

202300954

PROPERTY DESCRIPTION

TAX PARCEL (12-4) (01-0-0061)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED IN THE STONEHOUSE DISTRICT OF THE COUNTY OF JAMES CITY VIRGINIA, FORMERLY KNOWN AS TAX PARCEL 1240100061 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD SET, SAID IRON ROD SET BEING A CORNER TO THIS PARCEL AND OTHER LANDS STANDING IN THE NAME OF JAMES CITY COUNTY (FIRE STATION PARCEL) LYING ON THE WESTERLY RIGHT OF WAY OF CHURCH LANE (S.R. 1001) AND BEING 225' MORE OR LESS SOUTH OF THE RIGHT OF WAY OF U.S. ROUTE 60; THENCE LEAVING THE FIRE STATION PARCEL AND ALONG THE RIGHT OF WAY OF CHURCH LANE S25°42'40"W, A DISTANCE OF 121.48' TO AN IRON ROD SET; THENCE LEAVING THE RIGHT OF WAY OF CHURCH LANE N71°27'20"W, A DISTANCE OF 90.64' TO AN IRON ROD SET BEING A CORNER TO THIS PARCEL, AND ON THE LINE OF COLEMAN-ELDER LLC (7849 CHURCH LANE) AND A CORNER TO THE FIRE STATION PARCEL; THENCE LEAVING OTHER LANDS OF COLEMAN-ELDER LLC (7849 CHURCH LANE) AND ALONG THE LINE OF THE FIRE STATION PARCEL N16°32'48"E, A DISTANCE OF 120.60' TO AN IRON ROD SET; THENCE S71°27'20"E, A DISTANCE OF 110.00' TO AN IRON ROD SET BEING THE POINT OF BEGINNING CONTAINING 12,092 SQUARE FEET OR 0.278 ACRES, MORE OR LESS.

N/F
COLEMAN-ELDER LLC
7961 RICHMOND ROAD
PARCEL ID 1240200034
INSTRUMENT NO. #150002608
ZONED: B1

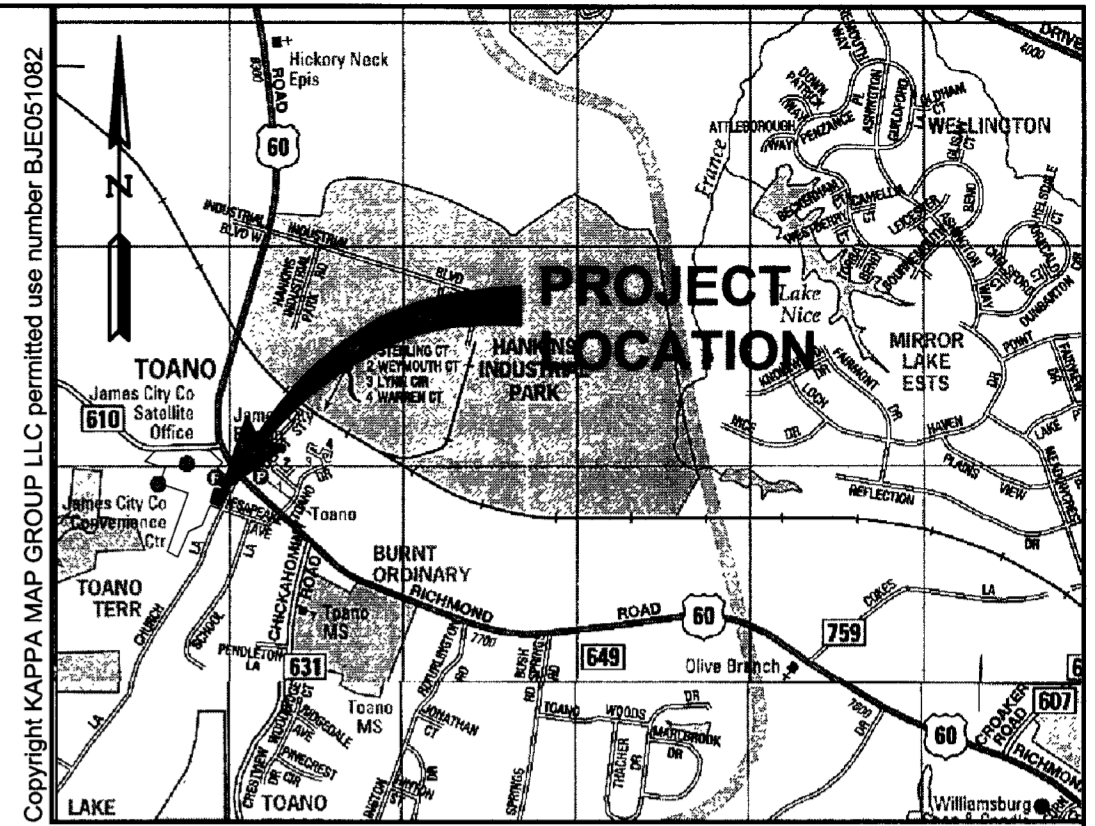
N/F
JAMES CITY COUNTY
EOC BUILDING AND FIRE STATION
3135 FORGE ROAD
PARCEL ID 1230100027
DEED BOOK 87, PAGE 4
INSTRUMENT NO. 140010926 (PLAT)
ZONED: PUBLIC LANDS

N/F
JAMES CITY COUNTY
EOC BUILDING AND FIRE STATION
3135 FORGE ROAD
PARCEL ID 1230100027
DEED BOOK 87, PAGE 4
INSTRUMENT NO. 140010926 (PLAT)
ZONED: PUBLIC LANDS

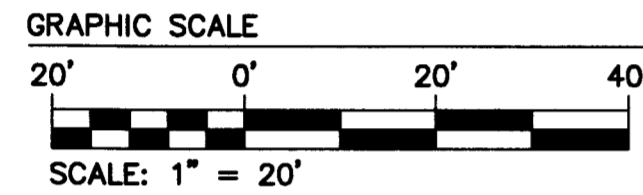
N/F
COLEMAN-ELDER LLC
7849 CHURCH LANE
PARCEL ID 1230100031
INSTRUMENT NO. 150011475
ZONED: A1

PROPERTY LINE PER
D.B. 87, PG 4
P.B. 20, PG. 15
AND INSTRUMENT NO.
140010926

N/F
MOUNT VERNON METHODIST
CHURCH AND PARSONAGE
7801 CHURCH LANE
PARCEL ID 1230100032
D.B. 4, PG. 666
ZONED: A1



VICINITY MAP SCALE: 1" = 2000'

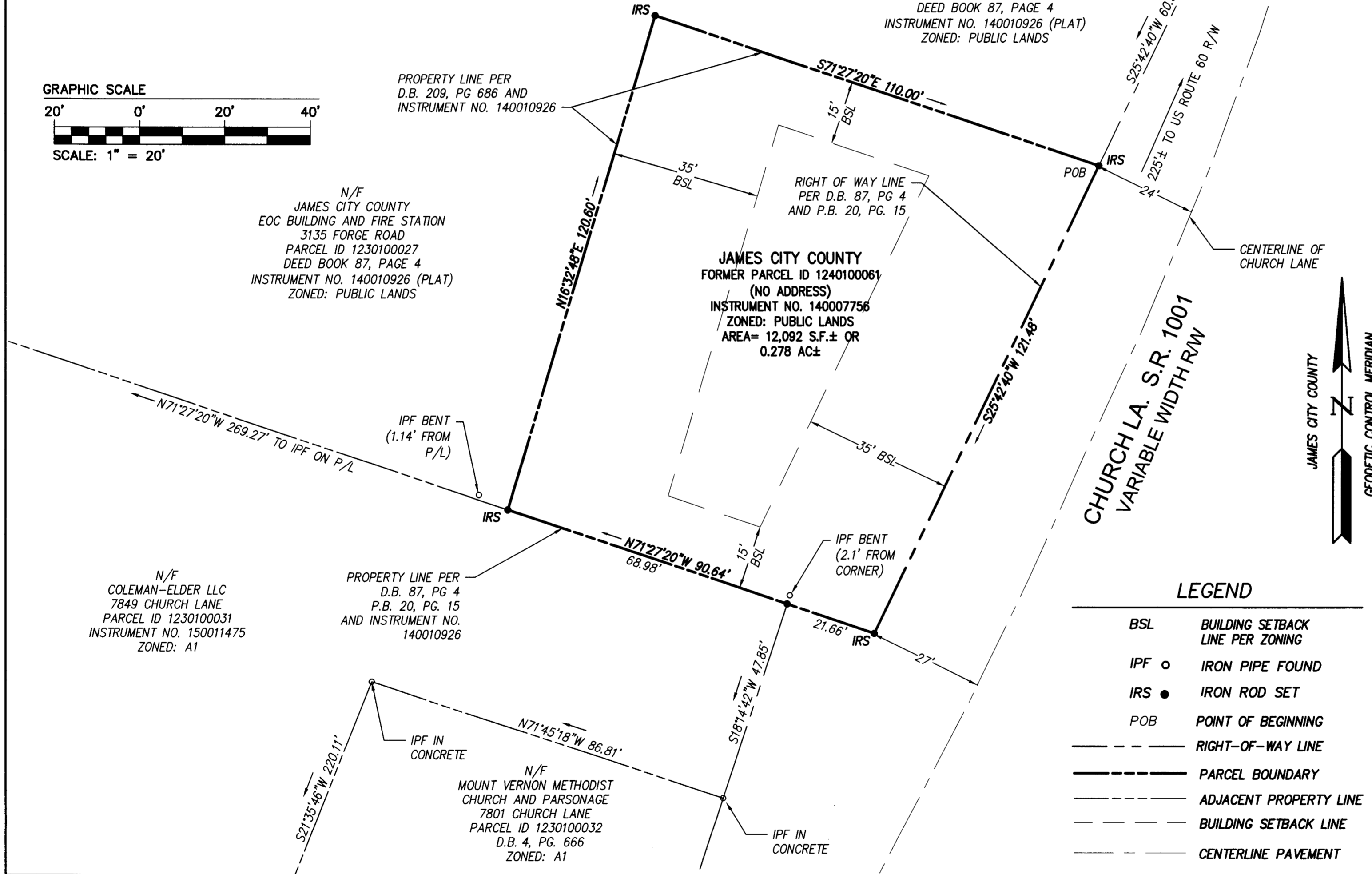


- GENERAL NOTES:
- PROPERTY LINES AS SHOWN WERE TAKEN FROM FOUND GROUND EVIDENCE, RECORD AND OTHER AVAILABLE INFORMATION. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - PROPERTY OWNER: JAMES CITY COUNTY, BY DEED DATED JULY 7, 1962 FROM J.E. WRAY, NORMAN T. HORNSBY AND GLENN J. MILLER, COMPRISING THE COUNTY SCHOOL BOARD OF JAMES CITY COUNTY, VIRGINIA, RECORDED IN THE CLERK'S OFFICE FOR THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY ON AUGUST 31, 1962 AT DEED BOOK 87, PAGE 4.
 - THIS PROPERTY IS WOODED. NO IMPROVEMENTS ON THE PROPERTY ARE SHOWN ON THIS SURVEY.
 - PROPERTY SHOWN IS ZONED PL (PUBLIC LANDS) PER JAMES CITY COUNTY GIS MAPPING.
- STRUCTURES SHALL BE LOCATED A MINIMUM OF 35 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH WHERE THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET IN WIDTH, STRUCTURES SHALL BE LOCATED A MINIMUM OF 60 FEET FROM THE CENTERLINE OF THE STREET.
SIDE SETBACK = 15'
REAR SETBACK = 35'
- THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN), AS SHOWN ON MAP NUMBER 51095C0043D, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.

1 Large/Small Plat(s) Recorded
herewith as # 202300954
JCC Subdivision Agent Approval Not Required
PH
20 Jan 2023

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 25TH DAY OF January, 2023
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:00AM, PM
INSTRUMENT # 202300954
TESTE: MONA A. FOLEY, CLERK
MONA A. FOLEY, CLERK

- LEGEND
- BSL BUILDING SETBACK LINE PER ZONING
 - IPF ○ IRON PIPE FOUND
 - IRS ● IRON ROD SET
 - POB POINT OF BEGINNING
 - RIGHT-OF-WAY LINE
 - PARCEL BOUNDARY
 - ADJACENT PROPERTY LINE
 - BUILDING SETBACK LINE
 - CENTERLINE PAVEMENT



Rev.	Date	Description	Revised By
1	01-13-2023	REVISED TITLE BLOCK AND GENERAL NOTE 2	SJB

REVISED 01/13/2023

AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
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Williamsburg, Virginia 23188
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Fax: (757) 220-8994
www.aesva.com

PLAT OF SURVEY
0.278 ACRES± OWNED BY JAMES CITY COUNTY
BEING THE PROPERTY FORMERLY KNOWN AS TAX MAP NO. (12-4) (01-0-0061)
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: SJB/JFS
Project Number: W10119S25
Scale: 1"=20' Date: 11/09/2022
Sheet Number
1 OF 1

S:\0085\W10119S-Surveying\25-Property Adjacent to Toano Fire Station\Survey\Plat\Plat.dwg, 1/17/2023 4:43:22 PM, Sam Bickers