

200017183

CERTIFICATION OF SOURCE OF TITLE: 4007 IRONBOUND ROAD

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BULKELEY CORPORATION TO G-SQUARE, INC. BY DEED DATED APRIL 5, 1978 IN D.B. 167, PG. 828 AND BY JAMES CITY SERVICE AUTHORITY BY DEED OF EXCHANGE DATED MARCH 5, 2002 IN INSTRUMENT NO. 020006243 AND BOTH BEING DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

CERTIFICATION OF SOURCE OF TITLE: SURPLUSED VDOT RIGHT-OF-WAY

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE COMMONWEALTH OF VIRGINIA TO G-SQUARE, INC., A VIRGINIA CORPORATION BY DEED OF CORRECTION DATED JULY 7, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT NO. 200012127.

OWNER'S CONSENT AND DEDICATION

THE PROPERTY LINE EXTINGUISHMENT AND EASEMENT DEDICATIONS SHOWN ON THIS PLAT KNOWN AS "PLAT OF PROPERTY LINE VACATION 4007 IRONBOUND ROAD OWNED BY G-SQUARE, INC." IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND/OR TRUSTEES.

FOR:
G-SQUARE, INC.
A VIRGINIA CORPORATION

BY: Gilbert L. Granger, President
GILBERT L. GRANGER, PRESIDENT

9/25/20
DATE

CERTIFICATE OF NOTARIZATION:

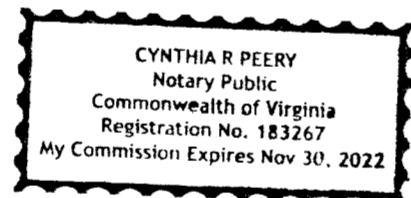
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Williamsburg
Cynthia R. Peery A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 25th DAY OF September, 2020

MY COMMISSION EXPIRES 11/30/2022

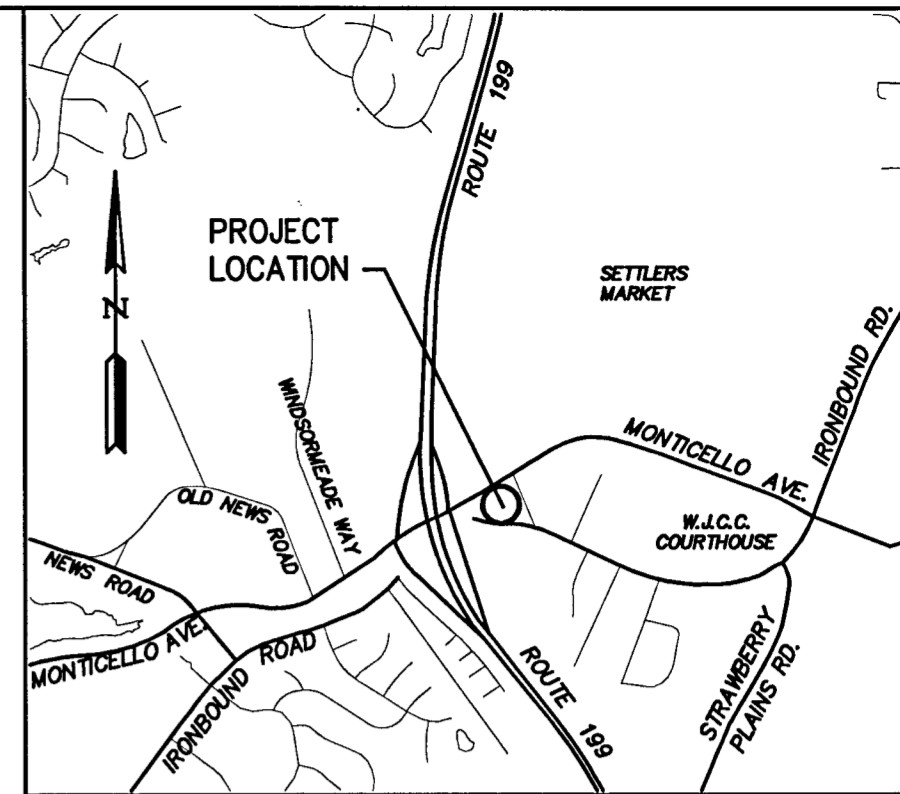
NOTARY REGISTRATION NUMBER: 183267

NOTARY PUBLIC: Cynthia R. Peery



GENERAL NOTES

1. PROPERTIES ARE ZONED B-1 (GENERAL BUSINESS DISTRICT) WITH PROFFERS.
2. THE PROPERTY PARCEL ID FOR PARCEL 1 IS 3840100002A.
3. THE PROPERTY ADDRESS FOR PARCEL 1 IS 4007 IRONBOUND ROAD.
4. SETBACK LINES ARE SHOWN PER REZONING CASE JCC Z-18-0006 APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 12, 2019.
5. THIS SITE SHALL BE SERVED BY THE PUBLIC WATER AND SEWER
6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBERS 51095C0119D AND 51095C0138D DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VA. ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. THIS PLAT IS BASED ON RECORD INFORMATION AND A FIELD SURVEY PERFORMED BY AES CONSULTING ENGINEERS. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
12. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY 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. NO BUILDING, NOR PERMANENT STRUCTURES SHALL BE CONSTRUCTED, NOR TREES PLANTED WITHIN THE JCSA EASEMENT. ANY FENCE WITHIN THE JCSA EASEMENT SHALL BE APPROVED BY THE JCSA GENERAL MANAGER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.



VICINITY MAP (APPROXIMATE SCALE: 1"=2000')

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

Samuel J. Bickers
SAMUEL J. BICKERS LIC. NO. 002304
10/10/19
DATE

CERTIFICATE OF APPROVAL

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

[Signature]
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY
6 Oct 2020
DATE

[Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION
29 Sep 2020
DATE

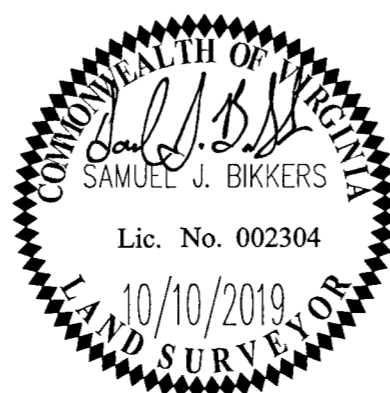
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 8th DAY OF October, 2020

2 Large Small Plat(s) Recorded
herewith as # 200017183

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:03 AM/PM
INSTRUMENT # 200017183
TESTE: MONA A. FOLEY, CLERK [Signature]
MONA A. FOLEY, CLERK

JCC Case No. S-19-0104

Rev.	Date	Description	Revised By



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PLAT OF PROPERTY LINE EXTINGUISHMENT
4007 IRONBOUND ROAD
OWNED BY G-SQUARE, INC.
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS
Project Number: W10481
Scale: 1" = 50' Date: 10/10/19
Sheet Number
1 of 2