

165423

**OWNER'S CERTIFICATION**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND,

**PLAT SHOWING A SUBDIVISION OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF IRONBOUND ROAD AND RICHMOND ROAD**

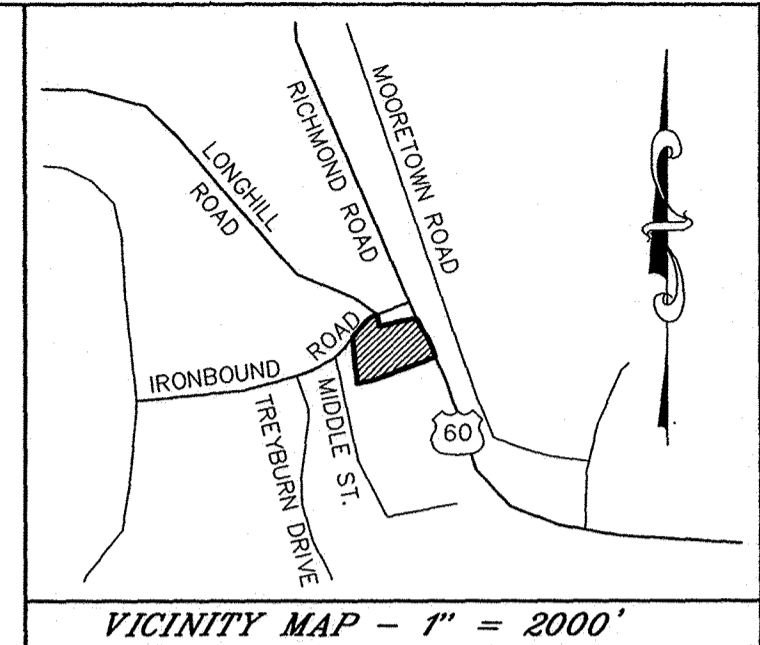
LOCATED IN THE CITY OF WILLIAMSBURG, VIRGINIA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, WHO CERTIFIES THAT THEY ARE THE FEE SIMPLE OWNER OF SAID LAND, AND THAT THERE ARE NO ENCUMBRANCES ON THIS PROPERTY. THE DEDICATION OF THE STREETS AND EASEMENTS ARE SUBJECT TO THE RIGHTS OF THE CITY OF WILLIAMSBURG, VIRGINIA AND ARE FOR THE PURPOSE REFERENCED ON THE PLAT.

SIGNED: Krysta D. Cearley DATE: 7/11/16  
Krysta D. Cearley - Vice President  
(PRINT NAME) - (TITLE)  
ALDI (N.C.) L.L.C., A NORTH CAROLINA LIMITED LIABILITY COMPANY

**SURVEYOR'S CERTIFICATE**

I KENNETH R. BLAYLOCK, JR., A CERTIFIED LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER, AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEEDS DESCRIBED BELOW, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS FOR RECORDATION IN THE CITY OF WILLIAMSBURG, VIRGINIA HAVE BEEN COMPLIED.

SIGNED: K.R. Blaylock DATE: 6-16-16  
KENNETH R. BLAYLOCK, JR., L.S.



**NOTES**

- OWNERSHIP:  
ALDI (N.C.) L.L.C.  
TAX PARCEL ID: 373-17-0-001  
INSTR. NO. 152548  
INSTR. NO. 151917  
IRON BOUND ROAD FARMS: LOTS 16 & 17  
P.B. 5 PG 29 & P.B. 5 PG. 33  
OLD TAX PARCEL ID: 373-03-00-016 & 373-03-00-017  
INSTR. NO. 151918  
WALTHALL TRACT: LOTS 13 THRU 19, SECTION 2  
P.B. 5 PG. 29  
OLD TAX PARCEL ID: 373-04-02-013  
THRU 373-04-02-019  
INSTR. NO. 151918  
OLD TAX PARCEL ID: 373-0A-00-001
- AREA IN EXISTING PARCEL = 6.363 ACRES
- THIS PROPERTY IS IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON THE FIRM MAP NUMBER 51095C0140C, DATED SEPTEMBER 28, 2007.
- DURING THE PROCESS OF OUR PHYSICAL PERIMETER SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- HORIZONTAL DATUM: NAD 83

**SOURCE OF TITLE**

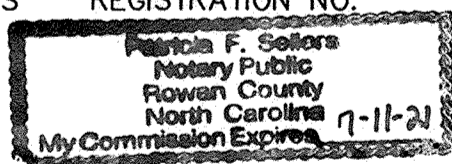
**TAX PARCEL ID: 373-17-0-001**  
PLAT RECORDED IN INSTR. NO. 152548

**OLD TAX PARCEL ID: 373-03-00-016 & 373-03-00-017**  
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO ALDI (N.C.) L.L.C., A NORTH CAROLINA LIMITED LIABILITY COMPANY BY DEED FROM RACHEL G. LEGGE REVOCABLE TRUST DATED MAY 23, 2001, AS SUCCESSOR IN INTEREST TO RACHEL G. LEGGE, DATED JULY 30, 2015 AND RECORDED JULY 31, 2015 IN INSTRUMENT NO. 151917 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA.

**OLD TAX PARCEL ID: 373-04-02-013 THRU 373-04-02-019**  
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO ALDI (N.C.) L.L.C., A NORTH CAROLINA LIMITED LIABILITY COMPANY BY DEED FROM GOVERNOR SPOTTSWOOD MOTEL, INCORPORATED, A VIRGINIA CORPORATION, DATED JULY 29, 2015 AND RECORDED JULY 31, 2015 IN INSTRUMENT NO. 151918 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA.

**OLD TAX PARCEL ID: 373-0A-00-001**  
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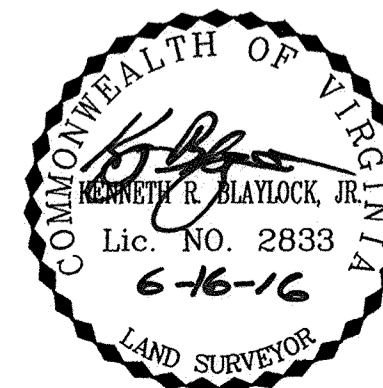
State of NC  
County of Rowan TO WIT:  
I, Patricia F. Sellers A NOTARY PUBLIC IN AND FOR THE  
(PRINT NAME)  
State of North Carolina County of Rowan  
DO HEREBY CERTIFY THAT: Krysta D. Cearley  
WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE HAS  
ACKNOWLEDGED THE SAME BEFORE ME IN MY \_\_\_\_\_ AND  
(CITY OR COUNTY)  
\_\_\_\_\_ AFORESAID  
GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF July 2016.  
Patricia F. Sellers 7-11-21 20011860137  
NOTARY PUBLIC MY COMMISSION EXPIRES REGISTRATION NO.



APPROVED: Carolyn A. Hurst DATE: 8-2-16  
REED T. NESTER  
AICP, PLANNING DIRECTOR, CITY OF WILLIAMSBURG, VIRGINIA

4 Large/Small Plat(s) Recorded  
herewith as # 165423

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
8-11-2016  
at 3:27 AM/PM, PB \_\_\_\_\_ PG \_\_\_\_\_  
Document # 165423  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk



**PLAT SHOWING A SUBDIVISION OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF IRONBOUND ROAD AND RICHMOND ROAD**

CITY OF WILLIAMSBURG, VIRGINIA

DATE: JUNE 16, 2016 SCALE: 1" = 50'

**JENNINGS STEPHENSON P.C.** 10160 STAPLES MILL ROAD  
SUITE 103  
GLEN ALLEN, VA 23060  
PHONE - 804-545-6235  
FAX - 804-545-6259  
J.N. 15-514

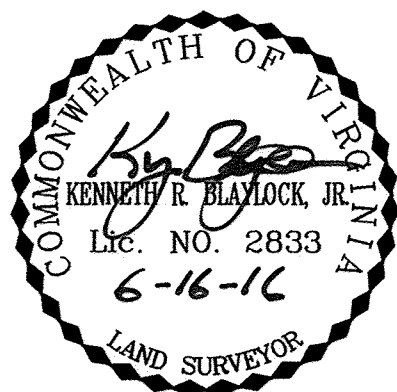
LAND SURVEYORS & PLANNERS

165423

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	219.12'	1051.35'	11°56'30"	109.96'	S26°06'29"E	218.73'
C2	140.87'	1262.91'	6°23'27"	70.51'	N42°40'26"E	140.80'
C3	38.03'	17.00'	128°11'24"	35.00'	S70°02'26"E	30.58'
C4	47.79'	45.00'	60°50'32"	26.42'	N24°28'32"E	45.57'
C5	17.57'	1051.35'	0°57'26"	8.78'	S31°36'00"E	17.57'
C6	61.18'	40.00'	87°38'12"	38.38'	S26°01'13"W	55.39'
C7	7.85'	5.00'	90°00'00"	5.00'	N65°09'42"W	7.07'
C8	7.85'	5.00'	90°00'00"	5.00'	S24°50'18"W	7.07'
C9	31.42'	20.00'	90°00'00"	20.00'	N65°09'42"W	28.28'
C10	7.85'	5.00'	90°00'00"	5.00'	N24°50'18"E	7.07'
C11	7.85'	5.00'	90°00'00"	5.00'	N65°09'42"W	7.07'
C12	137.50'	1051.35'	7°29'36"	68.85'	S27°22'29"E	137.40'
C13	64.06'	1051.35'	3°29'27"	32.04'	S21°52'57"E	64.05'
C14	67.77'	26.00'	149°20'22"	94.84'	N04°49'52"W	50.15'
C15	24.86'	24.00'	59°20'22"	13.67'	N49°49'52"W	24.01'
C16	27.57'	21.00'	75°13'41"	16.18'	N39°34'37"E	25.63'
C17	13.99'	109.00'	7°21'09"	7.00'	N73°30'53"E	13.98'
C18	6.28'	4.00'	90°00'00"	4.00'	S65°09'42"E	5.66'
C19	6.28'	4.00'	90°00'00"	4.00'	N24°50'18"E	5.66'
C20	29.16'	21.00'	79°34'10"	17.49'	S70°22'37"E	26.88'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°38'49"E	70.98'
L2	N55°04'00"E	20.18'
L3	S17°47'53"E	13.78'
L4	S69°50'18"W	50.00'
L5	N20°09'42"W	52.00'
L6	N20°09'42"W	31.94'
L7	N78°42'24"E	26.51'
L8	N20°16'58"W	26.43'
L9	N26°58'43"E	12.34'
L10	N69°50'18"E	48.00'
L11	S30°35'32"E	12.20'
L51	N69°50'18"E	5.00'

° INDICATES A ROD SET UNLESS OTHERWISE NOTED

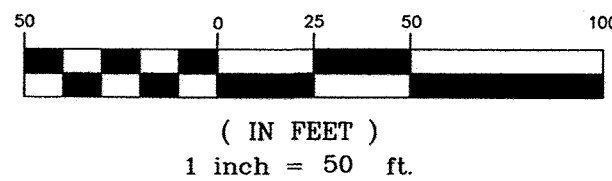


CITY OF WILLIAMSBURG  
D.B. 121 PG. 321  
PARCEL ID: 373-0B-00-E

4 Large/Small Plat(s) Recorded  
herewith as # 165423

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
8-11-2016  
at 3:27 AM/PM, PB PG  
Document # 165423  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

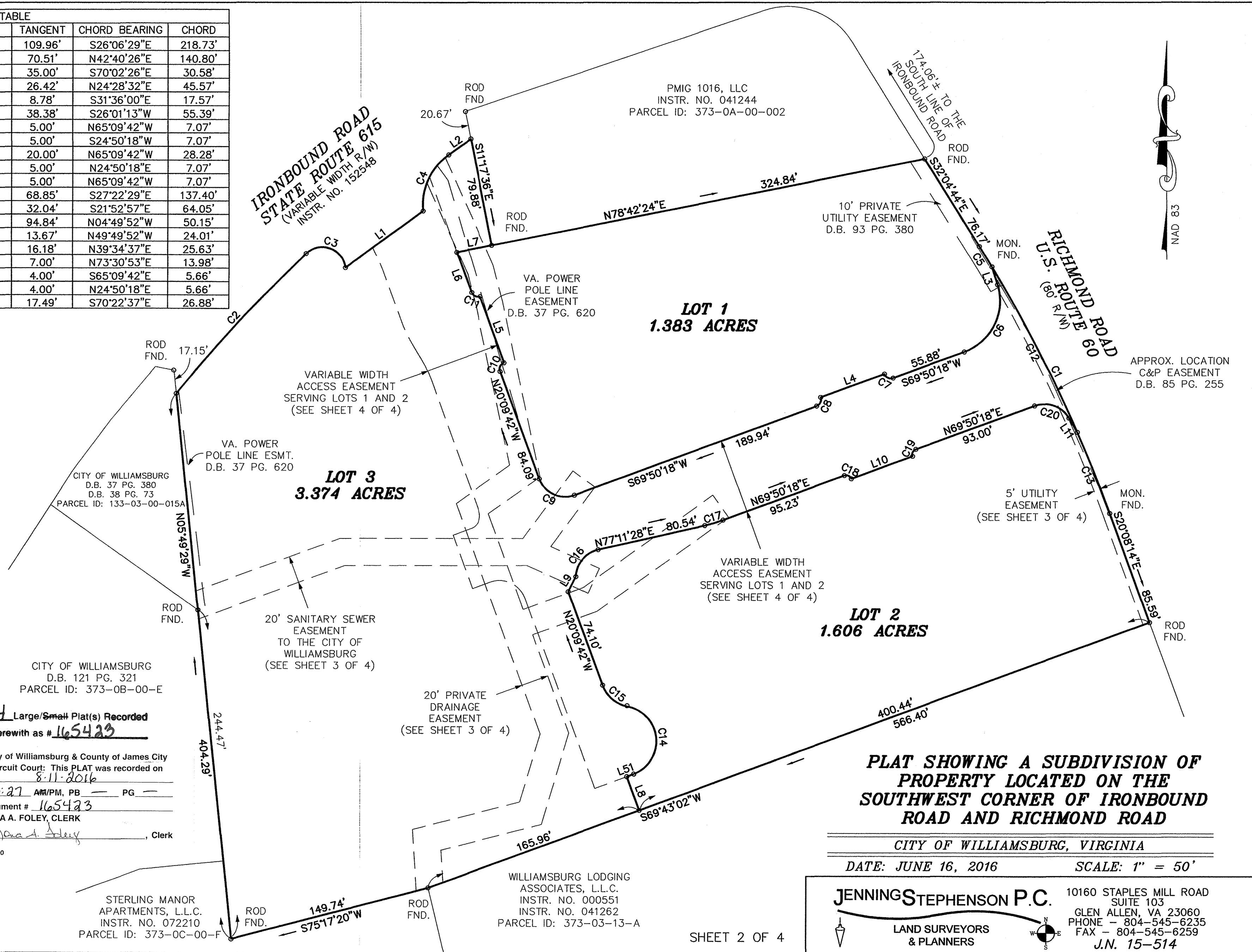
GRAPHIC SCALE



STERLING MANOR  
APARTMENTS, L.L.C.  
INSTR. NO. 072210  
PARCEL ID: 373-0C-00-F

WILLIAMSBURG LODGING  
ASSOCIATES, L.L.C.  
INSTR. NO. 000551  
INSTR. NO. 041262  
PARCEL ID: 373-03-13-A

SHEET 2 OF 4



**PLAT SHOWING A SUBDIVISION OF  
PROPERTY LOCATED ON THE  
SOUTHWEST CORNER OF IRONBOUND  
ROAD AND RICHMOND ROAD**

CITY OF WILLIAMSBURG, VIRGINIA

DATE: JUNE 16, 2016

SCALE: 1" = 50'

**JENNINGSSTEPHENSON P.C.**  
LAND SURVEYORS  
& PLANNERS

10160 STAPLES MILL ROAD  
SUITE 103  
GLEN ALLEN, VA 23060  
PHONE - 804-545-6235  
FAX - 804-545-6259  
J.N. 15-514

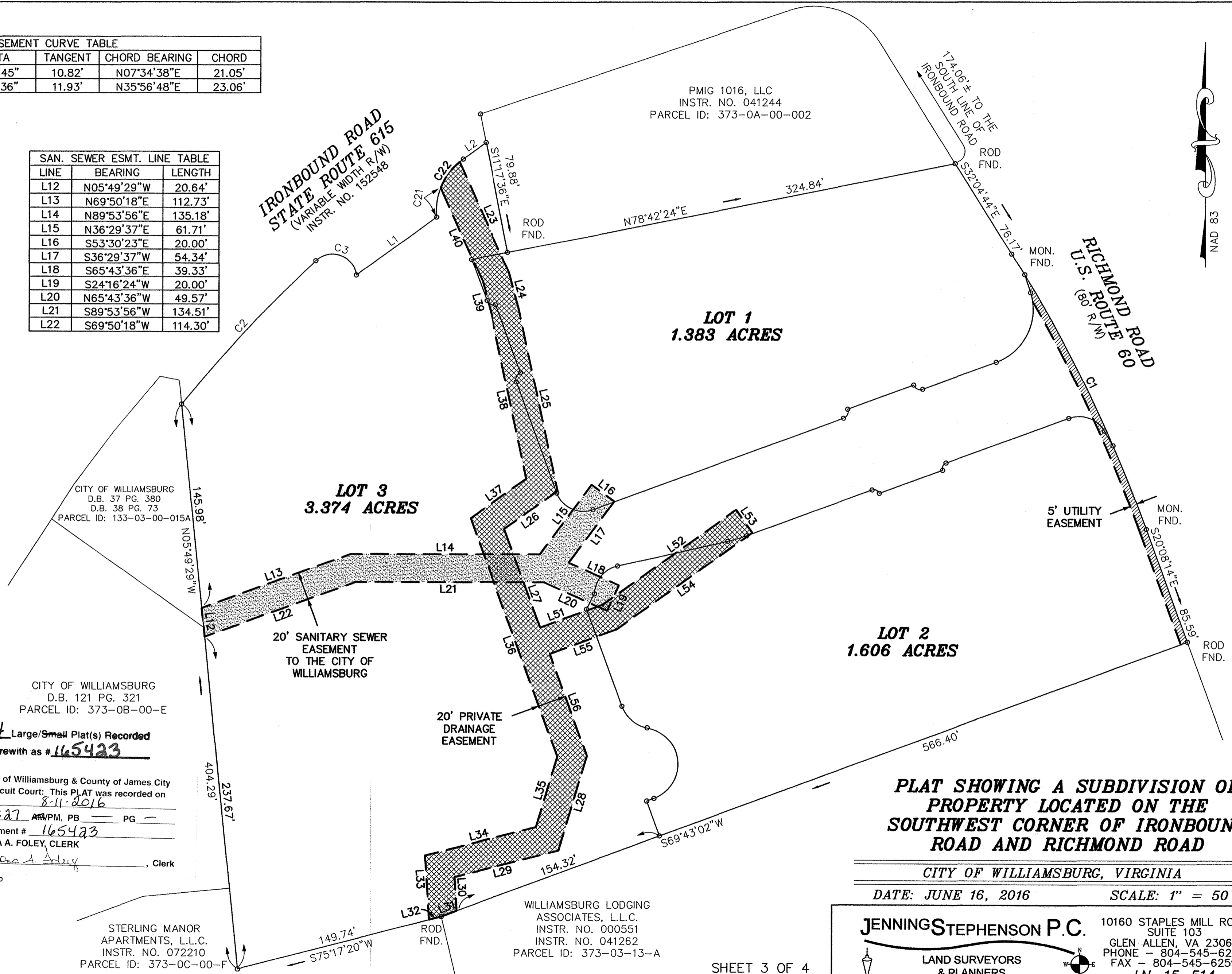


165423

DRAINAGE EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C21	21.24'	45.00'	27°02'45"	10.82'	N07°34'38"E	21.05'
C22	23.32'	45.00'	29°41'36"	11.93'	N35°56'48"E	23.06'

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L23	S24°11'45"E	87.15'
L24	S14°41'21"E	28.07'
L25	S12°09'49"E	132.08'
L26	S54°37'48"W	46.62'
L27	S20°09'37"E	74.93'
L28	S16°24'45"W	70.29'
L29	S75°36'52"W	76.97'
L30	S03°42'00"E	23.97'
L31	S69°43'02"W	11.64'
L32	S75°17'20"W	9.01'
L33	N03°42'00"W	45.59'
L34	N75°36'52"E	82.18'
L35	N16°24'45"E	52.32'
L36	N20°09'37"W	180.84'
L37	N54°37'48"E	48.72'
L38	N12°09'49"W	118.46'
L39	N14°41'21"W	25.96'
L40	N24°11'45"W	74.01'
L51	N69°50'23"E	47.54'
L52	N54°25'56"E	116.36'
L53	S35°34'04"E	20.00'
L54	S54°25'56"W	119.07'
L55	S69°50'23"W	50.24'
L56	S20°09'37"E	77.23'

SAN. SEWER ESMT. LINE TABLE		
LINE	BEARING	LENGTH
L12	N05°49'29"W	20.64'
L13	N69°50'18"E	112.73'
L14	N89°53'56"E	135.18'
L15	N36°29'37"E	61.71'
L16	S53°30'23"E	20.00'
L17	S36°29'37"W	54.34'
L18	S65°43'36"E	39.33'
L19	S24°16'24"W	20.00'
L20	N65°43'36"W	49.57'
L21	S89°53'56"W	134.51'
L22	S69°50'18"W	114.30'

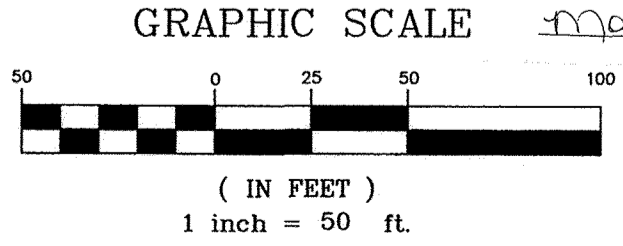
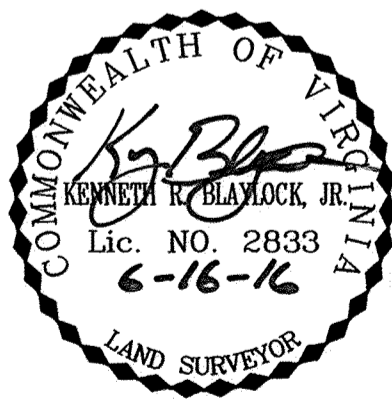


CITY OF WILLIAMSBURG  
D.B. 37 PG. 380  
D.B. 38 PG. 73  
PARCEL ID: 133-03-00-015A

CITY OF WILLIAMSBURG  
D.B. 121 PG. 321  
PARCEL ID: 373-0B-00-E

4 Large/Small Plat(s) Recorded  
herewith as # **165423**

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
8-11-2016  
at 3:27 AM/PM, PG       
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Mon A. Foley, Clerk



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PROPERTY LOCATED ON THE  
SOUTHWEST CORNER OF IRONBOUND  
ROAD AND RICHMOND ROAD**

CITY OF WILLIAMSBURG, VIRGINIA

DATE: JUNE 16, 2016

SCALE: 1" = 50'

**JENNINGSTEPHENSON P.C.** 10160 STAPLES MILL ROAD SUITE 103  
GLEN ALLEN, VA 23060  
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LAND SURVEYORS & PLANNERS

WILLIAMSBURG LODGING ASSOCIATES, L.L.C.  
INSTR. NO. 000551  
INSTR. NO. 041262  
PARCEL ID: 373-03-13-A

STERLING MANOR APARTMENTS, L.L.C.  
INSTR. NO. 072210  
PARCEL ID: 373-0C-00-F



165423

ACCESS EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C23	31.42'	20.00'	90°00'00"	20.00'	N65°09'42"W	28.28'
C24	15.71'	10.00'	90°00'00"	10.00'	N24°50'18"E	14.14'
C25	17.77'	90.00'	11°18'36"	8.91'	N25°48'59"W	17.74'
C26	21.71'	110.00'	11°18'36"	10.89'	N25°48'59"W	21.68'
C27	19.36'	154.00'	7°12'17"	9.70'	N23°45'50"W	19.35'
C28	25.88'	45.00'	32°57'13"	13.31'	N10°31'52"E	25.53'

ACCESS EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L41	S69°50'18"W	25.01'
L42	N20°09'42"W	149.32'
L43	S69°50'18"W	14.00'
L44	N20°09'42"W	42.00'
L45	N69°50'18"E	14.00'
L46	N20°09'42"W	101.90'
L47	N31°28'17"W	10.79'
L48	N20°09'42"W	38.34'
L49	N53°38'49"E	46.01'
L50	S20°09'42"E	59.21'

**IRONBOUND ROAD  
STATE ROUTE 615**  
(VARIABLE WIDTH R/W)  
INSTR. NO. 152548

PMIG 1016, LLC  
INSTR. NO. 041244  
PARCEL ID: 373-0A-00-002

**RICHMOND ROAD  
U.S. ROUTE 60**  
(80' R/W)

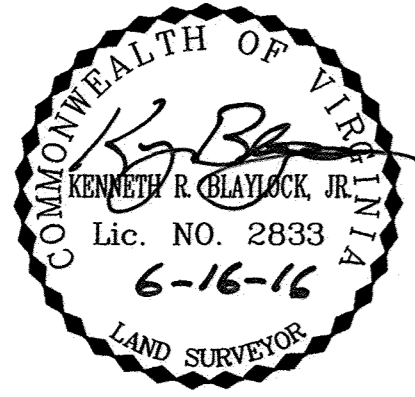
CITY OF WILLIAMSBURG  
D.B. 37 PG. 380  
D.B. 38 PG. 73  
PARCEL ID: 133-03-00-015A

**LOT 3  
3.374 ACRES**

**LOT 1  
1.383 ACRES**

**LOT 2  
1.606 ACRES**

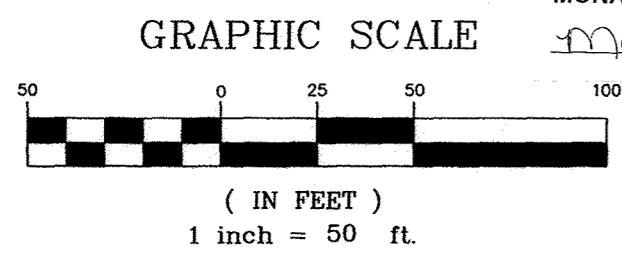
VARIABLE WIDTH  
ACCESS EASEMENT  
SERVING LOTS 1 AND 2



CITY OF WILLIAMSBURG  
D.B. 121 PG. 321  
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ROAD AND RICHMOND ROAD**

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