

170011832

OWNER'S CERTIFICATE (TAX MAP NO. 4810100013, 4810100014, & 4810100015)

THE BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT ENTITLED "BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT, OWNED BY JCP1 LP, TAX MAP NO. 4810100013" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

James H. Finn G.P. 5/10/17
FOR JCP1 LP DATE
James H. Finn 5/10/17
PRINTED NAME DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City

I, Elizabeth Bays Barr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE KNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 10th DAY OF May 2017

MY COMMISSION EXPIRES 7/31/2019
Elizabeth Bays Barr
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7123871

GENERAL NOTES

- 1. PROPERTY AS SHOWN IS A PORTION OF: TAX MAP NO.: 4810100013 = #1326 JAMESTOWN ROAD
2. PROPERTY AS SHOWN IS CURRENTLY ZONED "B-1" - GENERAL BUSINESS.
3. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.
4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
8. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 51199C0040D, DATED 1/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
10. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.
11. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS.
12. ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.

CERTIFICATION OF SOURCE OF TITLE - TAX MAP NO.: 4810100013

THE PROPERTY SHOWN AS PARCEL 4810100013 WAS CONVEYED FROM THOMAS M. SMITH TO JCP1 LP BY DEED DATED MAY 13, 2005, AND RECORDED MAY 13, 2005 AS INSTRUMENT #050010459 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA

CERTIFICATION OF SOURCE OF TITLE - TAX MAP NO.: 4810100014

THE PROPERTY SHOWN AS PARCEL 4810100014 WAS CONVEYED FROM WILLIAMSBURG HOLDINGS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO JCP1 LP BY DEED DATED DECEMBER 1, 2006, AND RECORDED DECEMBER 1, 2006 AS INSTRUMENT #060028689 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA

CERTIFICATION OF SOURCE OF TITLE - TAX MAP NO.: 4810100015

THE PROPERTY SHOWN AS PARCEL 4810100015 WAS CONVEYED FROM WILLIAMSBURG HOLDINGS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO JCP1 LP BY DEED DATED DECEMBER 1, 2006, AND RECORDED DECEMBER 1, 2006 AS INSTRUMENT #060028689 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA

SURVEYOR'S CERTIFICATE

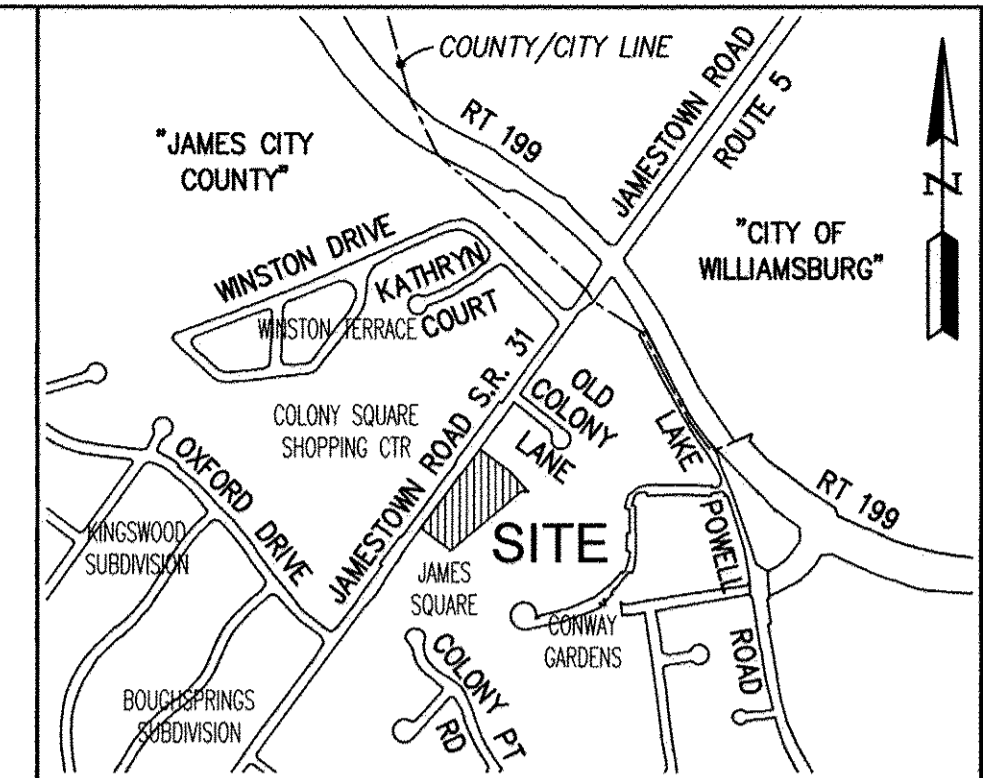
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

STEPHEN C. LETCHFORD L.S. #2772 11/10/16 DATE

CERTIFICATE OF APPROVAL

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

Ellen Cook 6/16/17 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY



VICINITY MAP SCALE 1"=1000'

LEGEND table with symbols for EASEMENT CORNER, ROD SET, SURVEY TRAVERSE POINT, PROPERTY LINE, RIGHT-OF-WAY LINE, EASEMENT, BUILDING SETBACK, RPA, and N/F.

AREA TABULATION

Table with columns for Parcel, S.F., and AC.± for parcels 4810100013, 4810100014, 4810100015, and a TOTAL row.

Table with columns for Parcel, S.F., and AC.± for parcels 1, 2, 3, and a TOTAL row.

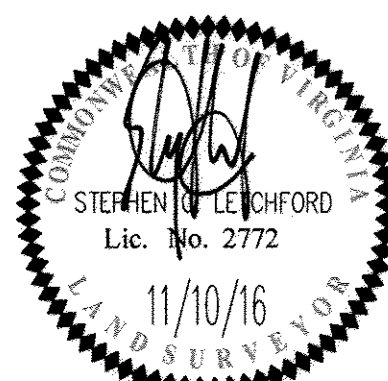
2 Large/Small Plat(s) Recorded herewith as # 170011832

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 8th DAY OF June, 2017, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:53 AM/PM INSTRUMENT # 170011832

TESTE: Amy Storey DC MONA A. FOLEY, CLERK

REF: JCC # S-0038-2016

Revision table with columns for Rev, Date, Description, and Revised By.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188.

BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT PLAT OF THE PROPERTIES OWNED BY JCP1 LP, PARCELS 4810100013, 4810100014 & 4810100015. JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SCL/JAG, Project Number: 9572-04, Scale: AS NOTED, Date: 11/10/16, Sheet Number: 1 OF 2