

140010926

CERTIFICATION OF SOURCE OF TITLE: 3135 FORGE ROAD
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY J. E. WRAY, NORMAN T. HORNSBY AND GLENN J. MILLER, COMPRISING THE COUNTY SCHOOL BOARD OF JAMES CITY COUNTY, VIRGINIA TO THE COUNTY BOARD OF SUPERVISORS BY DEED DATED JULY 7, 1962 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 87, PAGE 4.

CERTIFICATION OF SOURCE OF TITLE: 7849 CHURCH LANE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CHARLES DAVID CRAWFORD AND SUSAN LYNN CRAWFORD TO THE COUNTY OF JAMES CITY, VIRGINIA BY DEED DATED JUNE 27, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT NO. 130015592.

OWNER'S CONSENT AND DEDICATION
THE BOUNDARY LINE ADJUSTMENT, LOT LINE EXTINGUISHMENT AND EASEMENT DEDICATION SHOWN ON THIS PLAT OF LAND KNOWN AS 3135 FORGE ROAD AND 7849 CHURCH LANE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: THE COUNTY OF JAMES CITY
BY: M. Douglas Powell 6/9/14
M. DOUGLAS POWELL DATE
PRINTED NAME
TITLE: ACTING COUNTY ADMINISTRATOR

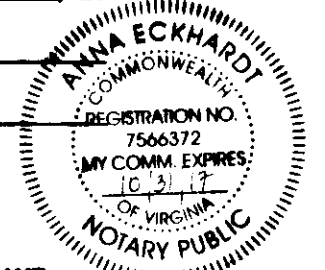
CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, ANNA ECKHARDT, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 9TH DAY OF JUNE, 2014.

MY COMMISSION EXPIRES OCTOBER 31, 2017

NOTARY REGISTRATION NUMBER: 7566372

NOTARY: Anna Sellhorst



CERTIFICATION OF SOURCE OF TITLE: 7889 CHURCH LANE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE COUNTY OF JAMES CITY TO THE JAMES CITY SERVICE AUTHORITY BY DEED DATED FEBRUARY 24, 1977 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 174, PAGE 198.

OWNER'S CONSENT AND DEDICATION
THE BOUNDARY LINE ADJUSTMENT, LOT LINE EXTINGUISHMENT AND EASEMENT DEDICATION SHOWN ON THIS PLAT OF LAND KNOWN AS 7889 CHURCH LANE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: JAMES CITY SERVICE AUTHORITY
BY: M. Douglas Powell 6/9/14
M. DOUGLAS POWELL DATE
PRINTED NAME
TITLE: JCSA MANAGER

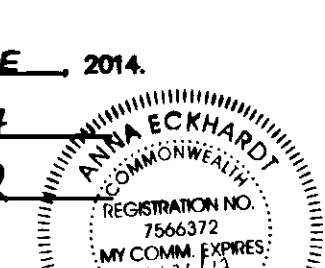
CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, ANNA ECKHARDT, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 9TH DAY OF JUNE, 2014.

MY COMMISSION EXPIRES OCTOBER 31, 2017

NOTARY REGISTRATION NUMBER: 7566372

NOTARY: Anna Sellhorst



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.

Thomas C. Sublett 4/8/14
THOMAS C. SUBLETT, L.S. #1825 DATE

- GENERAL NOTES
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON MAP NUMBER 51099C-0045C, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
3. THE PROPERTIES ARE ALL OF TAX PARCEL ID NUMBERS 1230100027, 1230100048 AND 1230100031. THE PROPERTY ADDRESSES FOR THE PROPERTIES ARE 3135 FORGE ROAD, 7889 CHURCH LANE AND 7849 CHURCH LANE RESPECTIVELY.
4. THE PROPERTIES ARE CURRENTLY ZONED PUBLIC LANDS AND A1. (SEE SHEET 2)
5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. BUILDING SETBACKS REQUIRED PER THE CURRENT ZONING ORDINANCE ARE AS SHOWN ON THE PLAT.
8. THIS PLAT IS BASED UPON A BOUNDARY SURVEY BY LANDMARK DESIGN GROUP DATED JANUARY 8, 2004 AND BEING AS SHOWN ON A SURVEY BY LANDMARK DESIGN GROUP TITLED "TOPOGRAPHIC SURVEY OF JAMES CITY COUNTY OPERATIONS CENTER" DATED FEBRUARY 9, 2004. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDE, AND COVENANTS OF RECORD.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORDED PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
11. IMPROVEMENTS TO THE PROPERTY INCLUDING JCSA WELL SITE IMPROVEMENTS, THE EOC AND EOC BUILDING AND FIRE STATION ARE NOT SHOWN.
12. EASEMENTS DEVOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. 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.

CERTIFICATION FOR SOURCE OF INGRESS/EGRESS EASEMENT FOR TAX PARCEL ID 1230100030
THE EXISTING PERPETUAL INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT FOR THE BENEFIT OF TAX PARCEL ID 1230100030 IS AS SHOWN IN P.B. 50, PG. 68 AND IN D.B. 807, PG. 102 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION
THE NEW ACCESS EASEMENT DEDICATION AND PARTIAL EXTINGUISHMENT OF THE EXISTING INGRESS/EGRESS SHOWN ON THIS PLAT AND NOTED ABOVE FOR THE BENEFIT OF TAX PARCEL ID 1230100030 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

Margaret B. Price 6/13/14
MARGARET B. PRICE DATE
Philip A. Brown 6/13/14
PHILIP A. BROWN DATE

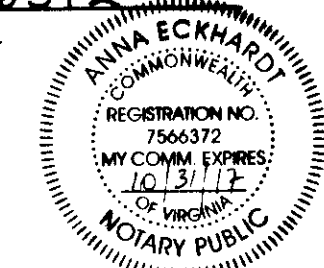
CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, ANNA ECKHARDT, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 18TH DAY OF JUNE, 2014.

MY COMMISSION EXPIRES OCTOBER 31, 2017

NOTARY REGISTRATION NUMBER: 7566372

NOTARY: Anna Sellhorst



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

Thomas C. Sublett 6/23/14
SUBDIVISION AGENT OF DATE
THE COUNTY OF JAMES CITY

CERTIFICATION FOR SOURCE OF INGRESS/EGRESS EASEMENT FOR TAX PARCEL ID 1230100028
THE EXISTING PERPETUAL INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT FOR THE BENEFIT OF TAX PARCEL ID 1230100028 IS AS SHOWN IN P.B. 50, PG. 68 AND IN D.B. 807, PG. 102 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION
THE NEW ACCESS EASEMENT DEDICATION AND PARTIAL EXTINGUISHMENT OF THE EXISTING INGRESS/EGRESS SHOWN ON THIS PLAT AND NOTED ABOVE FOR THE BENEFIT OF TAX PARCEL ID 1230100028 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Carl E. Meadows 6/13/14
CARL E. MEADOWS, TRUSTEE DATE

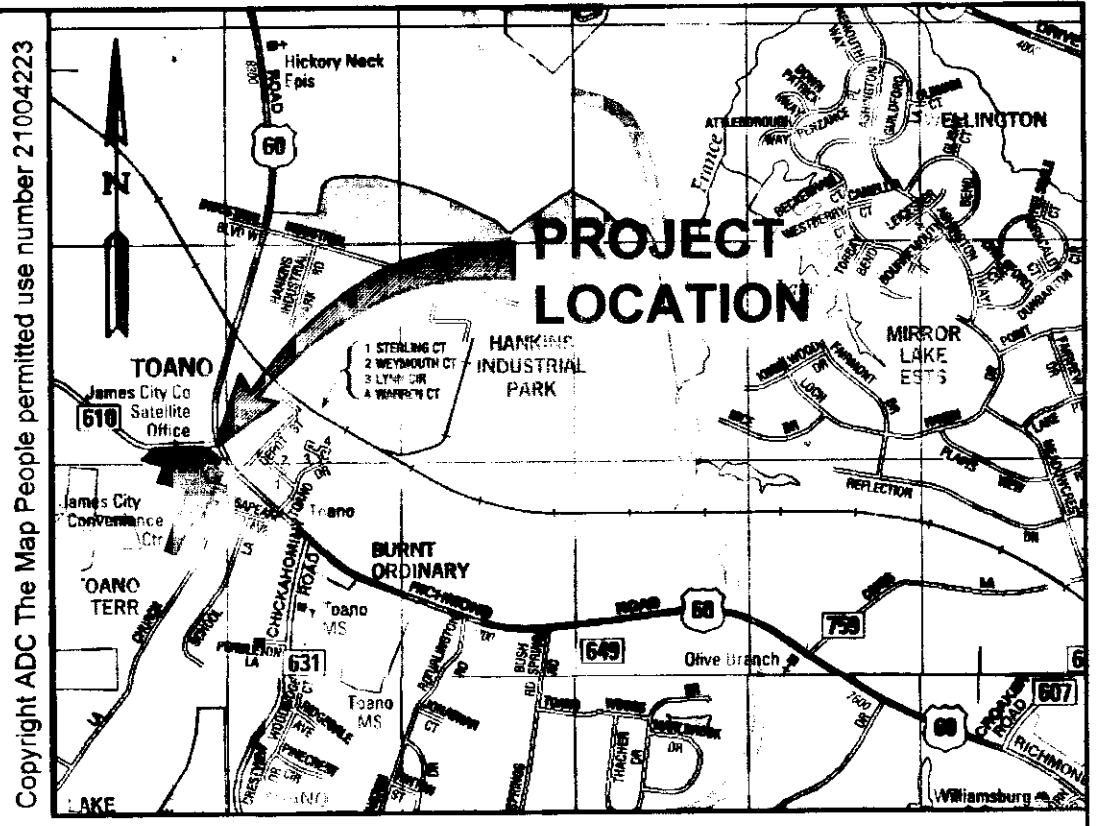
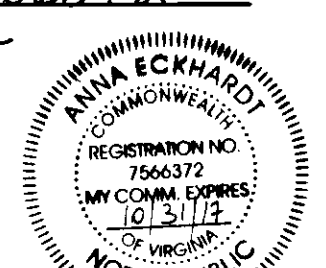
CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, ANNA ECKHARDT, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 13TH DAY OF JUNE, 2014.

MY COMMISSION EXPIRES OCTOBER 31, 2017

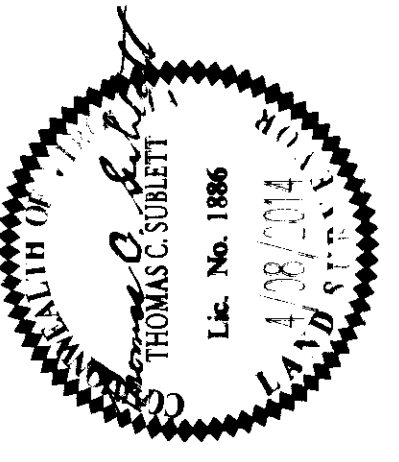
NOTARY REGISTRATION NUMBER: 7566372

NOTARY: Anna Sellhorst



NEW AREA TABULATION
3135 FORGE ROAD 290,538 S.F.± OR 6.67 AC.±
7849 CHURCH LANE (REMAINDER) 131,061 S.F.± OR 3.03 AC.±
7889 CHURCH LANE (JCSA PARCEL) 0.00 S.F.± OR 0.00 AC.±
TOTAL AREA SUBDIVIDED 422,397 S.F.± OR 9.70 AC.±

Table with columns for various project details and a grid for recording.



CERTIFICATION FOR SOURCE OF INGRESS/EGRESS EASEMENT FOR TAX PARCEL ID 1230100028A
THE EXISTING PERPETUAL INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT FOR THE BENEFIT OF TAX PARCEL ID 1230100028A IS AS SHOWN IN P.B. 8, PG. 38 AND IN P.B. 50, PG. 68 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION
THE NEW ACCESS EASEMENT DEDICATION AND PARTIAL EXTINGUISHMENT OF THE EXISTING INGRESS/EGRESS SHOWN ON THIS PLAT AND NOTED ABOVE FOR THE BENEFIT OF TAX PARCEL ID 1230100028A IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Peter M. Ross 6.20.14
PETER M. ROSS DATE

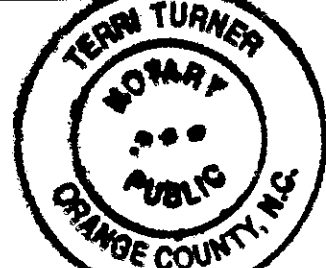
CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA STATE OF NORTH CAROLINA
CITY/COUNTY OF ORANGE
I, TERRI TURNER, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 20 DAY OF JUNE, 2014.

MY COMMISSION EXPIRES 5-12-18

NOTARY REGISTRATION NUMBER: N/A

NOTARY: Terri Turner



STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 3rd DAY OF July, 2014.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:31 PM

INSTRUMENT # 140010926
TESTE: Betsy B. Woolridge, Clerk

ABS CONSULTING ENGINEERS logo and contact information: 5248 Old Towne Road, Suite 1, Williamsburg, Virginia 23108, Phone: (757) 253-0040, Fax: (757) 220-8884, www.absve.com

PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT BETWEEN PROPERTIES OWNED BY THE JAMES CITY SERVICE AUTHORITY AND JAMES CITY COUNTY THE EOC BUILDING AND TOANO FIRE STATION #1