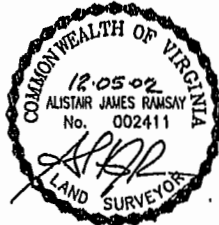


SURVEYOR'S CERTIFICATE

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.



12.05.02 DATE ALISTAIR JAMES RAMSAY

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SHADE J. AND CARLETHA R. PALMER TO CUTTING EDGE DEVELOPMENT, LLC., BY DEED, DATED 1-18-01 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN INSTRUMENT 010000841.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS IRONBOUND VILLAGE, PHASE II, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

12.13.02 DATE R.L. TURLINGTON NAME

R.L. TURLINGTON (PRINT NAME)

CERTIFICATE OF NOTARIZATION

STATE OF Virginia CITY/COUNTY OF James City County I, Melissa Snow, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 12 DAY OF December, 2002. MY COMMISSION EXPIRES 02/31/04. Melissa Snow (SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 19th DAY OF December, 2002, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. BETSY B. WOOLRIDGE, CLERK TESTE: Christine H. Kirkland, CLERK PLAT BOOK 89 PAGE 344

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

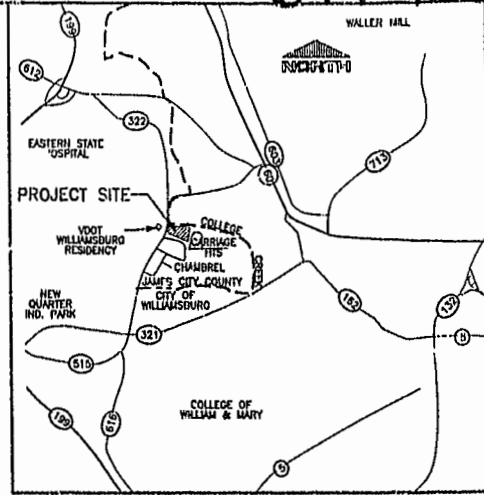
DATE 12/13/2002 VIRGINIA DEPARTMENT OF HEALTH SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 12/17/2002 VIRGINIA DEPARTMENT OF TRANSPORTATION

STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS TAX PARCEL NO.: (39-1)(1-47) AND ZONED (MU) MIXED USE DISTRICT.
2. THE PROPERTY WAS REZONED BY THE BOARD OF SUPERVISORS CASE NO (Z-3-00) WITH PROFFERS AND THE SUBDIVISION PLAN IS IN ACCORDANCE WITH THE IRONBOUND VILLAGE MASTER PLAN, DATED 9/13/2000.
3. ALL LOTS SERVED BY PUBLIC WATER & SEWER.
4. ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
5. ALL DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE IRONBOUND VILLAGE ASSOCIATION.
6. THE IRONBOUND VILLAGE RESTRICTIVE CONVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
7. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
8. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE JCC STATION 325 AND 325AZ.
9. THE PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #510201 0035B OF JAMES CITY COUNTY, VA.
10. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
11. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
12. STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
13. FRONT SETBACK ON SINGLE FAMILY LOTS ALONG PALMER LANE REDUCED TO 20' BY THE PLANNING COMMISSION ON 3/28/02 REFERENCE JCC CASE NO. S-36-01.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
15. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY COUNTY SERVICE AUTHORITY AND THE PROPERTY OWNERS. OTHER UTILITY SERVICE PROVIDERS 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, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.

ACREAGE TABULATION

Table with 2 columns: Parcel/Phase, Acreage. Includes PHASE II TOTAL (2.0426 AC), PARCEL 3 (0.1215 AC), RESIDUAL PHASE II (1.9211 AC), PARCEL 1A (0.1634 AC), PARCEL 1B (0.2036 AC), PARCEL 2 (0.6568 AC), PARCEL 4 (0.3541 AC), PARCEL B (0.5432 AC), RESIDUAL (0.00 AC).

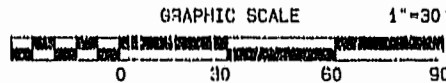


VICINITY MAP 1"=2000'

LEGEND PHASE I & II BOUNDARY SETBACK LINE EASEMENT PROPERTY LINE RIGHT-OF-WAY LINE IRON ROD SET IRON ROD FOUND

IRONBOUND VILLAGE PHASE II BEING A SUBDIVISION OF PROPERTY OF CUTTING EDGE DEVELOPMENT, LLC. JAMES CITY COUNTY, BERKELEY DISTRICT COMMONWEALTH OF VIRGINIA SCALE: 1" = 30' DATE: 10/15/02 SHEET 1 OF 2

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 12/17/2002 at 12:42 AM/PM, PB 89 PG 344 DOCUMENT # 020030677 BETSY B. WOOLRIDGE, CLERK Christine H. Kirkland, Dep. Clerk



LANDMARK DESIGN GROUP 4029 Ironbound Road Suite 100 Williamsburg, VA 23181 Tel. (757) 253-2975 Fax (757) 229-0049 Email: lmdg@landmark-jwb.com 6544 Greenwich Road Suite 200 Virginia Beach, VA 23462 Tel. (757) 473-2000 Fax (757) 497-7933 Email: lmdg@landmarkjg.com Engineers • Planners • Surveyors Landscape Architects • Environmental Consultants