VICINITY MAP SCALE: 1" = 2000'

### CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COUNTY OF JAMES CITY, VIRGINIA, TO ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA BY DEED, DATED OCTOBER 5, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 586, PAGE 454.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCE OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS OR EASEMENTS WITHIN THE COUNTY.

MAY 2, 2022 DATE

NAME \_\_\_\_ROBERT D. MANN, L.S.

NAME PRINTED

#### CERTIFICATE OF APPROVAL

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

CEMPY COUR

VIRGINIA DEPARTMENT OF TRANSPORTATION

16 May 2022

SCALE 1"=300'

300'

SUBDIVISION AGENT OF JAMES CITY COUNTY

OWNERS CERTIFICATE

ROBERT D. MANN

Lic. No. 002509

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOW AS PLAT OF SUBDIVISION PROPERTY OF ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA TAX PARCEL ID #5920100045 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEE.

5/6/22 DATE Christopher M. Johnson

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

I, PACHELE GUSTAVE, 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.

Justane

MY COMMISSION EXPIRES: 10/3/2024 NOTARY REGISTRATION NUMBER: 344854



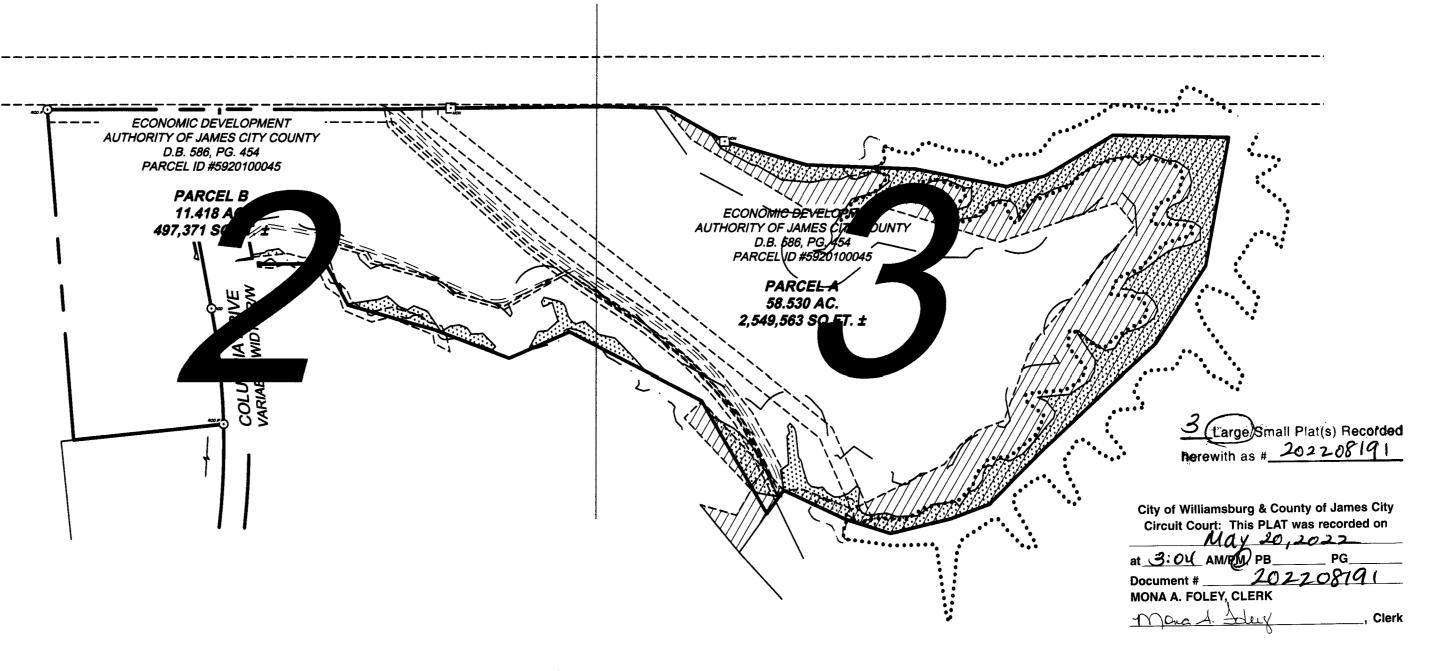
# GENERAL NOTES:

- 1. SOURCE OF MERIDIAN: INSTRUMENT NO. 040021285.
- 2. PROPERTY ADDRESS: 8925 COLUMBIA DRIVE, WILLIAMSBURG, VIRGINIA 23185.
- 3. TAX PARCEL ID: 5920100045.
- I. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS AND RESTRICTIONS OF RECORD.
- 5. PROPERTY LINES SHOWN HEREON ARE COMPILED FROM DEEDS, DOCUMENTS AND PLATS OF RECORD AND DOES NOT REPRESENT A BOUNDARY SURVEY. INSTRUMENT. NO 040021285 & DEED BOOK 586, PAGE 454.
- 6. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES (X) AND (AE7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51095C0228D EFFECTIVE DECEMBER 16, 2015.
- 7. WETLANDS SHOWN HEREON HAVE BEEN DIGITIZED FROM A MAP PROVIDED BY ROTH ENVIRONMENTAL, LLC. DATED JULY 18, 2021. FIELD LOCATION OF WETLANDS WAS NOT PERFORMED BY TIMMONS GROUP
- 8. EXISTING STREAM LOCATION WERE TAKEN FROM GIS DATA OBTAINED FROM U.S.G.S. AND ARE APPROXIMATE.
- 9. THIS PROPERTY IS ZONED M-1, LIMITED BUSINESS/INDUSTRIAL
- 10. THIS PROPERTY IS SUBJECT TO PROFFERS PER Z-0005-2005 AND SUP CONDITIONS PER SUP-0025-2007.

## 11. MINIMUM BUILDING SETBACKS

FRONT 50 FEET
SIDE 20 FEET
REAR 20 FEET

- 12. THIS PROPERTY IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS AND PUBLIC SEWER.
- 13. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 14. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 15. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- 16. ANY NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 17. STREETS SERVING THE PROPERTY ARE NOT PRIVATE.
- 18. SUBDIVISION IS NOT IN AN AGRICULTURAL AND FORESTAL DISTRICT.
- 19. WETLANDS AND LAND 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."
- 20. THERE ARE NO NATURAL OPEN SPACE EASEMENTS CURRENTLY ON THE PROPERTY.
- 21. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



LEGEND

BOUNDARY LINE PROPERTY TERMINUS POINT
PROPERTY LINE

EDGE OF GRAVEL
FEMA FLOOD HAZARD BORDER
WETLANDS

PLAT OF SUBDIVISION
PROPERTY OF
ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA
TAX PARCEL ID #5920100045

Roberts District	James City County, VA
Date: February 25, 2022	Scale: 1" = 300'
Sheet 1 of 3	J.N.: <i>37258</i>
Drawn By: M. Little	Checked BY: R. Mann
Revised: 5/02/2022	

Site Development Resident

