190013034

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Sept. 10, 209
at 2:20 AM/PM PB — PG —
Document # 190013034
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

1 Large/~~Small~~ Plat(s) Recorded
herewith as # 190013034

NOTES:
1. NO TITLE REPORT FURNISHED.

2. PROPERTY IS ZONED: R2. PROPERTY IS SUBJECT TO CONDITIONS LISTED IN SUP-0019-1989 APPROVED BY THE BOARD OF SUPERVISOR ON SEPTEMBER 11, 1989.

SETBACK REQUIREMENTS:
FRONT 25' FROM R/W LINE
SIDE: 10' MINIMUM
REAR: 35' MINIMUM

3. THIS PROPERTY IS NOT IN A RESOURCE PROTECTION AREA.

4. PROPERTY IS TO BE SERVED BY JAMES CITY SERVICE AUTHORITY FOR PUBLIC WATER AND IS SERVED BY JAMES CITY SERVICE AUTHORITY FOR PUBLIC SEWER.

5. UNLESS OTHERWISE NOTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL REMAIN PRIVATE.

6. ALL OUTDOOR SIGNS ON THE PROPERTIES SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.

7. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND

8. MONUMENTS SHALL BE SET IN ACCORANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

9. OWNER NEEDS TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATE RIGHT OF WAY.

10. WETLANDS AND LAND WITHIN THE RESOURCE AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECT. 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.

11. OWNERSHIP:
LRSN: 2510, 2700
ADDRESS: 6221, 6213 OLD MOORETOWN ROAD
OWNER: STRAIT GATE TEMPLE CHURCH
REFERENCE: INST.# 140003219, 180019046.

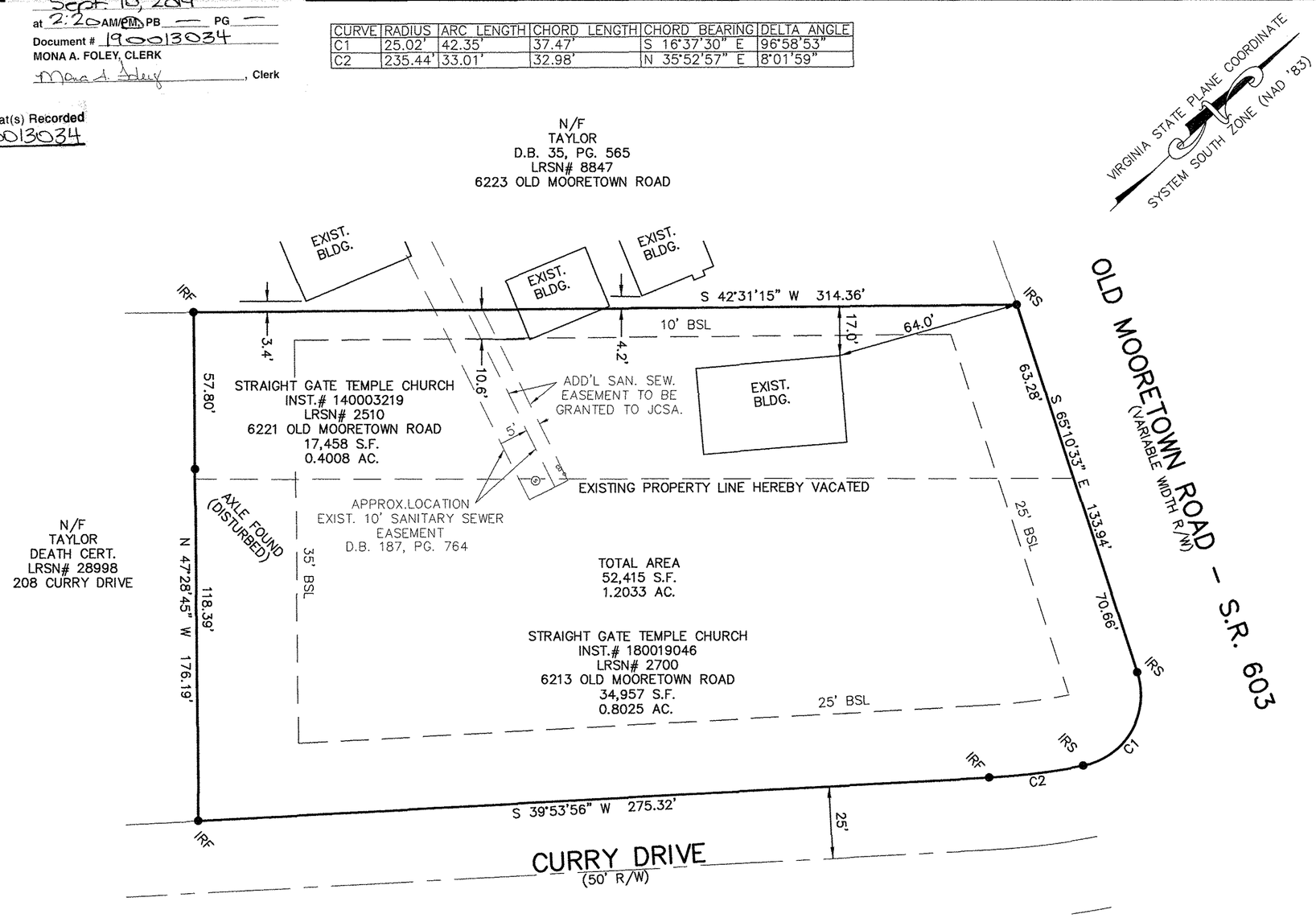
12. IPF – IRON PIPE FOUND
IRS – IRON ROD SET

13. THE PROPERTY SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

14. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AREAS OF 0.2% ANNUAL FLOOD, AS SHOWN ON COMMUNITY PANEL NO. 51095C0128D, DATED DECEMBER 16, 2015.

15. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.02'	42.35'	37.47'	S 16°37'30" E	96°58'53"
C2	235.44'	33.01'	32.98'	N 35°52'57" E	8°01'59"



OWNER'S CERTIFICATE:
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS STRAIT GATE TEMPLE CHURCH IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

7-12-2019
DATE

EDWARD C. ROSE, TRUSTEE

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

17 July 2019
DATE — VIRGINIA DEPARTMENT OF TRANSPORTATION

19 July 2019
DATE — SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Williamsburg, I, Jemayca Walker, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 12 DAY OF July, 2019.

SIGNATURE

MY COMMISSION EXPIRES: 05-31-2023.

NOTARY REGISTRATION NUMBER: 7815310.

JEMAYCA NICOLE WALKER
NOTARY PUBLIC
REG. #7815310
MY COMMISSION EXPIRES
05/31/2023
COMMONWEALTH OF VIRGINIA

0 30 60 90

CERTIFICATE OF SOURCE OF TITLE:
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MOST WORSHIPFUL PRINCE HALL GRAND LODGE OF VIRGINIA, FREE AND ACCEPTED MASONS, INCORPORATED, A VIRGINIA CORPORATION TO THE TRUSTEES OF THE STRAITATE TEMPLE CHURCH BY DEED, DATED 01/16/2014 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #140003219 AND BY THE COUNTY OF JAMES CITY, VIRGINIA TO STRAIT GATE TEMPLE CHURCH BY DEED, DATED 11/30/2018 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #180019046.

SURVEYOR'S CERTIFICATION:
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.

BLAISE BURRY, L.S. #001560 — 7/12/19 DATE

COMMONWEALTH OF VIRGINIA
BLAISE BURRY
LIC. NO. 001560
7/12/19
LAND SURVEYOR

S-19-0021
PLAT SHOWING
VACATION OF PROPERTY LINE

STRAIT GATE TEMPLE CHURCH

INSTRUMENT #140003219
INSTRUMENT #180019046

BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 04/16/2019 SCALE: 1"=30'
PROJ. #18-1745 DRAWN BY: BB

CARDINAL SURVEY & DESIGN PLC
Land Surveying • Planning • 3D Imaging
156 STRAWBERRY PLAINS ROAD, SUITE D
WILLIAMSBURG, VIRGINIA 23188
(757) 345-2866 - (757) 345-2877 (FAX)