

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

*Michael C. Brown*  
 FOR MICHAEL C. BROWN, LTD. 12-21-99 DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

I, Paul W. Michael, Jr. A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 21 DAY OF DECEMBER, 1999.

MY COMMISSION EXPIRES FEBRUARY 28, 2002.

*Paul W. Michael, Jr.*  
 NOTARY PUBLIC

**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF MICHAEL C. BROWN, LTD. AND WAS ACQUIRED FROM RESOLUTION TRUST CORPORATION BY DEED DATED JUNE 14, 1995 AND DULY RECORDED IN THE CLERK'S OFFICE OF OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AND THE CITY OF WILLIAMSBURG IN DEED BOOK 745, PAGE 477.

AND BY EXCHANGE DEED BETWEEN WILLIAM W. & PATRICIA A. STEWART AND MICHAEL C. BROWN, LTD., DATED NOVEMBER 11, 1997 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AND THE CITY OF WILLIAMSBURG AS INSTR. #980005969.

**CERTIFICATE OF APPROVAL**

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

*[Signature]* DATE  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

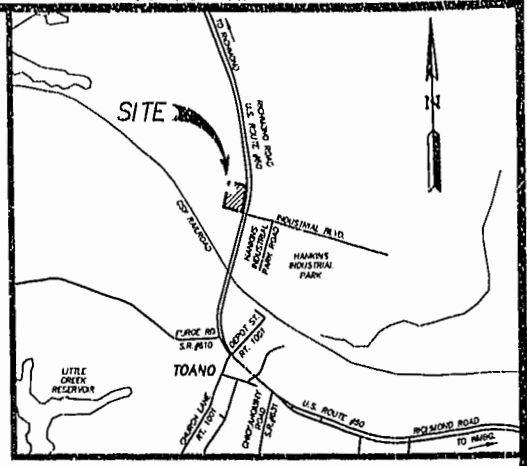
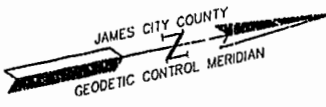
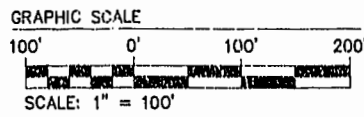
*[Signature]* DATE  
 VIRGINIA DEPARTMENT OF HEALTH

*[Signature]* DATE  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

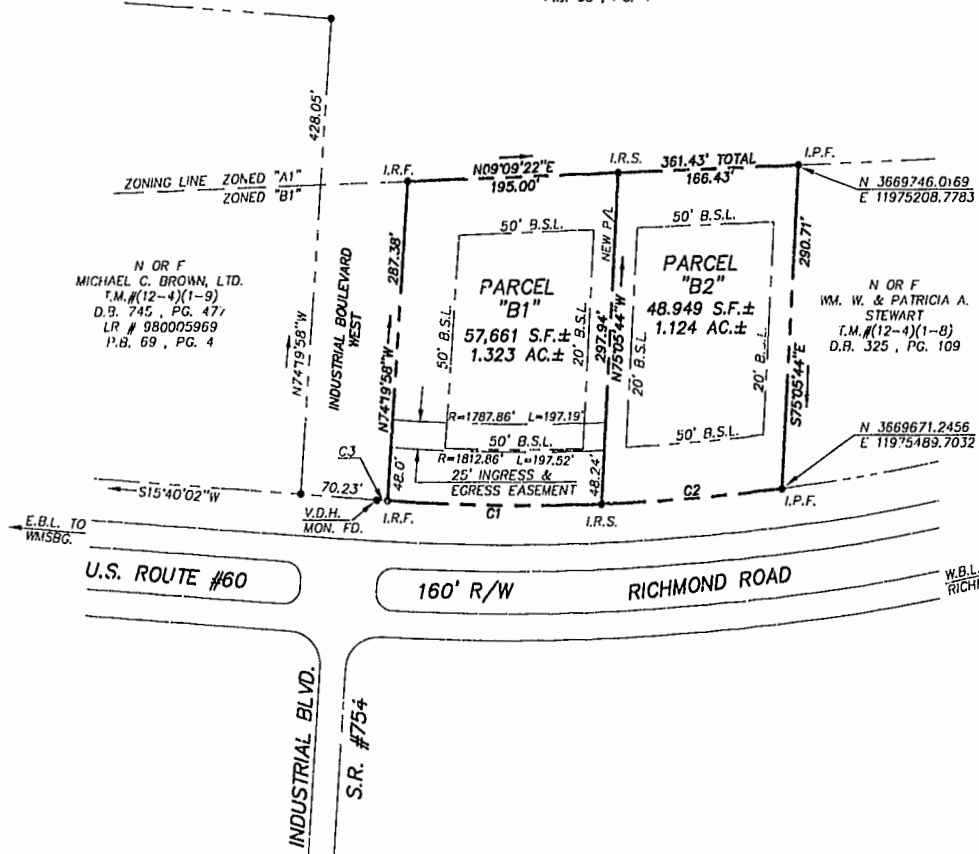
**SURVEYOR'S CERTIFICATE**

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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

*G.T. Wilson, Jr.* 11/19/99 DATE  
 G.T. WILSON, JR., C.L.S.#1183



N OR F  
 WILLIAM W. & PATRICIA A. STEWART  
 T.M.#(12-4)(1-9A)  
 D.B. 324, PG. 22  
 LR # 980005969  
 P.B. 69, PG. 4



**GENERAL NOTES**

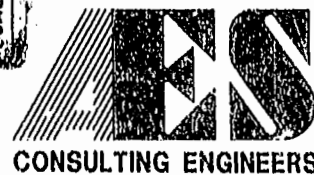
- PROPERTY IS ALL OF TAX MAP PARCEL #(12-4)(1-9B).
- ADDRESS: #8189 RICHMOND ROAD.
- PROPERTY IS ZONED "B1".
- LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
- BUILDING SETBACK REQUIREMENTS: FRONT B.S.L.=50' SIDE AND REAR B.S.L.=20' (UNLESS ADJOINS RESIDENTIAL OR AGRICULTURAL SIDE AND REAR B.S.L.=50')
- TOTAL AREA SUBDIVIDED = 106,610 S.F.± OR 2.447 ACRES±.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- BUILDING COVERAGE SHALL NOT EXCEED 25 PERCENT OF THE TOTAL LOT AREA AND THE FLOOR AREA RATIO SHALL NOT EXCEED 60 PERCENT.

**CURVE DATA**

| C1               | C2               | C3               |
|------------------|------------------|------------------|
| DELTA=06°06'03"  | DELTA=05°09'12"  | DELTA=00°18'03"  |
| RADIUS=1860.86'  | RADIUS=1860.86'  | RADIUS=1860.86'  |
| LENGTH=198.14'   | LENGTH=198.37'   | LENGTH=9.77'     |
| TANGENT=99.16'   | TANGENT=83.74'   | TANGENT=4.89'    |
| CHORD=198.05'    | CHORD=167.32'    | CHORD=9.77'      |
| C.B.=S12°18'57"W | C.B.=S06°41'20"W | C.B.=S15°31'00"W |

**REFERENCES:**  
 DEED BOOK 745, PAGE 477  
 LR # 980005969  
 PLAT BOOK 69, PAGE 4

**NOTE:**  
 ACCORDING TO PROFFER NO. 1 (B) OF THE TOANO BUSINESS CENTER CERTAIN USES, OTHERWISE PERMITTED IN THE B-1 ZONING DISTRICT BY RIGHT OR WITH A SPECIAL USE PERMIT, SHALL NOT BE PERMITTED ON PARCELS B1 OR B2. ALSO PER PROFFER NO. 1 (C) IF THE FOLLOWING USES ARE LOCATED ON THE PROPERTY (DEFINED AS PARCELS B1, B2, AND PARCEL A, (12-4)(1-9), TOANO BUSINESS CENTER), NO MORE THAN 25% OF THE FLOOR AREA OF THE USE SHALL BE DEVOTED TO RETAIL USE THAT IS ACCESSORY TO THE PRINCIPAL USE AND NO MORE THAN A TOTAL OF 10,000 SQUARE FEET OF THE ACCESSORY RETAIL FLOOR SPACE FOR THE FOLLOWING USES SHALL BE PERMITTED ON THE PROPERTY: CARPET STORE; DRESSMAKING STORE; HOME APPLIANCE SALES AND SERVICE; AND BAKERY. AND PER PROFFER NO. 4 THERE SHALL BE NO DIRECT ACCESS FROM THE PROPERTY ONTO ROUTE 60. THE ENTRANCES FOR BOTH PROPOSED LOTS SHALL BE FROM INDUSTRIAL BOULEVARD WEST.



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT OF SUBDIVISION  
 BEING PARCEL "B1" AND "B2"  
 CONTAINING 2.447 ACRES±  
 OWNED BY  
 MICHAEL C. BROWN, LTD.  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



| Williamburg James City County |                               |
|-------------------------------|-------------------------------|
| Recorded                      | day of <u>11</u> 19 <u>99</u> |
| PLAT RECORDED IN              | DOCUMENT # <u>201267</u>      |
| P.B. NO. <u>77</u>            | PAGE <u>22</u>                |
| 12/14/99                      | PER J.C.C.'S COMMENTS         |
| No. DATE                      | REVISION / COMMENT / NOTE     |
|                               | BY                            |

| Designed    | Drawn    |
|-------------|----------|
| AES         | JKR      |
| Scale       | Date     |
| 1"=100'     | 11/19/99 |
| Project No. |          |
| 5325-1      |          |
| Drawing No. |          |
| 1 OF 1      |          |