

NOTE: THIS PLAT IS DEVELOPED AND REFERENCED TO THE FOLLOWING RECORDED PLATS AND VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) PLANS.

- 1) PLAT BOOK 30, PAGE 36 - EXISTING NEWS ROAD RIGHT-OF-WAY
- 2) PLAT IN DEED BOOK 191, PAGE 523 - V.D.O.T. PLAT OF IRONBOUND ROAD RIGHT-OF-WAY
- 3) PLAT BOOK 290, PAGE 67 - LOCATION OF EXISTING POWHATAN PARKWAY
- 4) V.D.O.T. PLAN SHEETS 8B AND 8C, VIRGINIA STATE PROJECT 0199-047-103 REVISED 4/9/96 DELINEATED RIGHT-OF-WAY FOR MONTICELLO AVE EXTENDED AND POWHATAN PARKWAY RELOCATED.
- 5) V.D.O.T. PLAN SHEETS 4 AND 5, VIRGINIA STATE PROJECT 0813-047-133, C501 DATED 6/19/96 (NO REVISION DATE) DELINEATING RIGHT-OF-WAY FOR NEWS ROAD RELOCATED.
- 6) SUBJECT TO ANY STORM WATER DRAINAGE EASEMENTS AND SANITARY SEWER EASEMENT RESERVED AS INDICATED ON THIS PLAT, THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO JAMES CITY COUNTY THE RIGHT-OF-WAY FOR ANY STREET, AVENUE OR ROAD INDICATED ON THIS PLAT, THAT HAS NOT PREVIOUSLY BEEN TRANSFERRED TO THE COMMONWEALTH OF VIRGINIA OR JAMES CITY COUNTY. THE RIGHT-OF-WAY TRANSFERRED HEREBY SATISFIES THE REQUIREMENTS OF THE PROFFER AGREEMENT DATED MARCH 11, 1996 BETWEEN POWHATAN ENTERPRISES, INC. AND JAMES CITY COUNTY TO INDICATE PROPERTY FOR REALIGNED NEWS ROAD BETWEEN POINTS 2 AND 5 AND POINTS 6 AND 7 ON THE MASTER PLAN AS REFERENCED IN THE SAID PROFFERS AS EXHIBIT F (CASE No. Z-6-95).
- 7) PUBLIC WATER AND SEWER ARE AVAILABLE FOR THESE SITES.
- 8) PARCEL P23 IS TAKEN FROM PLAT DATED 3/12/96, ENTITLED "PLAT OF PARCELS ALONG RELOCATED ROUTE 5 CORRIDOR IN, THROUGH AND ADJACENT TO POWHATAN SECONDARY OF WILLIAMSBURG", BY LANGLEY AND McDONALD, P.C., AND IS SHOWN FOR REFERENCE ONLY.



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

DATE 8/28/96 NAME Norman H. Mason

SOURCE (IF TITLE) THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CROFTON ENTERPRISES TO POWHATAN ENTERPRISES, INC. BY DEED DATED FEBRUARY 1978 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 182 PAGE 416.

OWNER'S CERTIFICATE

THIS PLAT OF PROPERTY SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

BY: [Signature] 9/3/96 DATE POWHATAN ENTERPRISES, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City, Angela M. Hoag, A NOTARY PUBLIC IN AND FOR THE CITY/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 CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 3rd DAY OF September 1996 MY COMMISSION EXPIRES September 30, 1998

[Signature] ANGELA M. HOAG OF VIRGINIA NOTARY PUBLIC

CERTIFICATE OF APPROVAL AS FOLLOWS:

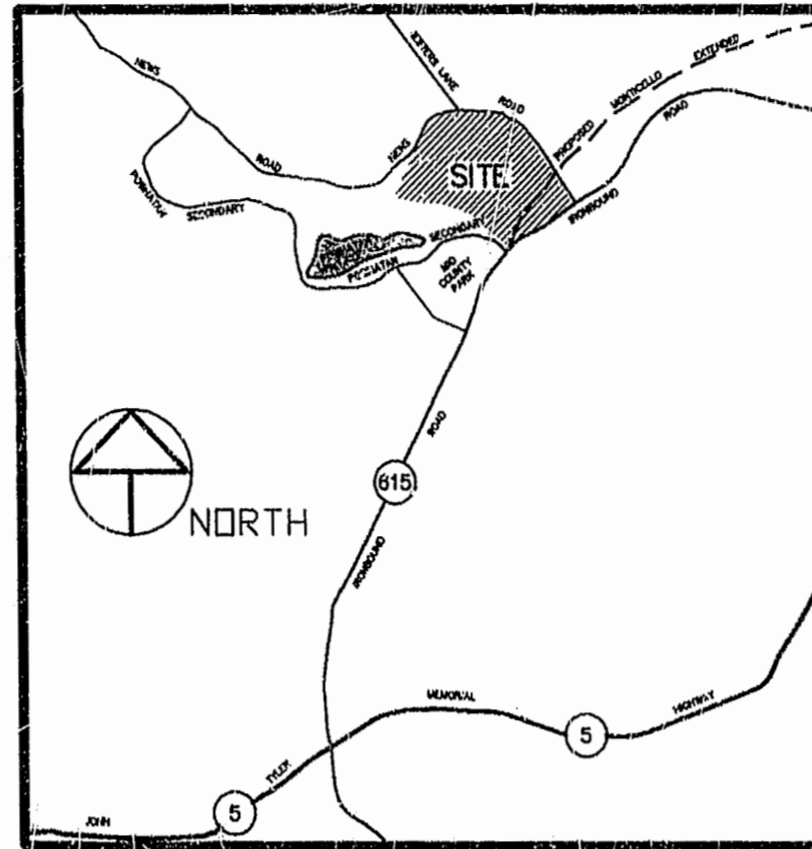
CERTIFICATE OF APPROVAL

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

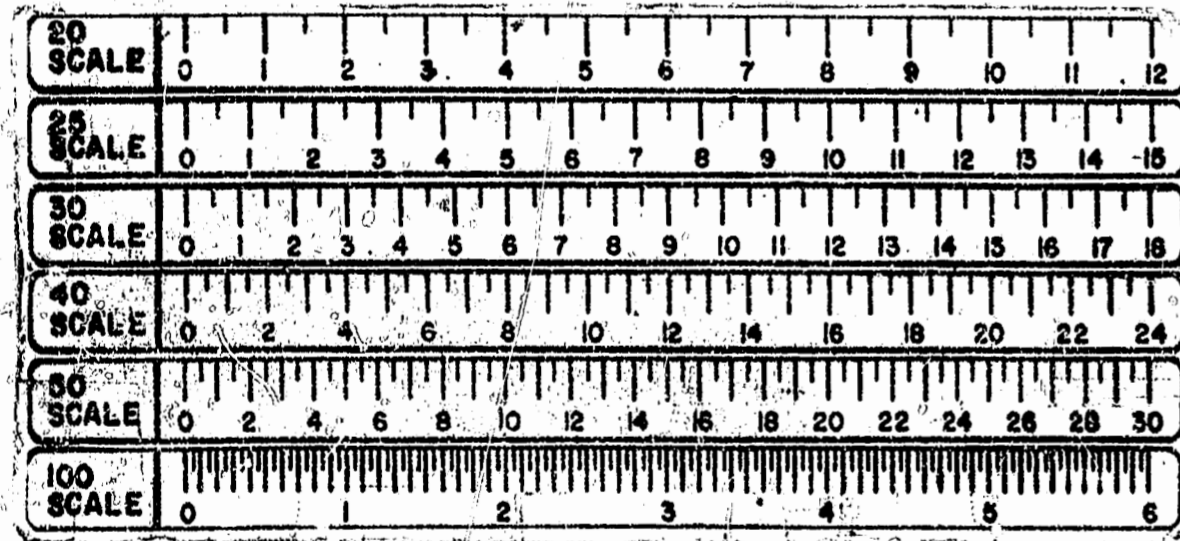
DATE 9/3/96 VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 9/3/96 VIRGINIA DEPARTMENT OF HEALTH

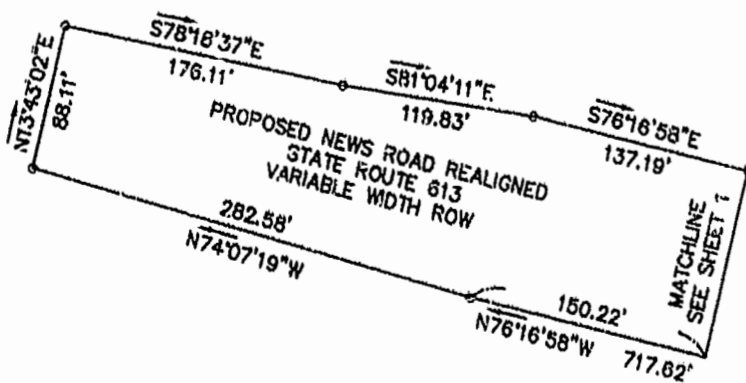
DATE 9/3/96 SUBDIVISION AGENT OF JAMES CITY COUNTY



VICINITY MAP SCALE: 1"=200'

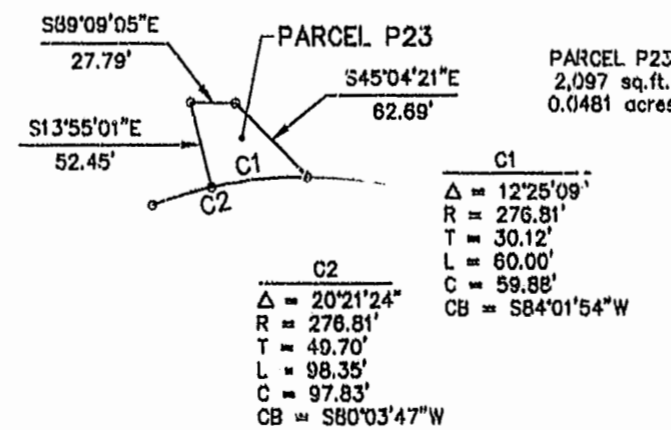


NEWS ROAD REALIGNED 197,541 sq. ft. 4.3349 acres



INSET A

SCALE: 1"=100'



INSET B

SCALE: 1"=100'

PLAT OF SUBDIVISION OF TWO PARCELS OF LAND FOR CONVEYANCE TO MONTICELLO MARKETPLACE ASSOCIATES, L.L.C.

FROM POWHATAN ENTERPRISES INC. JAMES CITY COUNTY, VIRGINIA 8/26/96 1"=100'

SHEET 2 OF 2 Langley and McDonald, P.C.



Engineers - Surveyors - Planners Landscape Architects - Environmental Consultants VIRGINIA BEACH WILLIAMSBURG

PLAT RECORDED IN P.B. NO. 64 PAGE 94

3:50 p.m. recorded 4th day of September 1996