

19001682

General Notes

- 1. THESE PROPERTIES ARE ZONED B-1.
2. THESE PROPERTIES REPRESENT JAMES CITY COUNTY TAX PARCELS 4710100046 & 4710100116
3. THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 51095C0119D, DATED DECEMBER 16, 2015.
4. THESE PROPERTIES ARE SERVED OR ARE TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 320
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
8. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. THESE PROPERTIES LIE PARTIALLY WITHIN A RESOURCE PROTECTION AREA AND ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
10. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
11. RESOURCE PROTECTION LINE (RPA) AS SHOWN HEREON IS TAKEN FROM JAMES CITY COUNTY GEOGRAPHIC INFORMATION SYSTEM. NO FURTHER SUBDIVISION AND/OR DEVELOPMENT OF THE PARCELS SHOWN HEREON WILL BE APPROVED WITHOUT THE REQUIRED WETLAND DELINEATION AND MAPPING AND ESTABLISHMENT OF AN APPROVED RPA BUFFER PER COUNTY CODE SECTION 23-7(C).
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
14. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITIES 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.

Source of Title

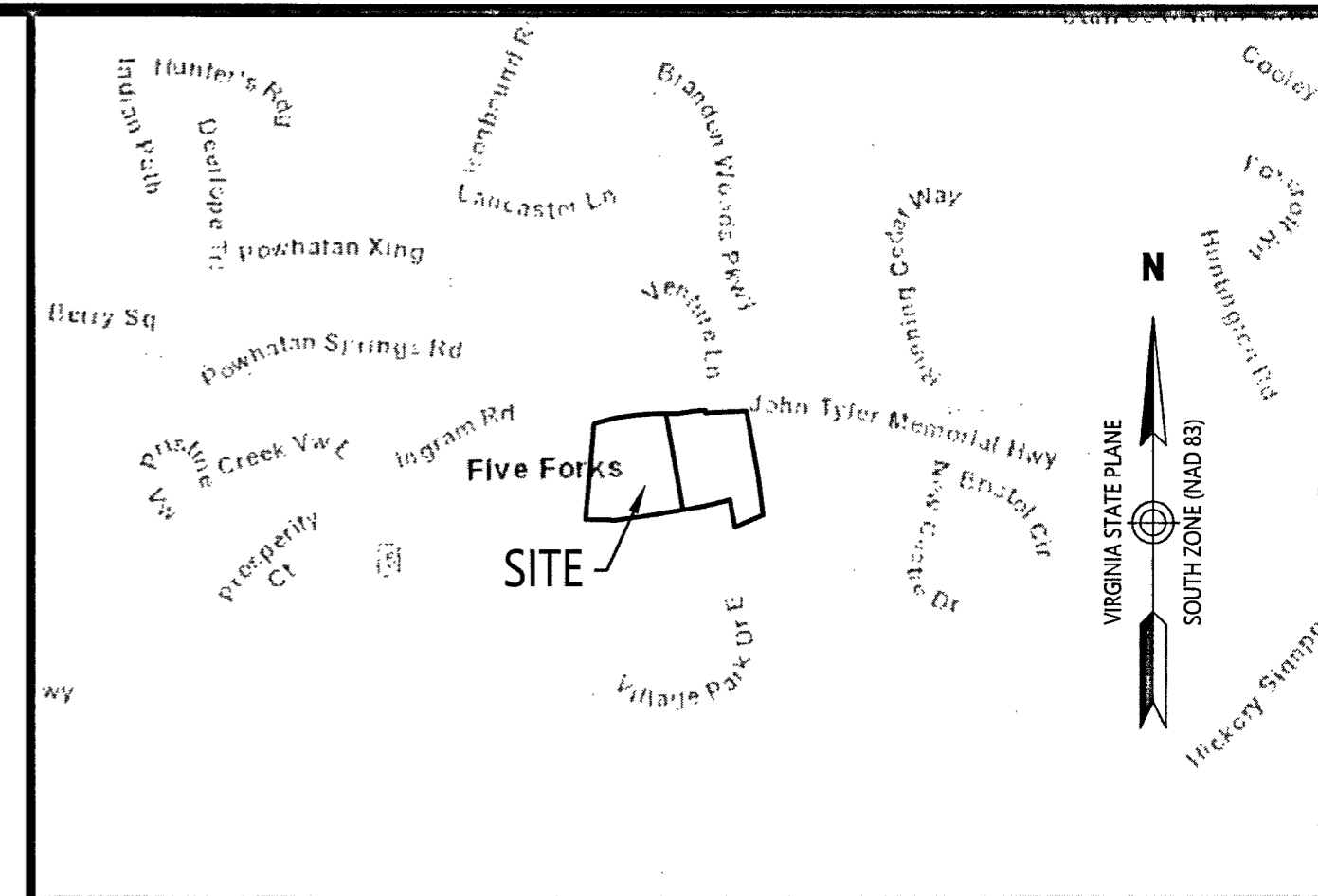
THE PROPERTIES SHOWN ON THIS PLAT WERE CONVEYED TO HENRY S. BRANSCOME BY INSTRUMENT, DATED SEPTEMBER 29, 2003, NUMBER 030031957, AND TO BRANSCOME OFFICE PROPERTY, LLC BY INSTRUMENT DATED MAY 23, 2001, NUMBERS 01001079 AND 01001080 RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

Certificate of Approval

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

Signature: Alan Beale, 10 Oct 2019, VIRGINIA DEPARTMENT OF TRANSPORTATION

Signature: Ellen Cook, 10/16/19, SUBDIVISION AGENT OF JAMES CITY COUNTY



VICINITY MAP SCALE 1" = 1,000'

Owner's Consent

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Date: 10-14-19, Signature: Henry S. Branscome II, AGENT, BRANSCOME OFFICE PROPERTY LLC

Name: Henry S. Branscome II, NAME PRINTED

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City County

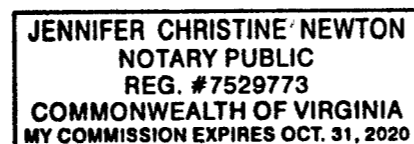
I, Jennifer Christine Newton, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 14th DAY OF October, 2019

Signature: Jennifer Christine Newton, (SIGNATURE)

MY COMMISSION EXPIRES: 10-31-2020

NOTARY REGISTRATION NUMBER: 7529773



3 Large/Small Plat(s) Recorded herewith as # 190016182

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Nov 4 2019

at 1:49 PM, PG -

Document # 190016182

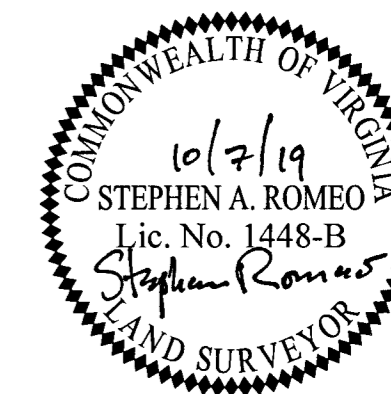
MONA A. FOLEY, CLERK

Signature: Mona A. Foley, Clerk

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.

Date: 10/7/19, Signature: Stephen A. Romeo, LS, SURVEYOR



Boundary Line Adjustment Being The Property Of Branscome Office Property LLC PARCEL 4710100046 And Branscome Investment Property, L.L.C. PARCEL 4710100116 James City County, Virginia

Table with 3 columns: DATE: 10/7/2019, SHEET 1 OF 3, SCALE: NA; PROJECT NO: 34509.00, DRAWN BY: CRO, CHECKED BY: SAR

vhb Transportation Land Development Environmental Services, 351 McLaws Circle, Suite 3 Williamsburg, Virginia 23185, 757 220 0500 • FAX 757 903 2794