

202202674

NOTES

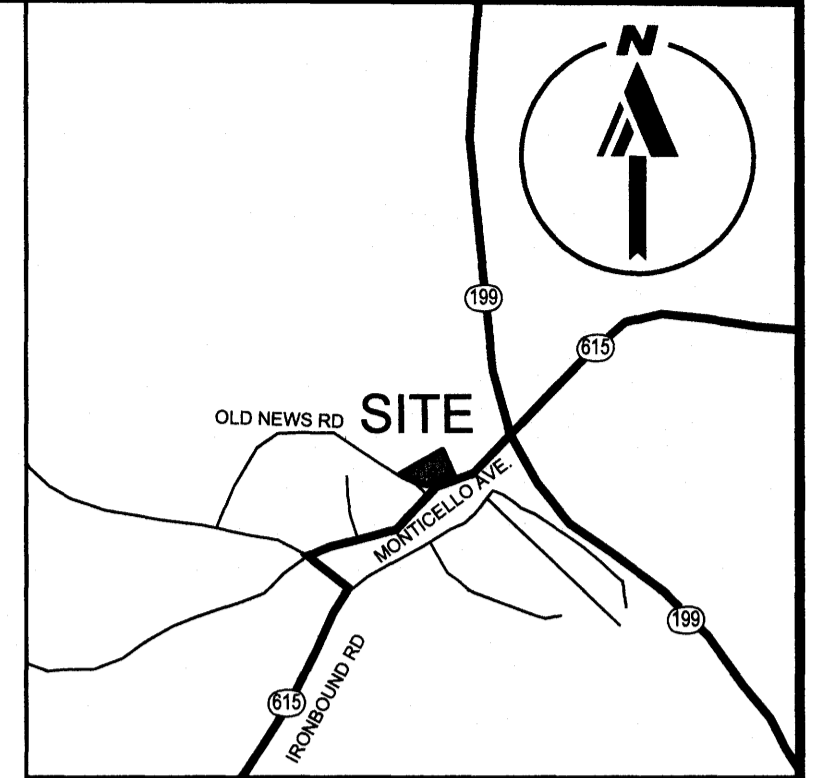
- 1. THE PARCEL IDENTIFICATION NUMBER FOR THE PROPERTIES SHOWN HEREON ARE 3831200002C AND 3831200002D. PROPERTY ADDRESSES ARE 4600 & 4610 MONTICELLO AVENUE.
2. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, JAMES CITY COUNTY, VIRGINIA AND INDEPENDENT CITY OF WILLIAMSBURG, PANEL 119 OF 237", MAP NUMBER 51095C0119D, WITH A MAP REVISED DATE OF DECEMBER 16, 2015.
3. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. DC2001685, WITH A COMMITMENT DATE OF SEPTEMBER 15, 2020. THIS PLAT IS BASED ON RECORD INFORMATION. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN.
4. THIS PLAT REPRESENTS A CURRENT FIELD RUN SURVEY.
5. THE PURPOSE OF THIS PLAT IS TO COMBINE EXISTING PARCELS 2C AND 2D INTO NEW PARCEL 2H.
6. PROPERTIES ARE CURRENTLY ZONED R4 (RESIDENTIAL PLANNED COMMUNITY).
7. THIS SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
8. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY ZONING ORDINANCE.

CERTIFICATE OF NOTARIZATION

THE COMMONWEALTH OF VIRGINIA
THE CITY/COUNTY OF Norfolk
I, Mary Ann Bryant, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO 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 13 DAY OF January, 2022.
MY COMMISSION EXPIRES: 4-30-2022
NOTARY REGISTRATION NUMBER: 360616

OWNERS' CERTIFICATE

THE SUBDIVISION OF LAND SHOWN AND EASEMENTS CONVEYED ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.
1/13/22 DATE
Frank H. Cowling, Jr. SIGNATURE
FRANK H. COWLING, JR. NAME PRINTED



AREA TABULATION

Table with 4 columns: Parcel, S.F., OR, AC.
PARCEL 2C: 50,652 S.F. OR 1.163 AC.
PARCEL 2D: 58,006 S.F. OR 1.332 AC.
TOTAL: 108,658 S.F. OR 2.495 AC.

CERTIFICATE OF APPROVAL

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

14 Feb 2022 DATE
Subdivision Agent of James City County

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC. TO MONTICELLO MARKETPLACE ASSOCIATES L.L.C. BY DEED, DATED SEPTEMBER 4, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 806, PAGE 43.

LEGEND

- [RBC] INDICATES REBAR W/CAP FOUND
[RBR] INDICATES REBAR FOUND
[ ] INDICATES PROPERTY CORNER TO BE SET

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on Feb. 17, 2022

at 2:21 AM (M) PB PG
Document # 202202674
MONA A. FOLEY, CLERK

PARCEL 1
MONTICELLO MARKETPLACE ASSOCIATES L.L.C.
PLAT BOOK 66 PAGES 60 & 61

APPROX. LOCATION PERMANENT ACCESS EASEMENT
PLAT BOOK 66 PAGE 94
INSTR. #970010029

PARCEL 2C
MONTICELLO MARKETPLACE ASSOCIATES L.L.C.
P.B. 66 PG. 60 & 61

LANDS OF MONTICELLO MARKETPLACE ASSOCIATES L.L.C.
DEED BOOK 806 PAGE 43
GPIN: 3831200002C

PARCEL 2H
AREA: 108,658 S.F. OR 2.495 AC.

PARCEL 2D
MONTICELLO MARKETPLACE ASSOCIATES, L.L.C.
P.B. 66 PG. 60 & 61

LANDS OF MONTICELLO MARKETPLACE ASSOCIATES, L.L.C.
DEED BOOK 806 PAGE 43
GPIN: 3831200002D

PARCEL 2E
MONTICELLO MARKETPLACE ASSOCIATES L.L.C.
PLAT BOOK 66 PAGES 60 & 61

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, TANGENT. Row C1: 627.96', 58.23', N70°41'18"W, 58.21', 005°18'46", 29.14'

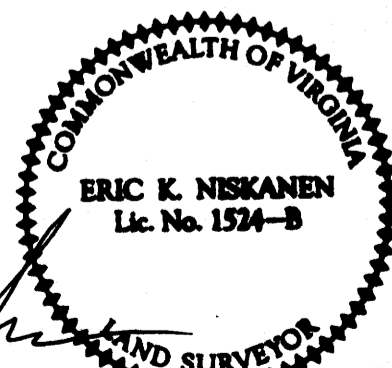
LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1-L4: L1 N60° 47' 45"W 43.00', L2 N60° 09' 05"E 10.93', L3 S81° 14' 12"E 1.80', L4 S60° 47' 45"E 93.04'

R=627.96'
TAN=110.52'
Delta=019°57'50"
L=218.81'
CHB=N65°26'35"W
CHD=217.70'

R=995.37'
TAN=153.91'
Delta=017°34'47"
L=305.40'
CHB=S70°00'55"W
CHD=304.21'

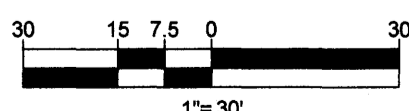
SURVEYOR'S CERTIFICATE

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 JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.



ERIC K. NISKANEN
VIRGINIA LICENSED LAND SURVEYOR NO. 1524-B

Large/Small Plat(s) Recorded herewith as # 202202674
1-7-22 DATE



PROPERTY LINE HEREBY EXTINGUISHED

UNDEVELOPABLE AREA
P.B. 66 PG. 94
INSTR. #970010029

LOT COMBINATION PLAT OF PARCEL 2C & PARCEL 2D
LANDS OF MONTICELLO MARKETPLACE ASSOCIATES L.L.C.
DEED BOOK 806 PAGE 43
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 30' DATE: JANUARY 7, 2022
DRAWN: E.P.B. SHEET 1 OF 1

OWNER

MONTICELLO MARKETPLACE ASSOCIATES L.L.C.
440 MONTICELLO AVE.
NORFOLK VA, 23510

BOHLER logo and contact information: 12825 WORLDGATE DRIVE, SUITE 700, HERNDON, VIRGINIA 20170, 703.709.9500, www.bohlerengineering.com