

# #060017793

**OWNERS CERTIFICATE**

THE PARCELS OF LAND AS SHOWN ON THIS PLAT ARE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Willie C. Jones 6/8/2006  
TRUSTEE DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF Newport News, Ruth W. Jones, A  
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 8th DAY OF June, 2006. MY COMMISSION EXPIRES April 30, 2008.  
Ruth W. Jones  
NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO THE TRUSTEES OF CHICKAHOMINY BAPTIST CHURCH IN THE FOLLOWING DEEDS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY.  
PARCEL ID: 2230100008 - D.B. 242 PG. 30  
PARCEL ID: 2230100009 - INST. #030033364  
PARCEL ID: 2230100019A - INST. #000011832

**ENGINEERS OR SURVEYORS 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.

6/7/06 DATE Charles A. Calhoun  
CHARLES A. CALHOUN, L.S. #002554

**CERTIFICATE OF APPROVAL**

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

6/13/06 DATE Billy A. Williams  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
6/9/06 DATE William Jordan  
VIRGINIA DEPARTMENT OF HEALTH  
6/2/06 DATE [Signature]  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 24 DAY OF July, 2006. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:48 A.M.  
INSTRUMENT # 060017793

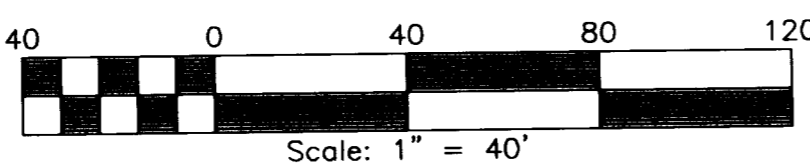
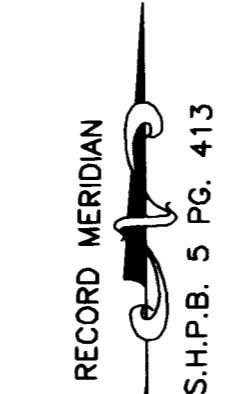
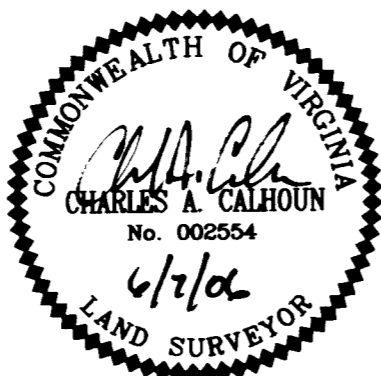
TESTE Betsy B. Woolridge, Clerk  
By Claudia H. [Signature], Dep. Clerk

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, ETC. AFFECTING PROPERTY.
2. THE PURPOSE OF THIS PLAT IS TO VACATE THE INTERIOR PROPERTY LINES AS SHOWN. THIS PLAT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY OF THE PARCELS SHOWN. EXTERIOR PROPERTY LINES WERE ESTABLISHED FROM COMPILED PLATS NOTED AND A PARTIAL FIELD SURVEY.
3. ALL IMPROVEMENTS MAY NOT SHOWN.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
7. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
8. CASE NO. ZA-19-05 REDUCED THE FRONT BUILDING SETBACK.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. ALL PARCELS SHALL BE SERVED BY PUBLIC WATER.

**PROPERTY INFORMATION**

TOTAL AREA: 96,247 S.F. / 2.2095 ACRES  
PARCEL ID: 2230100008 - 2888 CHICKAHOMINY RD.  
2230100009 - 2900 CHICKAHOMINY RD.  
22301000019A - 2908 CHICKAHOMINY RD.  
ZONING DISTRICT: R8  
BUILDING SETBACK (SBL)  
FRONT = 35'  
REAR = 35'  
SIDE = 15'



NO	DIRECTION	DISTANCE
L1	N 15°31'50" E	52.58'
L2	N 42°34'48" W	32.00'
L3	S 87°21'43" W	18.49'

