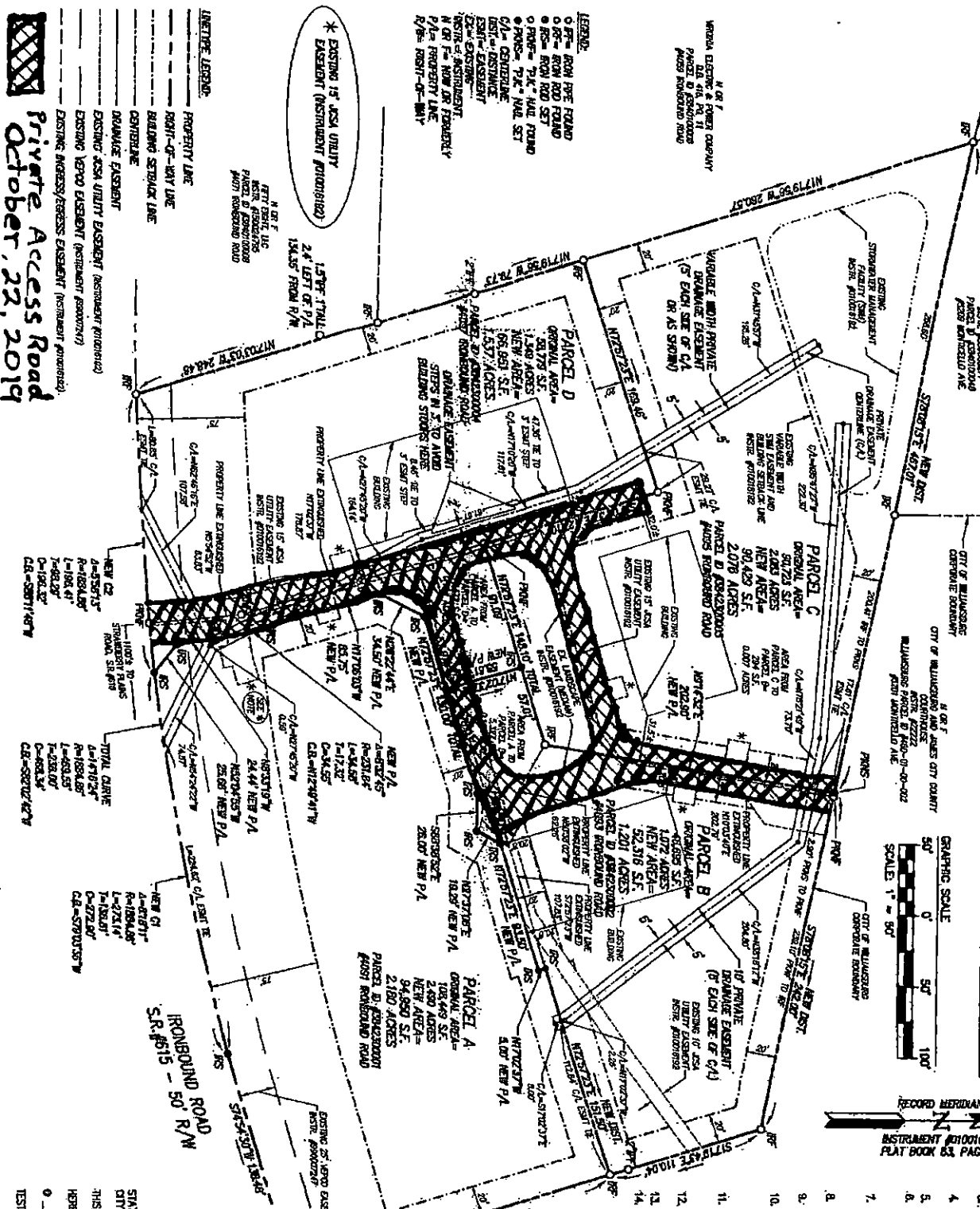


PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO EXCLUDE FROM PARCEL A, THE OVERSHPER OF THE PHYSICAL BOUNDARY IMPROVEMENTS AS CURRENTLY CONSTRUCTED / TRANSFERRED SUCH AS TO PARCEL B AND PARCEL D, THE NEW PROPERTY LINE OF PARCEL A IS GENERALLY 1' OFF AND BEHIND THE BACK OF CURB LOCATED BY THIS SURVEY. PARCELS B, C AND D WERE FURTHER ADJUSTED TO ALLOW THE EXISTING BUILDING IMPROVEMENTS TO CLEAR THE 2ND YARD REQUIREMENTS AS REQUIRED BY CURRENT H-1 ZONING.



RECORDED INSTRUMENT #170020828 PLAT BOOK 63, PAGE 20



Date	Description	Drawn	Checked
8-2-2017	REVISED PER LOCAL COMMISSION DATED SEPTEMBER 14, 2017 PER PARCELS A, B, C AND D	DAVA	DAVA
8-1-2017	REVISED PER LOCAL COMMISSION DATED MAY 4, 2017 PER PARCELS A, B, C AND D	DAVA	DAVA

Private Access Road
October, 22, 2019



ARES
CONSULTING ENGINEERS
Hampden Roads | George Vignola | Melissa Parkins

PROPERTY OF COURTHOUSE GREEN OF WILLIAMSBURG, LLC, COURT SUPPORT OFFICE, LLC, BUILDING C, LLC, AND MEDICAL BUILDING OF COURTHOUSE GREEN WILLIAMSBURG, LLC
JAMES CITY COUNTY, VIRGINIA

Project Number:	170020828
Sheet Number:	2 OF 2

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, COVENANTS, AND ENCUMBRANCES OF RECORD.
2. PROPERTIES ARE ZONED "M" (LIMITED BUSINESS/INDUSTRIAL), JCSA.
3. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE COUNTY CODE.
4. BUILDING SETBACKS AS NOTED ON THE PLAT.
5. PROPERTIES ARE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #103030000. MAP# REVISED DATE FEBRUARY 16, 2016.
6. ANY EXISTING UNLINED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. A 10' UTILITY EASEMENT EXISTS ALONG THE PERIMETER OF EACH PARCEL PER INSTRUMENT #170016192.
8. 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.
9. THE EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C AND D PER INSTRUMENT #170016192.
10. THE EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C AND D PER INSTRUMENT #170016192.
11. PER SECTION 19-29 (A), SUBDIVISION SECTION OBTAINED FROM THE ORIGINAL SUBMISSION ON FEBRUARY 28, 2017, THE EVIDENCE WAS FOR SECTION 19-40 ON THE SUBDIVISION ORDINANCE AND ALLOWED FOR THE CREATION OF TWO UNLOOKED PARCELS (B & C).
12. THE EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C AND D PER INSTRUMENT #170016192.
13. PER SECTION 19-29 (A), SUBDIVISION SECTION OBTAINED FROM THE ORIGINAL SUBMISSION ON FEBRUARY 28, 2017, THE EVIDENCE WAS FOR SECTION 19-40 ON THE SUBDIVISION ORDINANCE AND ALLOWED FOR THE CREATION OF TWO UNLOOKED PARCELS (B & C).
14. PER SECTION 19-29 (A), SUBDIVISION SECTION OBTAINED FROM THE ORIGINAL SUBMISSION ON FEBRUARY 28, 2017, THE EVIDENCE WAS FOR SECTION 19-40 ON THE SUBDIVISION ORDINANCE AND ALLOWED FOR THE CREATION OF TWO UNLOOKED 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.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 1 DAY OF November, 2017, THE PLAT SHOWN
HEREIN WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
BY 213 IN PLD INSTRUMENT # 170020828
MONICA A. FOLEY, CLERK
ESTEE
KANA A. FOLEY, CLERK *By Elizabeth Johnson*