81°32'42"E	22.22'
L6	N82°7'18"E	20.00'
L7	N81°32'42"W	17.19'
L8	N11°07'26"W	66.77'
L9	N38°31'46"W	24.13'
L10	N16°57'56"W	35.95'
L11	N14°02'11"E	71.15'
L12	N29°55'32"E	56.73'
L13	N25°48'18"W	19.16'
L14	N27°35'08"E	14.12'
L15	N35°13'29"E	15.71'
L16	N58°22'57"E	13.81'
L17	N82°44'28"E	10.79'
L18	S67°53'50"E	22.40'
L19	N88°15'28"E	15.22'
L20	N62°55'51"E	27.88'

LINE	BEARING	LENGTH
L21	S78°12'37"E	87.17'
L22	S44°31'42"E	44.08'
L23	S41°09'35"W	46.54'
L24	S39°19'35"W	43.83'
L25	S64°45'23"W	68.27'
L26	S35°45'36"W	38.27'
L27	S61°41'44"E	104.83'
L28	S18°41'45"E	148.46'
L29	S17°08'08"W	20.50'
L30	S35°20'22"W	42.07'
L31	S21°20'58"W	27.33'
L32	S9°53'27"E	38.80'
L33	S84°52'36"W	56.04'
L34	S4°03'14"E	18.00'
L35	N84°52'36"E	61.11'
L36	S18°02'57"E	39.46'
L37	S35°43'40"E	36.01'
L38	S41°45'51"E	18.29'
L39	N79°28'59"E	43.15'
L40	S78°54'43"E	50.41'

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	4°57'50"	1470.50'	127.40'	63.74'	127.36'	S19°05'42"E

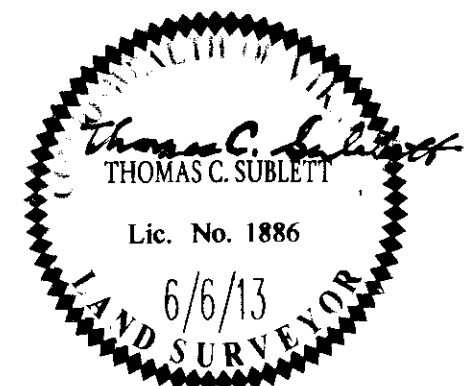
**PARCEL 5**  
**C.C. CASEY LIMITED COMPANY**  
 3950 WINDSORMEADE WAY  
 TAX MAP NO. 3831800005  
 LR #000012572  
 LR 040024397  
 AREA =  
 1,490,401 sq. ft. OR  
 34.215 acres



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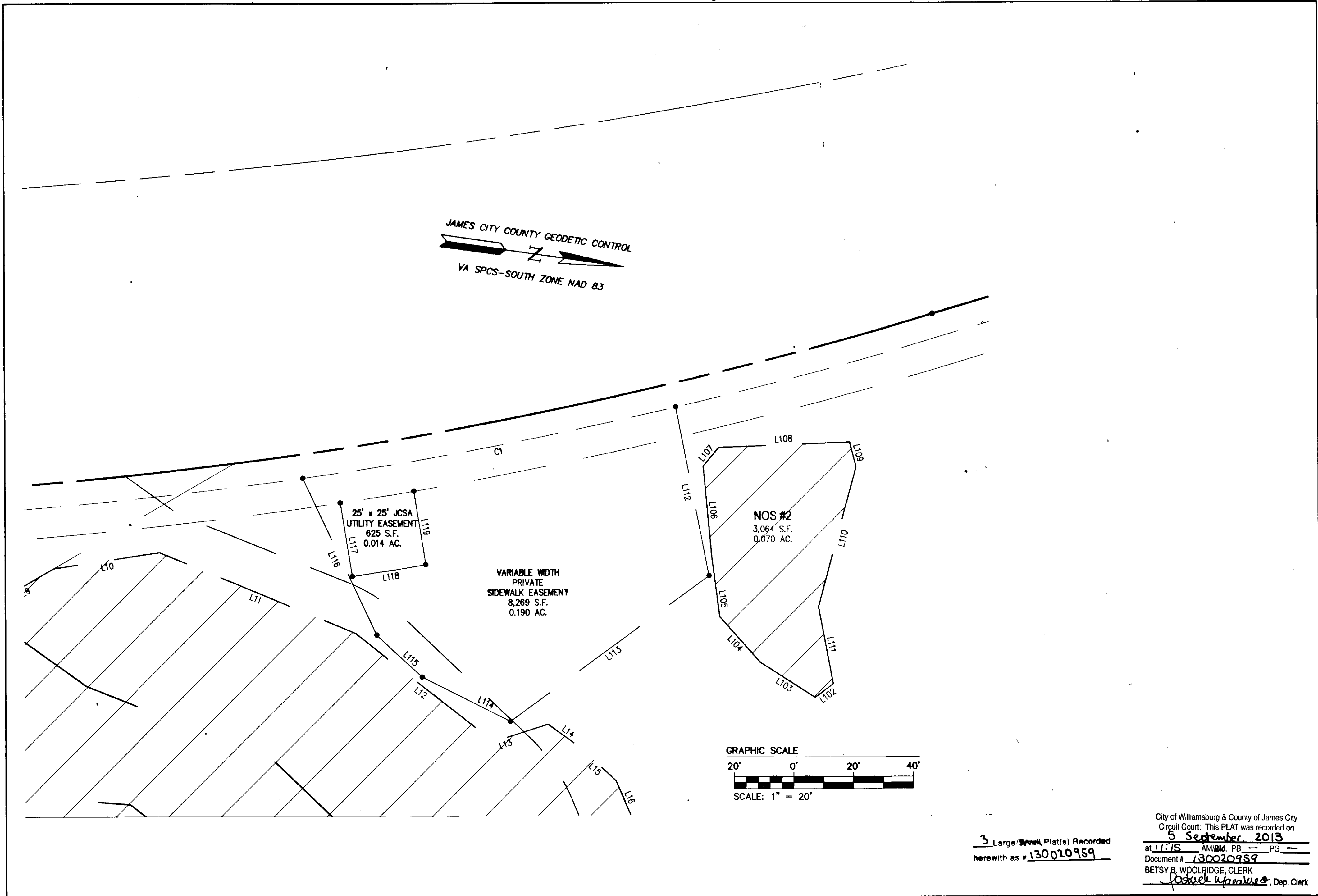
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 JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

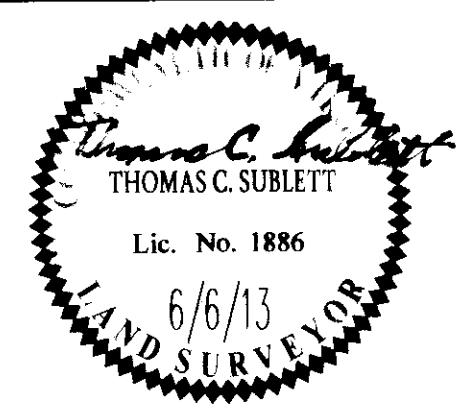
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JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

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Scale: 1"=20'	Date: 6/6/13
Sheet Number	
<b>3 of 3</b>	