

180013001

CERTIFICATION OF SOURCE OF TITLE

JAMES CITY COUNTY TAX ASSESSOR'S PARCEL #2410100008

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL #2410100008, WAS CONVEYED BY OLDE GREENWICH CREDIT CORPORATION, A VIRGINIA CORPORATION TO JOHN E. DODSON, BY DEED DATED OCTOBER 14, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON OCTOBER 17, 1997 AS INSTRUMENT NO. 970016719;

THIS PARCEL HAD A BOUNDARY LINE ADJUSTMENT ADDING IN LANDS CONVEYED BY EVELYN H. ANDERSON, EXECUTOR UNDER THE WILL OF FREDERICK A. HOAR TO JOHN E. DODSON, BY DEED DATED NOVEMBER 17, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON NOVEMBER 20, 1997 AS INSTRUMENT NO. 970018637.

JAMES CITY COUNTY TAX ASSESSOR'S PARCEL #2410100010

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL #2410100010, WAS CONVEYED BY C & J, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO JOHN E. DODSON, BY DEED DATED SEPTEMBER 19, 2017 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON SEPTEMBER 28, 2017 AS INSTRUMENT NO. 170018945

OWNER'S CERTIFICATE

THE PROPERTY LINE EXTINGUISHMENT BETWEEN THE TWO PARCELS OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

BY John E. Dodson 7/12/18
JOHN E. DODSON DATE

CERTIFICATE OF NOTARIZATION

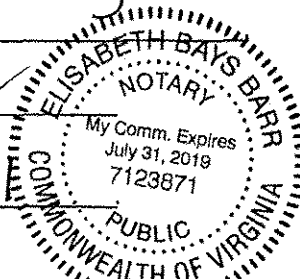
STATE OF VIRGINIA, CITY/COUNTY OF James City County
TO-WIT:

Elizabeth Bays Bar 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 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 12th DAY OF July, 2018.

MY COMMISSION EXPIRES 7/31/2019

Elizabeth Bays Bar
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 712387



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.

Preston C. Judson 7-3-2018
PRESTON C. JUDSON, L.S. #003130 DATE

CERTIFICATE OF APPROVAL

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

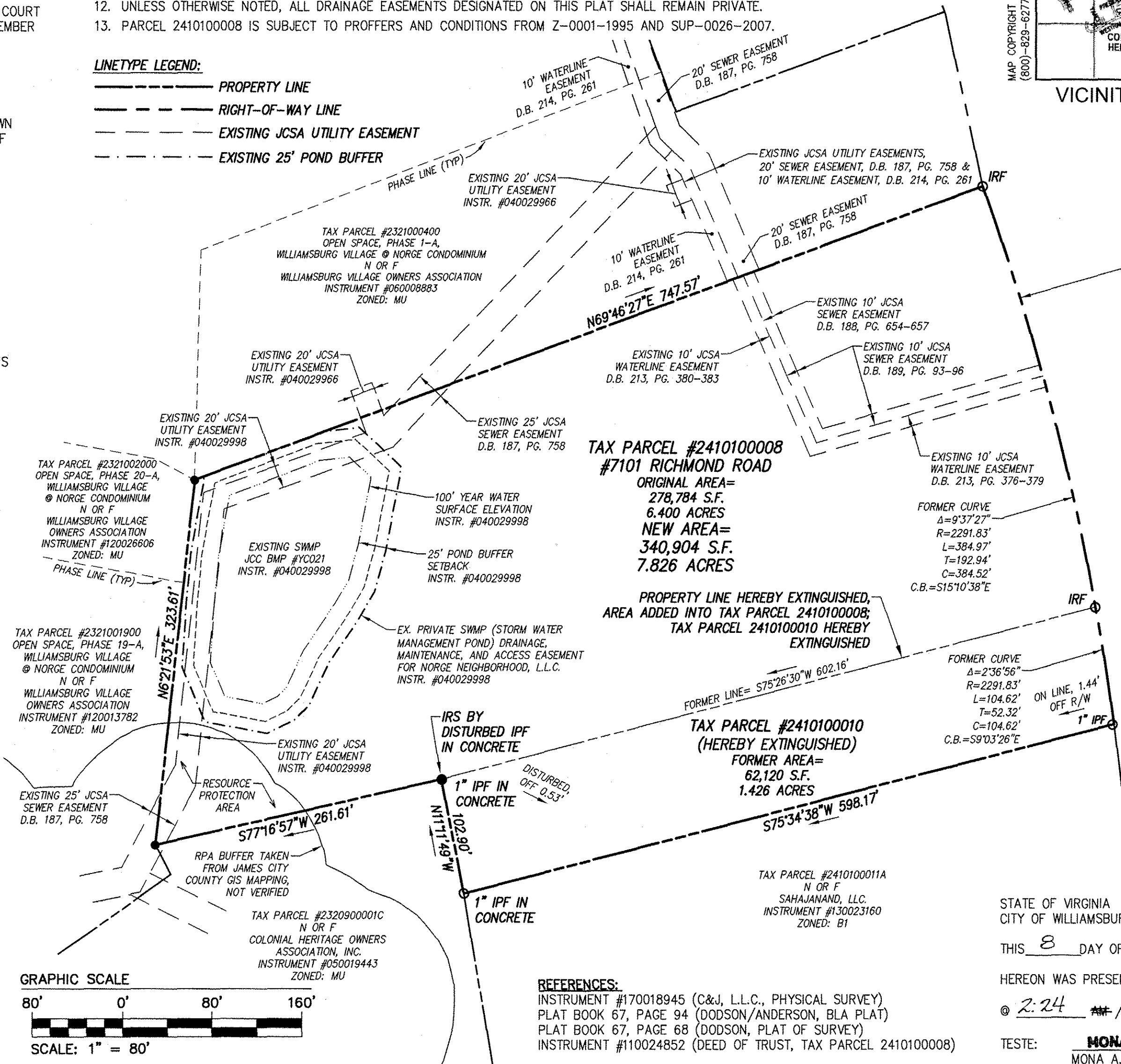
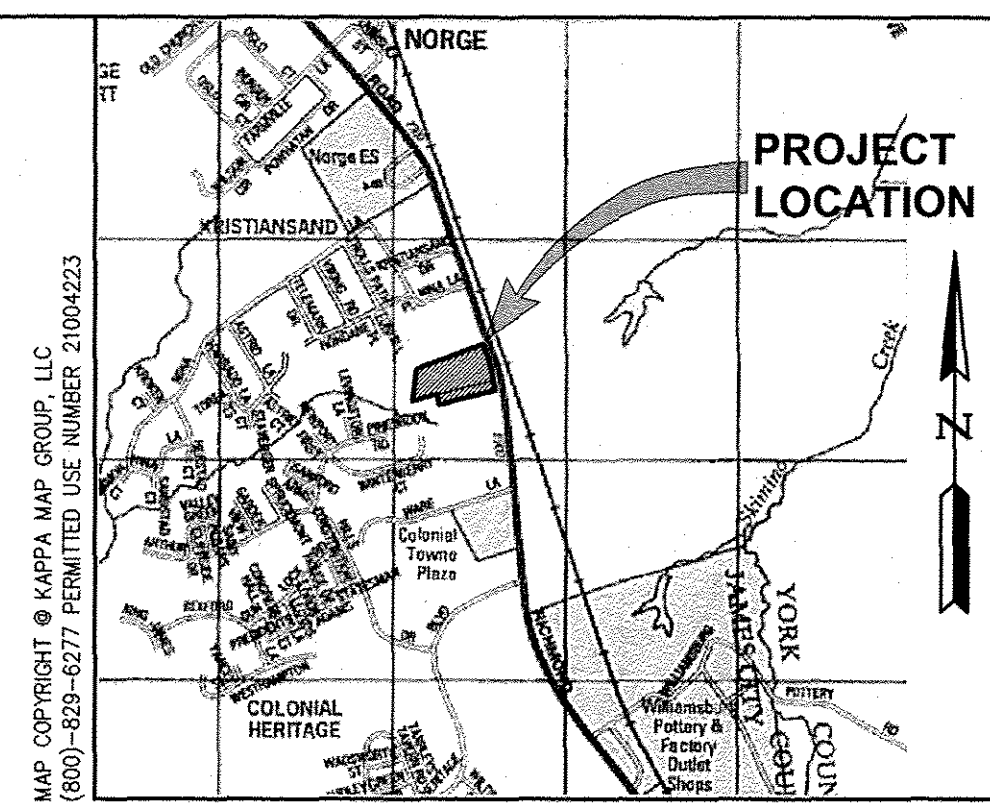
Ellen Cook 7/27/18
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

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 ALL OF JAMES CITY COUNTY TAX ASSESSOR PARCEL'S NO. 2410100008 AND NO. 2410100010.
- 3. PROPERTIES ARE ZONED B-1, GENERAL BUSINESS DISTRICT.
- 4. BUILDING SETBACKS: FRONT = 50', SIDE = 20', REAR YARD = 50'.
- 5. PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER PROVIDED BY JCSA.
- 6. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE COUNTY CODE.
- 7. PROPERTIES LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0107D, MAP REVISED DATE DECEMBER 16, 2015.
- 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 9. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 10. EXISTING BUILDING / SITE IMPROVEMENTS NOT SHOWN.
- 11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE, EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 13. PARCEL 2410100008 IS SUBJECT TO PROFFERS AND CONDITIONS FROM Z-0001-1995 AND SUP-0026-2007.

LINETYPE LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING JCSA UTILITY EASEMENT
- EXISTING 25' POND BUFFER

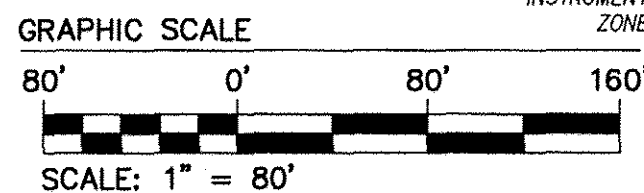


NEW CURVE
Δ=127'4.23"
R=2291.83'
L=489.59'
T=245.74'
C=488.67'
C.B.=S13°52'10"E

FORMER CURVE
Δ=9'37'27"
R=2291.83'
L=384.97'
T=192.94'
C=384.52'
C.B.=S15°10'38"E

FORMER CURVE
Δ=2'36'56"
R=2291.83'
L=104.62'
T=52.32'
C=104.62'
C.B.=S9°03'26"E

- LEGEND:
- IPF= IRON PIPE FOUND
 - IRF= IRON ROD FOUND
 - IRS= IRON ROD SET
 - EX.= EXISTING
 - INSTR.= INSTRUMENT
 - N OR F= NOW OR FORMERLY
 - P/L= PROPERTY LINE
 - R/W= RIGHT-OF-WAY

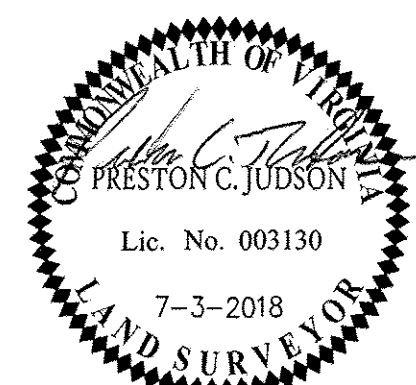


REFERENCES:
INSTRUMENT #170018945 (C&J, L.L.C., PHYSICAL SURVEY)
PLAT BOOK 67, PAGE 94 (DODSON/ANDERSON, BLA PLAT)
PLAT BOOK 67, PAGE 68 (DODSON, PLAT OF SURVEY)
INSTRUMENT #110024852 (DEED OF TRUST, TAX PARCEL 2410100008)

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 8 DAY OF August, 2018, THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
@ 2:24 PM, INSTRUMENT # 180013001
TESTE: MONA A. FOLEY, CLERK

Rev.	Date	Description
1	3-7-2018	REVISED PER
1	2-7-2018	REVISED PER

1 Large/Small Plat(s) Recorded
herewith as # 180013001



AES
CONSULTING ENGINEERS
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Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

REF: JCC CASE NO. S-0037-2017

PROPERTY LINE EXTINGUISHMENT
BETWEEN JAMES CITY COUNTY TAX ASSESSOR'S
PARCEL'S NUMBER 2410100008 AND NUMBER 2410100010
STANDING IN THE NAME OF JOHN E. DODSON

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PET / PCJ
Project Number: W08032-03
Scale: 1" = 80'
Date: 12-8-2017
Sheet Number
1 OF 1