

166092 166016951

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THESE PARCELS IS IN THE NAME OF COUNTY SCHOOL BOARD OF JAMES CITY COUNTY AND WERE ACQUIRED FROM CARLTON C. CASEY IN D.B. 51, PG. 462 DATED JUNE 10, 1954 AND D.B. 48, PG. 54 DATED APRIL 18, 1951 ALL BEING DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

OWNER'S CONSENT AND DEDICATION

THE DEDICATION OF PROPOSED RIGHTS OF WAY, PROPERTY LINE VACATION AND EASEMENTS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

WILLIAMSBURG/JAMES CITY COUNTY SCHOOL BOARD

BY: Christina Berta 09-21-2016
 DATE
Christina Berta
 PRINTED NAME
Chief Financial Officer WJCC Schools
 TITLE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Williamsburg

I, Janet L. Cerza A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 21 DAY OF September, 2016

MY COMMISSION EXPIRES: 11-30-2018

NOTARY REGISTRATION NUMBER: 183053

Janet L. Cerza
 NOTARY PUBLIC SIGNATURE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS DOCUMENT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF RIGHTS OF WAY, PROPERTY LINE VACATION AND EASEMENT DEDICATIONS WITHIN THE CITY.

Stephen C. Letchford, LS NO. 2772

5/16/16
 DATE

CERTIFICATE OF APPROVAL

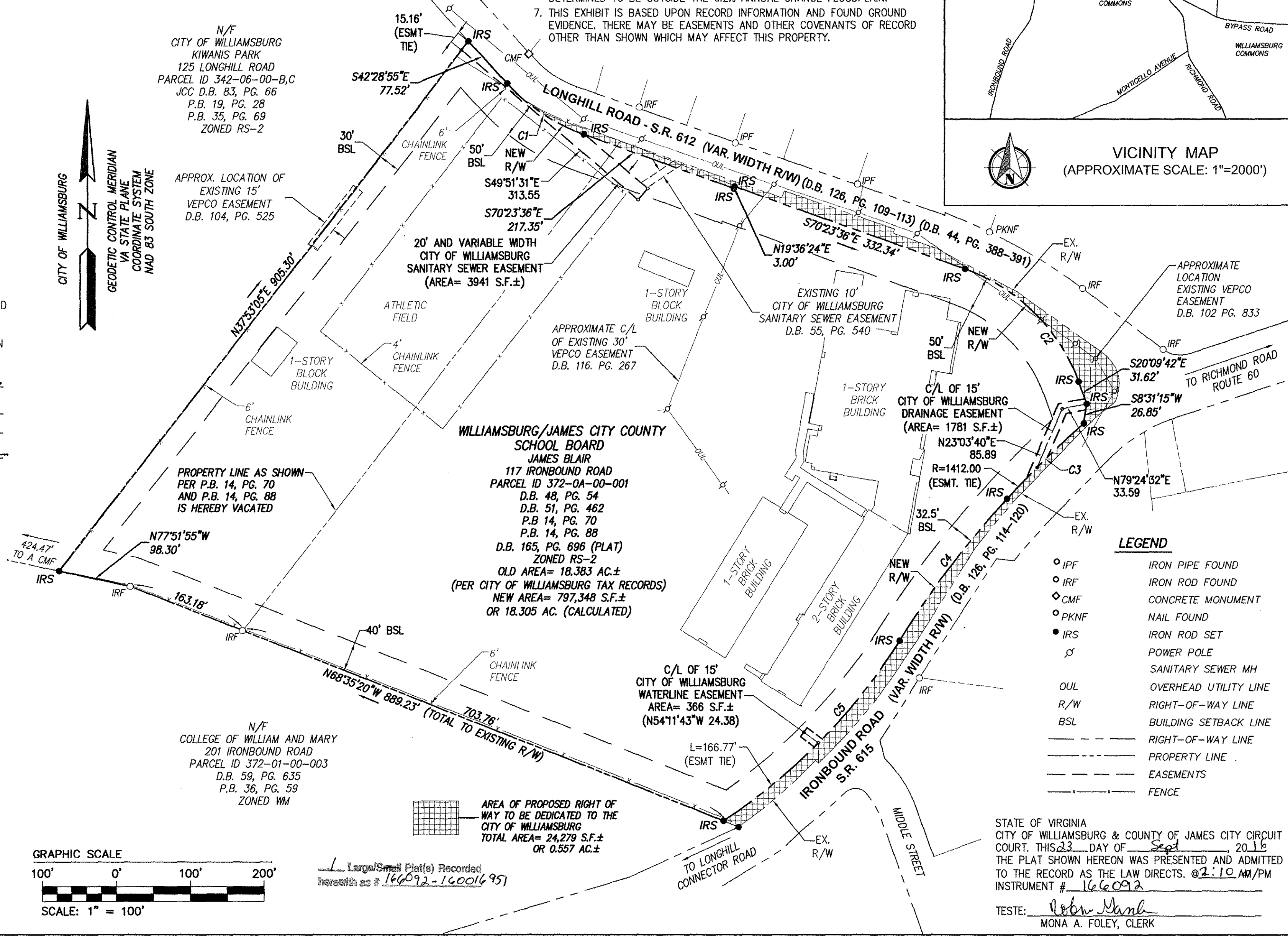
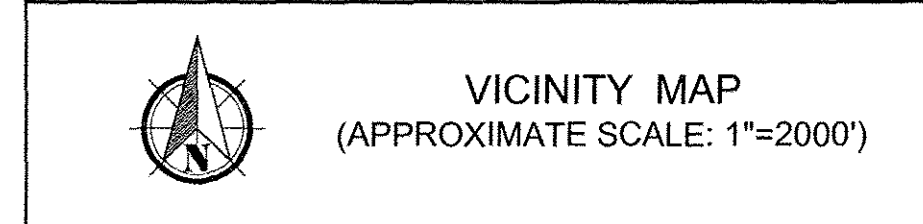
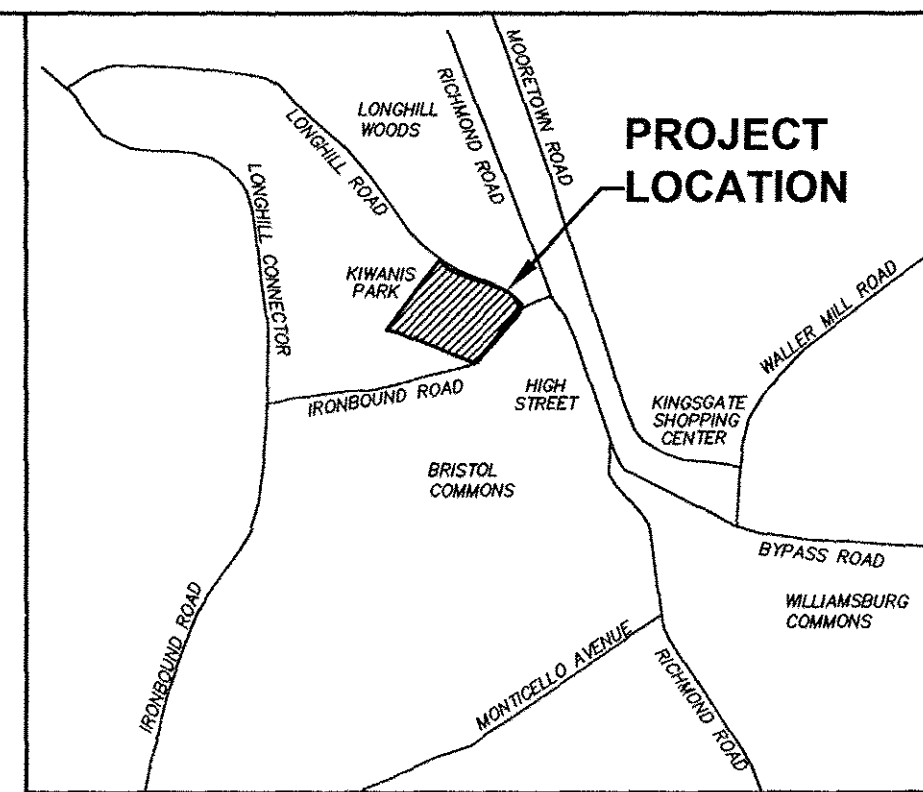
THIS RIGHT OF WAY DEDICATION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Carolyn A. Murphy 9-22-16
 SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG DATE

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	27°54'42"	257.96'	125.67'	64.11'	124.43'	S56°26'16"E
C2	50°13'55"	254.43'	223.06'	119.27'	215.98'	S45°16'39"E
C3	5°52'47"	1412.00'	144.90'	72.51'	144.83'	S45°33'01"W
C4	10°30'56"	1314.50'	241.25'	120.97'	240.91'	S37°21'09"W
C5	24°44'10"	794.50'	343.01'	174.22'	340.35'	S44°27'46"W

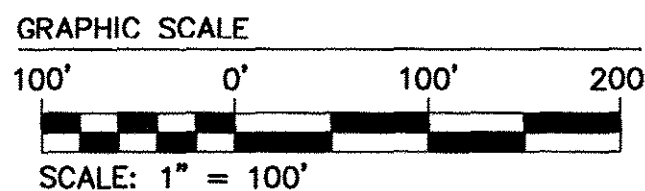
GENERAL NOTES

- NOT ALL IMPROVEMENTS TO THE PROPERTY ARE SHOWN.
- PROPERTY SHOWN HEREON IS ALL OF TAX PARCEL ID 372-0A-00-001.
- PROPERTY IS CURRENTLY ZONED "RS-2"-RESIDENTIAL. BUILDING SETBACKS ARE SHOWN PER AES SITE PLAN DATED 1/25/16
- PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE TO BE DEDICATED TO THE CITY OF WILLIAMSBURG.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF WILLIAMSBURG THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 51095C0136D DATED 12/16/2015. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS EXHIBIT IS BASED UPON RECORD INFORMATION AND FOUND GROUND EVIDENCE. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY.



LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- ◇ CMF CONCRETE MONUMENT
- PKNF NAIL FOUND
- IRS IRON ROD SET
- ⊙ POWER POLE
- SANITARY SEWER MH
- OVERHEAD UTILITY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENTS
- FENCE

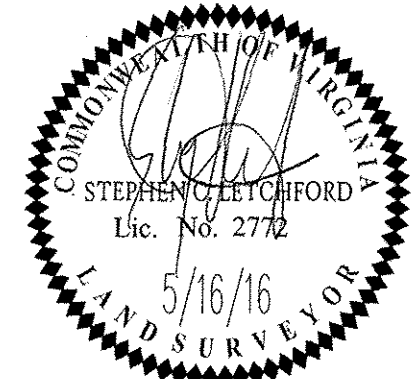


Large/Small Plat(s) Recorded herewith as # 166092-166016951

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 23 DAY OF Sept, 2016
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:10 AM /PM
 INSTRUMENT # 166092

TESTE: Mon A. Foley
 MONA A. FOLEY, CLERK

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>9-23-2016</u>			
at <u>2:11 AM</u> PM, PB	PG		
Document # <u>166016951</u>			
MONA A. FOLEY, CLERK			
<u>Mon A. Foley</u> , Clerk			
1	5-16-16	ADDED 20' AND VARIABLE WIDTH C.O.W. SANITARY SEWER EASEMENT	JFS
Rev.	Date	Description	Revised By



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 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

EXHIBIT SHOWING PROPOSED RIGHT OF WAY DEDICATION, PROPERTY LINE VACATION AND EASEMENTS TO THE CITY OF WILLIAMSBURG

PROPERTY OF

WILLIAMSBURG/JAMES CITY COUNTY SCHOOL BOARD

CITY OF WILLIAMSBURG VIRGINIA

Project Contacts:	GVC/JFS
Project Number:	W10405
Scale:	Date:
1"=100'	5-16-16
Sheet Number	
1 OF 1	