



GENERAL NOTES:

- 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
- PROPERTIES ARE ZONED "M1" (LIMITED BUSINESS/INDUSTRIAL).
- PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER PROVIDED BY JCSA
- PROPERTIES LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM COMMUNITY-PANEL NO 51095-C0138D EFFECTIVE DATE DECEMBER 16, 2015.
- A 10' UTILITY EASEMENT EXISTS ALONG THE PERIMETER OF EACH PARCEL PER INSTRUMENT #010016192.
- THE EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C, AND D PER INSTRUMENT #01010016192.
- THE EXISTING LANDSCAPE EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C, AND D PER INSTRUMENT #01010016192.
- ORIGINAL SUBDIVISION, JCC CASE NO S-0006-2001
- 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).
- PARCEL A, PARCEL B, PARCEL C, AND PARCEL D WERE CREATED BY CERTAIN PLAT ENTITLED "PLAT OF SUBDIVISION, PROPERTY OF COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C., BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA" DATED MAY 4, 2001, MADE BY AES CONSULTING ENGINEERS AND RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE FOR THE CITY OF WILLIAMSBURG/COUNTY OF JAMES CITY IN PLAT BOOK 83, PAGE 20
- BOUNDARY LINES FOR PARCELS A, B, C, AND D WERE FURTHER ADJUSTED AS RECORDED BY CERTAIN PLAT ENTITLED "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, L.L.C.; BUILDING C, L.L.C.; AND MEDICAL BUILDING OF COURTHOUSE GREEN WILLIAMSBURG, L.L.C JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA" DATED NOVEMBER 1, 2017, MADE BY AES CONSULTING ENGINEERS AND RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE FOR THE CITY OF WILLIAMSBURG/COUNTY OF JAMES CITY BY INSTRUMENT #170020828.
- JAMES CITY SERVICE AUTHORITY NOTES.
 - Easements denoted as "JCSA Utility Easements" are for the exclusive use of the James City Service Authority and the property owner. Other utility service providers desiring to use these easements with the exception of perpendicular utility crossings must obtain authorization for access and use from JCSA and the property owner. Additionally, JCSA shall not be held responsible for any damage to improvements within this easement, from any cause.
 - Any existing unused wells shall be abandoned in accordance with State Private Well Regulations and James City County Code.
- Unless otherwise noted, all drainage easements designated on this plat shall remain private
- All utilities shall be placed underground in accordance with Section 19-33 of the James City County Subdivision Ordinance
- Monuments shall be set in accordance with sections 19-34 through 19-36 of the James City County Subdivision Ordinance

LEGEND:

- IPF= IRON PIN FOUND
- IPF/PIPE = IRON PIPE FOUND

**PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN
PARCEL A AND PARCEL B**

PROPERTY OF COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C.
AND COURT SUPPORT OFFICE, L.L.C.
(PARCEL ID #'S 3842300001 & 3842300002)
JAMES CITY COUNTY, VIRGINIA
SEPTEMBER 6, 2019

JAMES CITY COUNTY CASE # S-19-0080

SIA Site Improvement Associates, Inc.
Civil Engineers, Surveyors, & Site Contractors
Where Engineering and Construction Come Together

800 Juniper Crescent, Suite A Office 757-671-9000
Chesapeake, VA 23320

City of Williamsburg & County of James City
Circuit Court This PLAT was recorded on
Oct 10, 2019
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MONA A FOLEY, CLERK
Mona A Foley, Clerk

No.	Date	Description
3	10-04-19	TRUSTEE NAME SUBSTITUTION
2	10-02-19	REVISED PER JCC COMMENTS, LETTER DATED OCTOBER 1, 2019
1	9-30-19	REVISED PER JCSA COMMENTS, MEMO DATED SEPTEMBER 19, 2019
REVISIONS		

