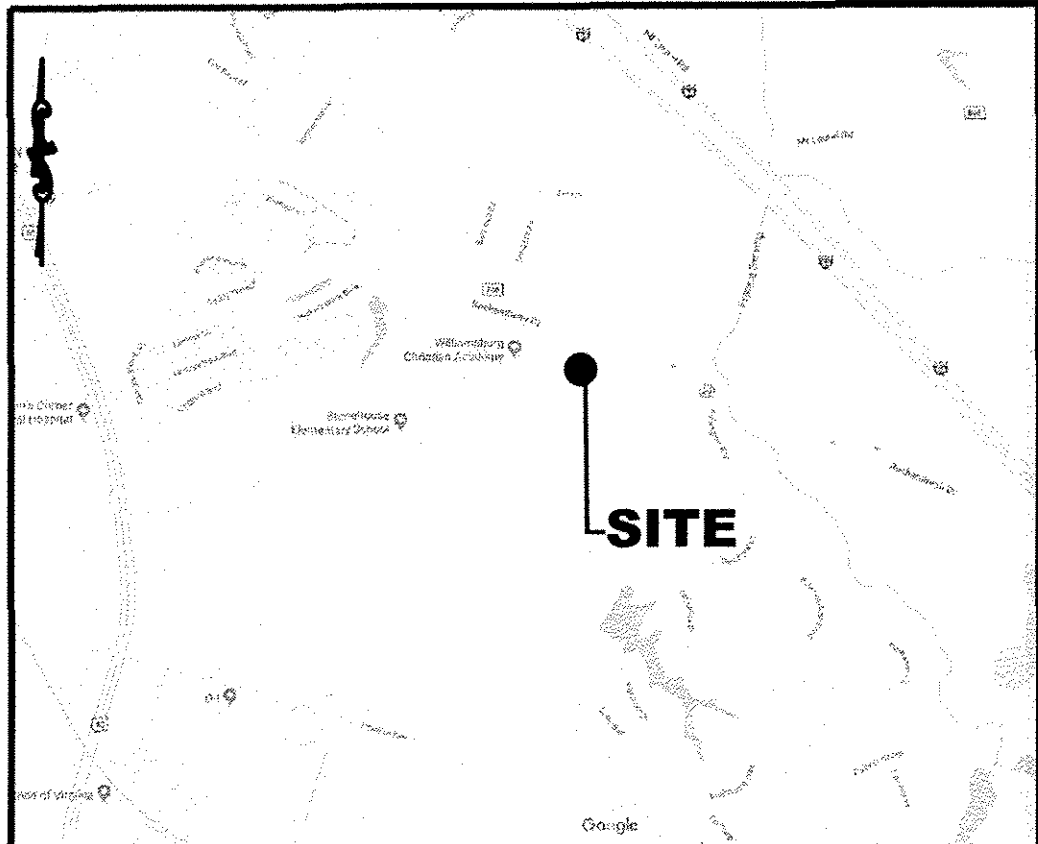


190006391



VICINITY MAP SCALE: 1"=2000'

**GENERAL NOTES**

- PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- THE PROPERTY SHOWN HEREON LIES IN FEMA FLOOD ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS #51095C0043D DATED DECEMBER 16, 2015.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
- THIS PLAT WAS PREPARED BASED ON RECORD INFORMATION AND MONUMENTS FOUND DURING FIELD SURVEYS.
- THE LIMITS OF THE RPA SHOWN ON LOT 1B WAS ESTABLISHED FROM FIELD DELINEATED AND SURVEY LOCATED WETLAND FLAGS. FROM THE NEW SOUTH WESTERN PROPERTY LINE OF LOT 1B TO THE SOUTH WEST OF LOT 1B THE RPA IS SHOWN PER JCC GIS MAPPING. ANY FUTURE DEVELOPMENT ON PARCEL 1B IN THE VICINITY OF THE RPA WILL REQUIRE A FIELD DELINEATION OF THE WETLANDS.
- 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.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCE ON THE DEED OF EASEMENT.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

**SUBDIVISION OF PARCEL 1**

AS SHOWN ON PLAT OF THE PROPERTY OF  
R.M. HAZELWOOD, JR., P.B. 83 PG. 31

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 04/16/2019

LRI JOB #17-574

SHEET 1 OF 4



3925 Midlands Road Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

**JCC S-19-0004**

**ENGINEERS OR SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

04/16/2019

DATE

WILLIAM S. FELTS, L.S., LIC. NO 3149



**CERTIFICATE OF APPROVAL**

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

5/3/19

DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

24 Apr 2019

DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION

**PROPERTY INFORMATION**

PARCEL 1  
PIN: 1310100003  
101 SCHOOL HOUSE LANE  
WILLIAMSBURG, VA 23188  
ZONING DISTRICT: B1 (GENERAL BUSINESS)  
A1 (GENERAL AGRICULTURE)

**BUILDING SETBACKS (BSL) GENERAL BUSINESS (B1)**

FRONT = 50'  
REAR = 20'  
SIDE = 20'/50'

**BUILDING SETBACKS (BSL) GENERAL AGRICULTURAL (A1)**

FRONT = 50'  
REAR = 35'  
SIDE = 15'

**CERTIFICATE OF SOURCE OF TITLE (PARCEL 1)**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF WILLIAMSBURG CHRISTIAN ACADEMY, INC. AND WAS ACQUIRED FROM R.M. HAZELWOOD, JR. BY THAT CERTAIN DEED DATED SEPTEMBER 17, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 010016565.

**OWNER'S CERTIFICATE**

THE MINOR SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Judy Henley

JUDY HENLEY (BOARD PRESIDENT)

4-25-2019

DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF James City

I, Linda Vergakis, A NOTARY PUBLIC IN

AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 25<sup>th</sup> DAY OF APRIL, 2019.

MY COMMISSION EXPIRES August 31, 2022

Linda F. Vergakis  
NOTARY PUBLIC

REGISTRATION NO. 7623437

Linda Fay Vergakis  
NOTARY PUBLIC  
Registration # 7623437  
Commonwealth of Virginia  
My Commission Expires 08/31/22

OPEN SPACE AREA		
	OLD AREA	NEW AREA
PARCEL 1	794,076.2± S.F./ 18.23± AC.	691,243.4± S.F./ 15.87± AC.
PARCEL 1B	0 S.F./ 0 AC.	102,832.8 S.F./ 2.36 AC.
TOTAL AREA	794,076.2± S.F./ 18.23± AC.	794,076.2± S.F./ 18.23± AC.

AREA TABULATION		
	OLD AREA	NEW AREA
PARCEL 1	2,426,292.0± S.F./ 55.70± AC.	2,047,562.0± S.F./ 47.01± AC.
PARCEL 1B	0 S.F./ 0 AC.	378,730.0 S.F./ 8.69 AC.
TOTAL AREA	2,426,292.0± S.F./ 55.70± AC.	2,426,292.0± S.F./ 55.70± AC.

**EXISTING LEGEND**

- IPF = IRON PIPE FOUND
- IRS = IRON ROD SET
- IRF = IRON ROD FOUND

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 3 DAY OF May, 2019. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:35am INSTRUMENT # 190006391

TESTE MONA A. FOLEY, CLERK

4 Large/Small Plat(s) Recorded  
herewith as # 190006391

Judy Henley