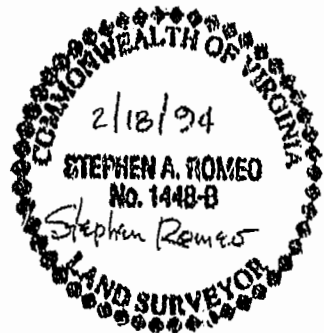


SURVEYOR'S CERTIFICATE

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.



2/18/94 Stephen Romeo DATE NAME

THE UNDERSIGNED HEREBY CERTIFIES TO NATIONSBANK OF VIRGINIA, N.A., IRONBOUND MARKETPLACE PARTNERS, L.L.C., IRONBOUND COMPANY, L.L.C., AND CONSECO MORTGAGE CAPITOL COMPANY, AS OF FEBRUARY 18, 1994, HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF VIRGINIA; THAT THE SURVEY DEPICTED HEREON WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE COMMONWEALTH OF VIRGINIA FOR SURVEYS; THAT SAID SURVEY CORRECTLY SHOWS OR NOTES THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN AND IN ACCORDANCE WITH PART II, SCHEDULE B OF PIONEER TITLE COMMITMENT NO. A45033-17.8630, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY, NO PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, ALLEYS, EASEMENTS, RIGHT-OF-WAY, OR ACROSS ANY SETBACKS, BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FIVE FORKS ASSOCIATES, INC. TO IRONBOUND COMPANY, L.C. BY DEED DATED MARCH 8, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 608, PAGE 482

3/12/94 Stephen Romeo DATE NAME STEPHEN A. ROMEO, L.S. (#1448-B)

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C. LEWIS WALTRIP, II TO IRONBOUND COMPANY, L.C. BY DEED DATED NOVEMBER 17, 1993, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 665, PAGE 110.

OWNER'S CERTIFICATE

THE PARCEL OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

3-1-94 Ruth D. Bousin DATE NAME

CERTIFICATE OF NOTARIZATION

STATE OF Virginia COUNTY OF City of Williamsburg I, (PRINT) Ruth D. Bousin, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 10th DAY OF March, 1994. MY COMMISSION EXPIRES April 20th 1997

Ruth D. Bousin SIGNATURE

CERTIFICATE OF APPROVAL

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

3/16/94 Michael Taylor DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

3/16/94 Valerie Cochran DATE VIRGINIA DEPARTMENT OF HEALTH

4/29/94 DATE DIVISION AGENT OF JAMES CITY COUNTY

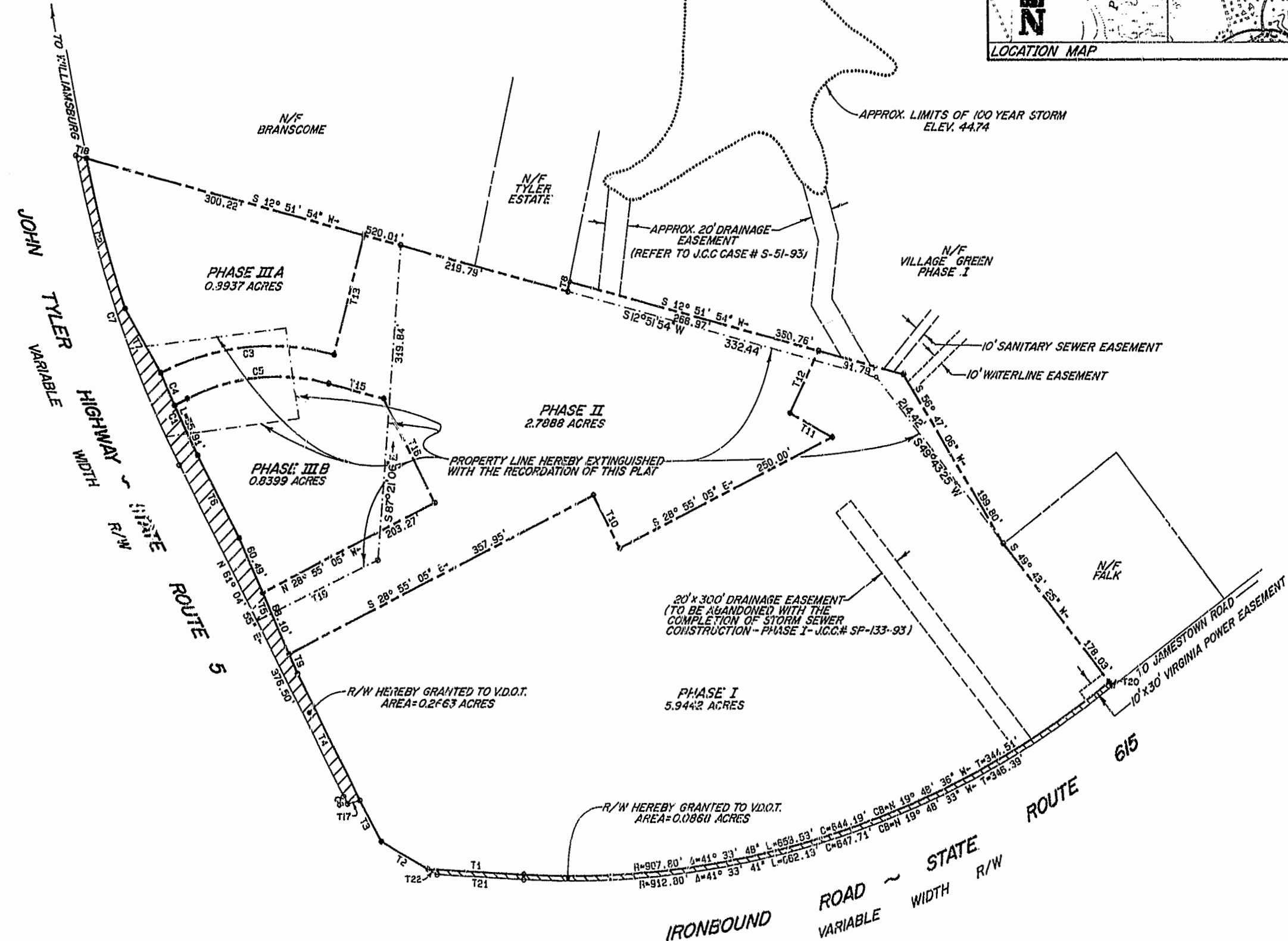
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 5th DAY OF May 1994 AS THE LAW DIRECTS.

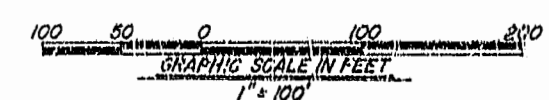
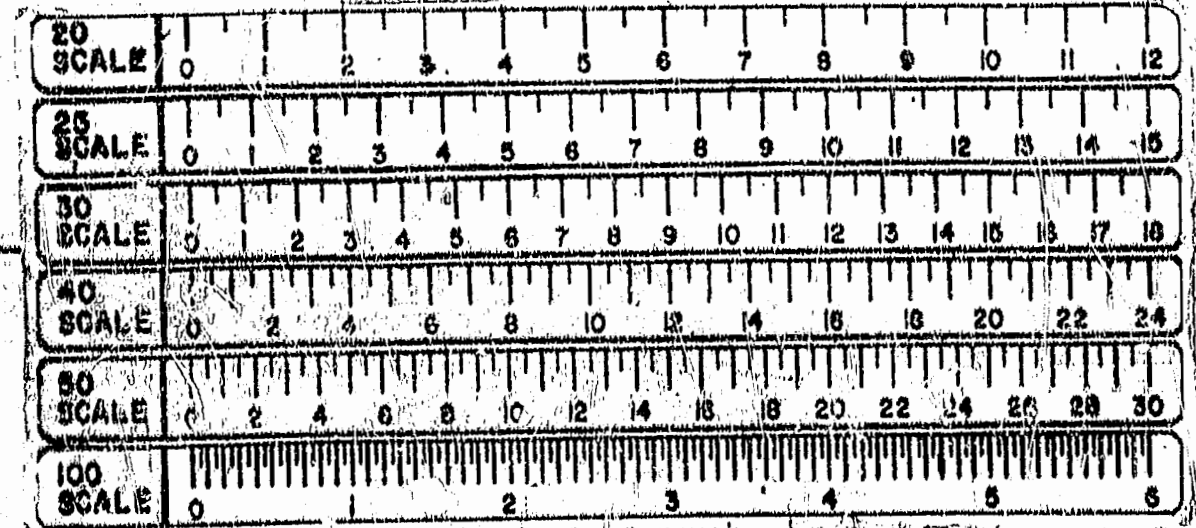
CLERK: Helene P. Ward PLAT BOOK: 59 PAGE: 25

AREA TABULATION table with columns for Phase I, II, IIIA, IIIB, and Total Area Subdivided.

Table with columns: LABEL, RADIUS, CENTRAL ANGLE, ARC LENGTH, CHORD LENGTH, CHORD BEARING, TAN. LENGTH. Includes a location map and a table of points T1-T22.



- NOTES: THIS PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER. THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT. ALL OF THIS PROPERTY LIES WITHIN ZONE X WHICH IS ABOVE THE 500 YEAR FLOOD PLAIN AS DEPICTED ON C.I.R.M. COMMUNITY PANEL NO. 510201-0045 B, FEBRUARY 6, 1991. THIS PROPERTY IS ZONED B-1 AND IS SUBJECT TO CONDITIONS PURSUANT TO CASE NO. Z-9-93 AND SUP-31-93. DEMOLITION OF EXISTING IMPROVEMENTS ON SUBJECT PROPERTY IS CURRENTLY UNDERWAY OR PLANNED.



11:15 AM Recd 34th May 1994 D.B. ab. 684 Helene P. Ward

REVISED: 3/14/94

DWG. # 512214