CERTIFICATION OF SOURCE OF TITLE: 3051 IRONBOUND ROAD

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY IRONBOUND PARTNERS A VIRGINIA GENERAL PARTNERSHIP TO JOSEPH LITTERER. STEVEN JOHNSON AND BEVERLY BALDWIN AS TRUSTEES OF WILLIAMSBURG UNIVERSALISTS, A VIRGINIA RELIGIOUS ASSOCIATION BY DEED DATED AUGUST 26, 1993 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 638, PAGE 640.

CERTIFICATION OF SOURCE OF TITLE: 3041 IRONBOUND ROAD

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DOROTHY M. PARKER, WIDOW TO BEVERLY BALDWIN, STEVEN JOHNSON AND DOUGLAS SHIPMAN AS TRUSTEES OF WILLIAMSBURG UNITARIAN UNIVERSALISTS BY DEED DATED NOVEMBER 25, 1996 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 820, PAGE 38.

OWNER'S CONSENT AND DEDICATION

THE LOT LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT KNOWN AS "PLAT SHOWING LOT LINE EXTINGUISHMENT 3051 AND 3041 IRONBOUND ROAD OWNED BY TRUSTEES OF WILLIAMSBURG UNITARIAN UNIVERSALISTS" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES.

| TEN ICTEES | Œ | WELLAMSRIESC | INITARIAN | UNIVERSALISTS |
|------------|----|--------------|-----------|---------------|
| IRUSTEES | ur | | UNITARIAN | OMIAEKOMPO IS |

PETER MELLETTE - TRUSTEE

CERTIFICATE OF NOTARIZATION: (FOR ROY SNYDER - TRUSTEE)

COMMONWEALTH OF VIRGINIA

CITY/COUNTD OF James City LORG W. MICE. 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.

MY COMMISSION EXPIRES SUCCEPTIVES, 2015

CERTIFICATE OF NOTARIZATION: (ELLEN GRAHAM - TRUSTEE)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Janes City
I, LORI W. MICE 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 26 DAY OF June 2015.

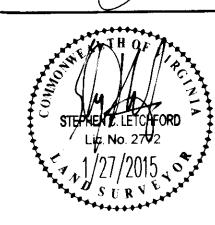
MY COMMISSION EXPIRES Scentrer 31,2015

NOTARY REGISTRATION NUMBER: 7511800

2 6/24/15

6/09/15

REVISED PER COUNTY COMMENTS JFS REVISED PER COUNTY COMMENTS Revised



NOTARY PUBLIC:

COMMONWEALTH OF VIRGINIA

HY COMMISSION

EXMPES

GENERAL NOTES

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.

5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

FRONT - 35', SIDE - 15' AND REAR - 35'.

AND JAMES CITY COUNTY CODE.

IN WRITING, WITH THE AGENT.

2. THIS PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE

3. THE PROPERTIES TAX PARCEL ID NUMBERS ARE 4710100065A AND 4710100066. THE ADDRESSES FOR THE

4. THE PROPERTIES ARE ZONED R8-RURAL RESIDENTIAL AND ARE SUBJECT TO CONDITIONS ASSOCIATED WITH

6. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS

8. THE PROPERTY AS SHOWN ON THIS SURVEY IS BASED ON A FIELD SURVEY, MONUMENTS FOUND AND RECORD

10. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS

11. 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 THEREFORE, 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,

12. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE HEREBY DEDICATED TO JAMES CITY COUNTY SERVICE AUTHORITY (JCSA) FOR THE EXCLUSIVE USE OF JCSA AND THE PROPERTY OWNER. OTHER UTILITY

PERPENDICULAR (60° TO 120°) UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY

SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF APPROXIMATELY

13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE

14. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION

15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES

EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.

9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

PROPERTIES ARE 3051 IRONBOUND ROAD AND 3041 IRONBOUND ROAD RESPECTIVELY.

7. SETBACK LINES PER THE CURRENT JAMES CITY COUNTY ZONING ORDINANCE ARE:

DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

16. THIS BOUNDARY LINE EXTINGUISHMENT REFERENCES JCC CASE NO. S-0014-2015.

UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.

REFERENCED ON THE DEED OF EASEMENT.

CERTIFICATE OF NOTARIZATION: (PETER MELLETTE - TRUSTEE)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF CAMES CITY

I, LOTO W. Mc.E. 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

GIVEN UNDER MY NAME THIS 26 DAY OF Gure 2015.

MY COMMISSION EXPIRES Decapter 34,2015

NOTARY REGISTRATION NUMBER: 751/800

PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

FLOODPLAIN) AS SHOWN ON MAP NUMBERS 51095C0185C, DATED 09/28/2007 OF THE FLOOD INSURANCE



NOTARY

PUBLIC REG # 7511800

MY COMMISSION

Hampton Roads | Central Virginia | Middle Peninsula

JAMES CITY COUNTY BERKELEY DISTRICT

VIRGINIA

PROJECT LOCATION JOHN TYLER W CLARA BYRD ELEMENTARY SCHOOL VICINITY MAP (APPROXIMATE SCALE: 1"=2000')

Copyright ADC The Map People permitted use number 21004223

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

1/27/15 DATE C/LETCHFORD, L.S. #2772

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF \ DATE THE COUNTY OF JAMES CITY

STATE OF VIRGINIA

PLAT SHOWING LOT LINE EXTINGUISHMENT

3051 AND 3041 IRONBOUND ROAD

OWNED BY TRUSTEES OF

WILLIAMSBURG UNITARIAN UNIVERSALISTS

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS $\frac{29}{}$ DAY of July 2015

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:35 AM PM

Large/Small Plat(s) Recorded INSTRUMENT # 1500/4823 herewith as # 150014823

> Project Contacts: SCL/JF8 W10324 Scale: 1/27/15 1"=60"

1500 14823 (TIE TO C/L S153014E OF EASEMENT) GRAPHIC SCALE G SQUARE INC 3091 IRONBOUND ROAD PARCEL ID 4710100064 DOC. #150004369 \$1876'35'E ŽONED R8 SCALE: 1" = 60' 186.93 CENTERLINE OF 15' PEDESTRIAN ACCOMMODATION **EASEMENT HEREBY** COUNTY SCHOOL BOARD DEDICATED TO PUBLIC OF JAMES CITY COUNTY CENTERLINE OF AND THE SCHOOL BOARD OF 15' BMP FACILITY THE CITY OF WILLIAMSBURG ACCESS EASEMENT-PROPOSED IPF 0.6' INSIDE 3131 IRONBOUND ROAD HEREBY DEDICATED TO CURB PROPERTY LINE TRUSTEES OF WILLIAMSBURG PARCEL ID 4710100058 JAMES CITY COUNTY (TYP.)UNITARIAN UNIVERSALISTS D.B. 381, PG. 396 LINE TABLE P.B. 47, PG. 68 3051 IRONBOUND ROAD PARCEL ID 4710100065A P.B. 44, PG. 19 LINE BEARING LENGTH \$2330'12"E ZONED PUBLIC LANDS D.B. 638, PG. 640 *50.25*° P.B. 58, PG. 95 N6975'14"E 211.37 P.B. 51, PG. 40 L2 | S66°05'05"E | 46.87" ZONED R8 JCC COORDINATE--PROPOSED FORMER AREA = 254,493 S.F.± N 3618373.16 EDGE OF L3 S21°05'05"E | 21.97" OR 5.842 AC. E 11987926.21 PAVEMENT **NEW PARCEL** (AREA TO CENTERLINE OF STREAM) | S16°37°28"E | 151.40° L4 AREA= 327,243 S.F.± CENTERLINE OF OR 7.512 AC.± L5 S0"50'34"W 28.19 20' JCSA UTILITY (AREA TO CENTERLINE OF STREAM) **EASEMENT** S18"04'25"E **29.86'** -L10 RPA BUFFER PROPERTY LINE (TIE TO C/L PER JAMES CITY-HEREBY EXTINGUISHED-L7 S38'56'48"E 23.94 OF EASEMENT SURVEY TRAVERSE LIMITS OF EXISTING COUNTY GIS (BENT) ONLY) CONSERVATION EASEMENT LINES ONLY S5'41'39"E 20.67 EXISTING JCC 15' VEPCO EASEMENT S11'49'48"E 23.44 BMP #PC024 BSL D.B. 764, PG. 767 CENTERLINE OF L10 N88'45'41"E 77.52 15' PEDESTRIAN TRUSTEES OF WILLIAMSBURG **ACCOMMODATION** UNITARIAN UNIVERSALISTS 7.57 L11 N35°59'39°E CENTERLINE OF-*3*5' EASEMENT HEREBY 3041 IRONBOUND ROAD STREAM IS THE DEDICATED TO PUBLIC BSL PARCEL ID 4710100066 108.35 L12 N61"02'55"E S61 06 56 W PROPERTY LINE D.B. 820, PG. 38 D.B. 94, PG. 697 127.30 D.B. 86, PG. 234 (PLAT) L13 S62°07'14"E 44.28' P.B. 58, PG. 95 ZONED R8 9.96 P.B. 44, PG. 19 FORMER AREA = 72,750 S.F.± (TIE TO C/L OR 1.670 AC. OF EASEMENT) - Property line 🕕 SURVEY TRAVERSE EXISTING JCSA HEREBY EXTINGUISHED LINES ONLY SANITARY SEWER (CONSERVATION EASEMENT) EASEMENT EASEMENT LINE TO REMAIN) N64'24'56"W D.B. 389, PG. 657 +LIMITS OF EXISTING + + + + + + - P.B. 62, PG. 25 CONSERVATION EASEMENT N40'36'55'E 215.60 MARK COLLINS SHARON DENNIS S85'38'05"W 196.55' PARCEL "B" PARCEL "A" 3021 IRONBOUND ROAD 3025 IRONBOUND ROAD ALEXIS A. COCKER AND PARCEL ID 4710100067 PARCEL ID 4710100067A LUKE R. KINCAID 20' UTILITY EASEMENT DOC. #150002142 DOC. **#**020028123 N 3618081.56 LOT 26 CHANCO'S GRANT P.B. 45, ZÖNED R8 ZONED R8 E 11987943.25 2911 RICHARD PACE NORTH PG. 58-59 27"POPLAR PARCEL ID 4710400026 S61'01'09'W P.B. 44, PG. 26 DOC. #090016814 (DEAD WITH *30.77*° P.B. 42, PG. 60 1.7' FROM CHOPS) ZONED R8 JAMES CITY SERVICE AUTHORITY 20' UTILITY EASEMENT CARRIE L. COLLINS 3123 IRONBOUND ROAD CURVE TABLE P.B. 44, PG. 26 LOT 76 CHANCO'S GRANT PARCEL ID 4620100034 SECTION II RADIUS LENGTH TANGENT CHORD BEARING DOC. #010010061 CURVE # CHORD DELTA 2909 RICHARD BUCK NORTH P.B. 47, PG. 68 CLINTON L. AND S5376'20'E PARCEL ID 4710800076 ZONED R8 BARBARA B. CORRELL 36.35 S28'06'43"E 20'56'43" 100.00 36.56 18.48 12.79 DOC. # 120022824 LOT 77 CHANCO'S GRANT P.B. 44, PG. 26 101.20 S18'52'15"E C2 39"25'39" 150.00 103.22 53.75 SECTION II ZONED R8 2908 RICHARD BUCK NORTH LEGEND JOHN R. AND \$8"36"55"E 16.51 8.33 16.43 C3 18'55'00" 50.00 ROBERT C. AND PARCEL ID 4710800077 AMY C. URQUHART MICHELLE L. SWIFT P.B. 44, PG. 26 /LOT 69 CHANCO'S GRANT S28'47'46"E 17.72 17.62 C4 2018'05" 50.00 8.95 LOT 68 CHANCO'S GRANT ZONED R8 EXISTING JCSA SANITARY SEWER EASEMENT SECTION II 20' DRAINAGE EASEMENT SECTION II 2906 RICHARD GROVE NORTH 14.31 S2279'13"E 14.51 7.47 **C**5 3315'10" 25.00 2908 RICHARD GROVE NORTH/ P.B. 45, PG. 58-59 PARCEL ID 4710800069 PARCEL ID 4710800068 RPA BUFFER S8'45'43"E DOC. # 050022900 10.70 100.00 10.71 5.36 CS 6'08'09" P.B. 45, PG. 58-59 EXISTING CONSERVATION EASEMENT PER JAMES CITY P.B. 45, PG. 58-59 ZONED R8 COUNTY GIS S48'31'17"W 40.78 ZONED R8 25"03"16" 94.00 41.10 20.89 Project Contacts: SCL/JFS PLAT SHOWING LOT LINE EXTINGUISHMENT City of Williamsburg & County of James City W10324 Project Number: Circuit Court: This PLAT was recorded on July 29, 2015 3051 AND 3041 IRONBOUND ROAD 5248 Oide Towne Road, Suite 1 Large/Small-Plat(s) Recorded Date: Williamsburg, Virginia 23188 herewith as # /500 / 4823 at 8:35 (AMPM, PB —— PG Phone: (757) 253-0040 1"=60' 1/27/15 Fax: (757) 220-8994 OWNED BY TRUSTEES OF BETSY B. WOOLRIDGE, CLERK www.aesva.com WILLIAMSBURG UNITARIAN UNIVERSALISTS **JUNTY COMMENTS** JFS 2 OF 2 __ , Dep. Clerk JFS JUNTY COMMENTS Revised By VIRGINIA JAMES CITY COUNTY BERKELEY DISTRICT Date