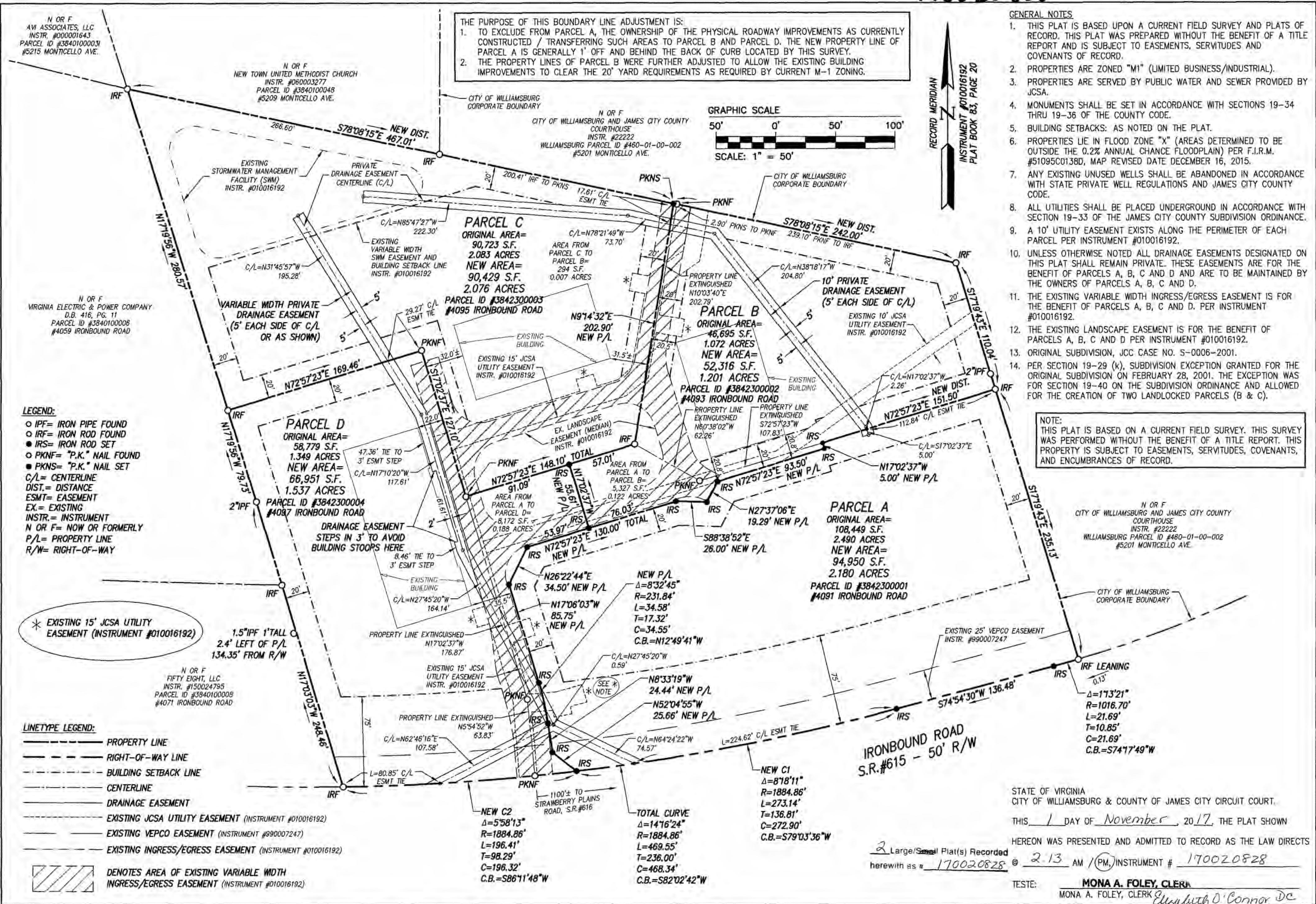
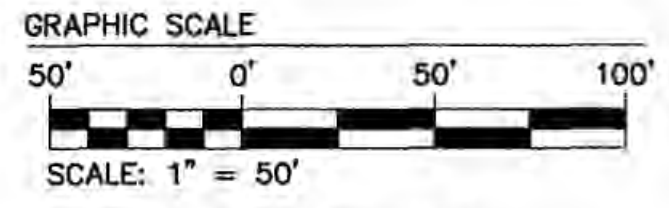


GENERAL NOTES

1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
2. PROPERTIES ARE ZONED "M1" (LIMITED BUSINESS/INDUSTRIAL).
3. PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER PROVIDED BY JCSA.
4. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE COUNTY CODE.
5. BUILDING SETBACKS: AS NOTED ON THE PLAT.
6. PROPERTIES LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0138D, MAP REVISED DATE DECEMBER 16, 2015.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. A 10' UTILITY EASEMENT EXISTS ALONG THE PERIMETER OF EACH PARCEL PER INSTRUMENT #010016192.
10. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. THESE EASEMENTS ARE FOR THE BENEFIT OF PARCELS A, B, C AND D AND ARE TO BE MAINTAINED BY THE OWNERS OF PARCELS A, B, C AND D.
11. THE EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C AND D. PER INSTRUMENT #010016192.
12. THE EXISTING LANDSCAPE EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C AND D PER INSTRUMENT #010016192.
13. ORIGINAL SUBDIVISION, JCC CASE NO. S-0006-2001.
14. PER SECTION 19-29 (k), SUBDIVISION EXCEPTION GRANTED FOR THE ORIGINAL SUBDIVISION ON FEBRUARY 28, 2001. THE EXCEPTION WAS FOR SECTION 19-40 ON THE SUBDIVISION ORDINANCE AND ALLOWED FOR THE CREATION OF TWO LANDLOCKED PARCELS (B & C).

NOTE: THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.

THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS:
 1. TO EXCLUDE FROM PARCEL A, THE OWNERSHIP OF THE PHYSICAL ROADWAY IMPROVEMENTS AS CURRENTLY CONSTRUCTED / TRANSFERRING SUCH AREAS TO PARCEL B AND PARCEL D. THE NEW PROPERTY LINE OF PARCEL A IS GENERALLY 1' OFF AND BEHIND THE BACK OF CURB LOCATED BY THIS SURVEY.
 2. THE PROPERTY LINES OF PARCEL B WERE FURTHER ADJUSTED TO ALLOW THE EXISTING BUILDING IMPROVEMENTS TO CLEAR THE 20' YARD REQUIREMENTS AS REQUIRED BY CURRENT M-1 ZONING.



- LEGEND:**
- IPF= IRON PIPE FOUND
 - IRF= IRON ROD FOUND
 - IRS= IRON ROD SET
 - PKNF= "P.K." NAIL FOUND
 - PKNS= "P.K." NAIL SET
 - C/L= CENTERLINE
 - DIST.= DISTANCE
 - ESMT= EASEMENT
 - EX.= EXISTING
 - INSTR.= INSTRUMENT
 - N OR F= NOW OR FORMERLY
 - P/L= PROPERTY LINE
 - R/W= RIGHT-OF-WAY

* EXISTING 15' JCSA UTILITY EASEMENT (INSTRUMENT #010016192)

- LINETYPE LEGEND:**
- PROPERTY LINE
 - - - RIGHT-OF-WAY LINE
 - - - BUILDING SETBACK LINE
 - CENTERLINE
 - - - DRAINAGE EASEMENT
 - - - EXISTING JCSA UTILITY EASEMENT (INSTRUMENT #010016192)
 - - - EXISTING VEPCO EASEMENT (INSTRUMENT #990007247)
 - - - EXISTING INGRESS/EGRESS EASEMENT (INSTRUMENT #010016192)
- ▨ DENOTES AREA OF EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT (INSTRUMENT #010016192)

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 1 DAY OF November, 2017, THE PLAT SHOWN
 HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
 herewith as 2 Large/~~Small~~ Plat(s) Recorded
 @ 2:13 AM (P.M.) INSTRUMENT # 170020828
 TESTE: MONA A. FOLEY, CLERK
 MONA A. FOLEY, CLERK *Elybeth O'Connor DC*

IRONBOUND ROAD
 S.R.#615 - 50' R/W

Rev.	Date	Description	Revised By
2	9-20-2017	REVISED PER J.C.C. COMMENTS, DATED SEPTEMBER 18, 2017 (RE: S-0023-2017)	CMA
1	9-1-2017	REVISED PER J.C.C. COMMENTS, DATED JULY 6, 2017 (RE: S-0023-2017)	CMA



AES
 CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

REF: JCC CASE NO. S-0023-2017
 PLAT SHOWING BOUNDARY LINE ADJUSTMENT & PROPERTY LINE
 EXTINGUISHMENT BETWEEN PARCEL A, PARCEL B, PARCEL C & PARCEL D
 AND
 PRIVATE DRAINAGE EASEMENT FOR PARCEL A, PARCEL B,
 PARCEL C & PARCEL D
 COURTHOUSE GREEN
 PROPERTY OF COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C.; COURT SUPPORT
 OFFICE, LLC; BUILDING C, LLC; AND MEDICAL BUILDING OF COURTHOUSE GREEN
 WILLIAMSBURG, LLC
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ / GJM
Project Number:	W08688-05
Scale:	1" = 50'
Date:	06-14-2017
Sheet Number	2 OF 2

S:\JCS85\688905-Courthouse Green\BLA_Plat\Survey\Plans\Plus\W08688-05-BLA_Plat\A.dwg, 10/17/2017 6:37:12 AM, mfw.aapparent