

20008258

PLAT OF BOUNDARY LINE  
EXTINGUISHMENT SHOWING

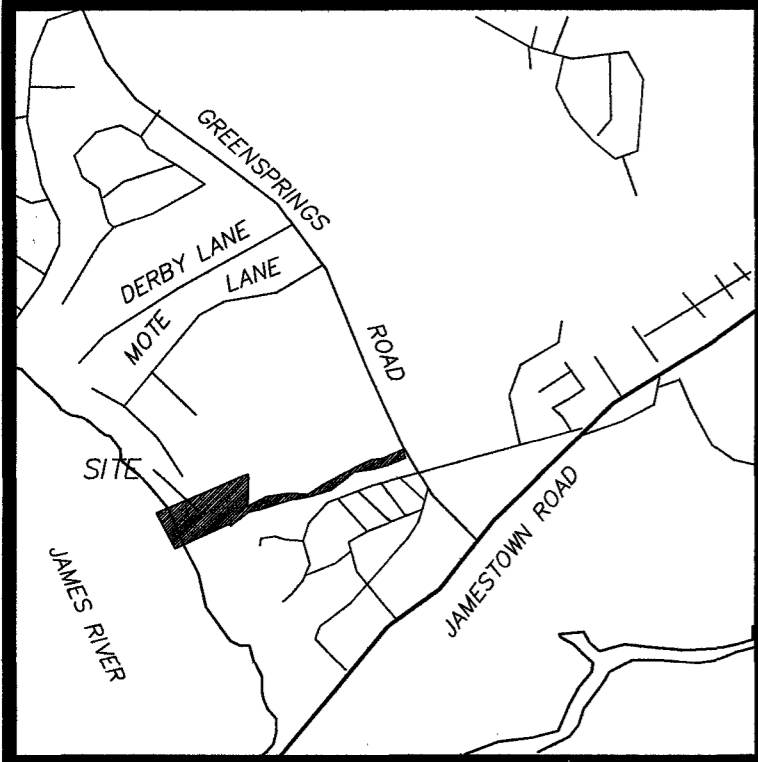
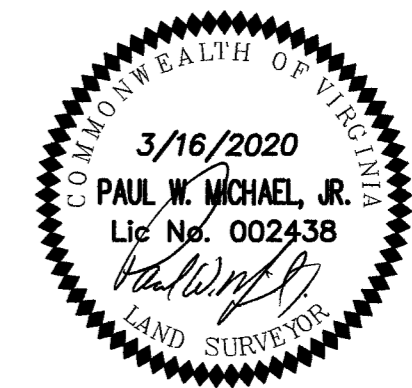
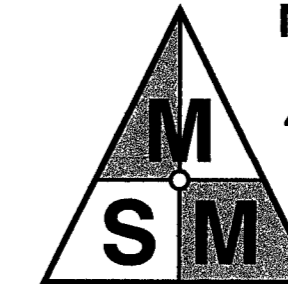
PARCEL B  
AND PARCEL C

STANDING IN THE NAME OF COLONIAL PENNIMAN LLC AND 71  
ACRES LLC  
JAMESTOWN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: MARCH 16, 2020  
SCALE: 1"=100' PROJECT NUMBER: 19-047  
PAGE 1 OF 2

MICHAEL SURVEYING  
& MAPPING, P.C.

41 OLD OYSTER POINT ROAD  
SUITE B  
NEWPORT NEWS, VA. 23602  
TEL 757.873.1762  
FAX 757.873.1772



VICINITY MAP

SCALE: 1"=2000'

NOTES:

- ADDRESS:  
2425 MANION DRIVE - PARCEL ID. #4630100002 - PARCEL C  
2485 MANION DRIVE - PARCEL ID. #4630100002B - PARCEL B
- IMPROVEMENTS NOT SHOWN
- THIS PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- REFERENCE: INST# 1600004802
- THESE PROPERTIES ARE LOCATED IN FLOOD ZONE "VE", (AREA DETERMINED TO BE WITHIN THE SPECIAL FLOOD HAZARD ZONE, BASE EL=14) AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA, MAP NUMBER 51095C0181D, DATED DECEMBER 16, 2015.
- PROPERTY IS CURRENTLY ZONED "R-8" RURAL RESIDENTIAL.  
SETBACKS ARE AS FOLLOWS:  
FRONT: 35' MINIMUM  
REAR: 35' MINIMUM  
SIDE: 15' MINIMUM
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER, ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SEC. 19-33 OF THE COUNTY CODE.
- 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.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTIES SHOWN ON THIS PLAT WERE CONVEYED BY COLONIAL PENNIMAN LLC. BY INSTRUMENT, DATED SEPTEMBER 24, 2019 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #190013768.

SURVEYOR'S 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.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL B AND PARCEL C IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

BY: [Signature] 9/30/20  
DENNIS P. ORGAN DATE

Dennis Organ  
PRINT NAME TITLE

BY: [Signature] 9/30/20  
JENNIFER J. ORGAN DATE

Jennifer J. Organ  
PRINT NAME TITLE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Spotsylvania  
Diana Martin Williams 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 30<sup>th</sup> DAY OF May, 2020

NOTARY PUBLIC: Diana Martin Williams 150363  
REGISTRATION NO.

MY COMMISSION EXPIRES 1/31/2023

DIANA MARTIN WILLIAMS  
NOTARY PUBLIC  
REG. #150363  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES JANUARY 31, 2023

CERTIFICATE OF APPROVAL

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

Ellen Cook  
SUBDIVISION AGENT OF  
THE COUNTY OF JAMES CITY

6/4/20  
DATE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
June 10, 2020  
at 10:52 AM, PG 1  
Document # 20008258  
MONA A. FOLEY, CLERK  
[Signature], Clerk

2 Large/Small Plat(s) Recorded  
herewith as # 20008258

3/16/2020  
DATE

[Signature]  
PAUL W. MICHAEL, JR.

JCC PROJECT #S-20-0016

MAP CHECKED: BAM - 5/27/20