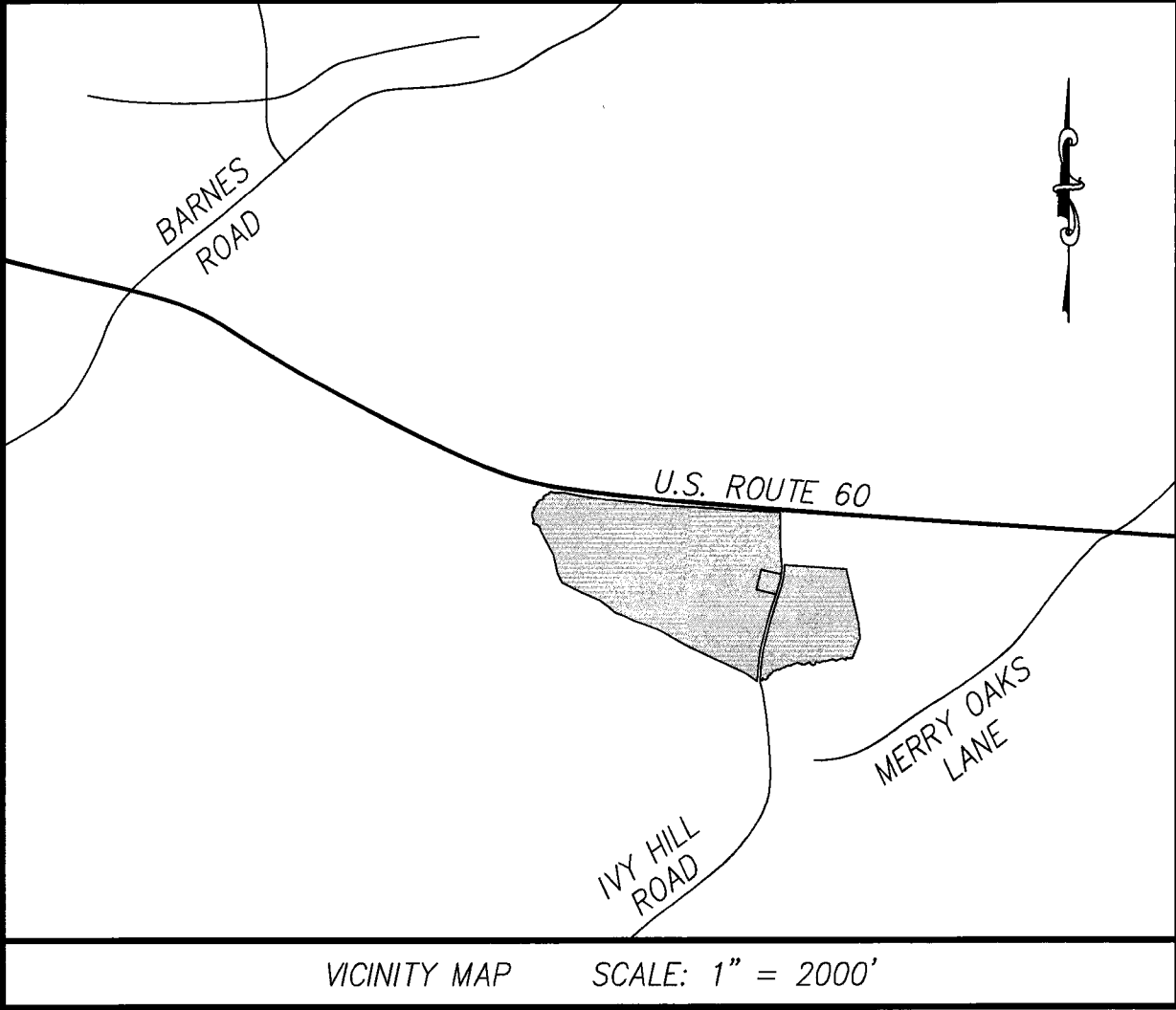




OWNERS CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE EXTINGUISHMENT BETWEEN JAMES CITY COUNTY TAX PARCEL 4730100002 & 4730100003 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

BARBARA L. SILVERMAN

BY: Barbara L. Silverman 6/24/25
SIGNATURE DATE
Barbara L. Silverman 6/24/25
NAME PRINTED DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News, I. Samantha Graham, 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 24th DAY OF June, 2025.

Samantha Graham
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-30-28
NOTARY REGISTRATION NO. 201803
SAMANTHA GRAHAM
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#201803
MY COMM. EXPIRES JUNE 30, 2028

OWNERS CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE EXTINGUISHMENT BETWEEN JAMES CITY COUNTY TAX PARCEL 4730100002 & 4730100003 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

LOUIS S. SILVERMAN

BY: Louis S. Silverman 06/24/25
SIGNATURE DATE
Louis S. Silverman 06/24/25
NAME PRINTED DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News, I. Samantha Graham, 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 24th DAY OF June, 2025.

Samantha Graham
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-30-28
NOTARY REGISTRATION NO. 201803
SAMANTHA GRAHAM
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#201803
MY COMM. EXPIRES JUNE 30, 2028

GENERAL NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED IN JULY 2024..
- PROPERTY LINES ARE SHOWN FROM PLATS OF RECORD AS WELL AS MONUMENTATION FOUND.
- PROPERTY LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0038D & #51095C0039D, DATED DECEMBER 16, 2015.
- PROPERTY LIES PARTIALLY WITHIN THE RPA..
- PARCEL 1, JAMES CITY COUNTY PARCEL ID NO. 1110100013 IS LOCATED ON BOTH THE EAST AND WEST SIDES OF IVY HILL ROAD.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 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.
- WETLANDS AND RPA LOCATION SHOWN PER FIELD DELINEATION AND REPORT BY KIMLEY-HORN DATED MAY 17, 2024.
- ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE AND PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
- NO EXISTING WELL OR SEPTIC INFRASTRUCTURE WAS IDENTIFIED ON THE SITE.
- THE EXISTING SITE IS NON-RESIDENTIAL AND THUS THIS PLAT DOES NOT SHOW ANY PROPOSED PRIMARY/RESERVE DRAINFIELDS OR A WELL SITE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

CERTIFICATE OF SOURCE OF TITLE

PARCELS 1110100013 AND 1110100024 SHOWN ON THIS PLAT WERE CONVEYED BY HANS, FRANK TO IVY HILL, L.L.C. BY DEED DATED FEBRUARY 14, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #000002879.

PARCEL 1110100013 SHOWN ON THIS PLAT WAS CONVEYED BY LOUIS S. SILVERMAN TO BARBARA L. SILVERMAN BY DEED DATED JULY 7, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #000013989.

PARCEL 1110100024 SHOWN ON THIS PLAT WAS CONVEYED BY SAMUEL J. SILVERMAN TO LOUIS S. SILVERMAN BY WILL RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS W.B. 190, PG. 594.

TABLE OF CONTENTS

SHEET 1	COVER
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SHEET 4	BOUNDARY LINE EXTINGUISHMENT PLAT
SHEET 5	BOUNDARY LINE EXTINGUISHMENT PLAT
SHEET 6	BOUNDARY LINE EXTINGUISHMENT PLAT

OWNERS CERTIFICATE:

IVY HILL, L.L.C.

BY: Ellen Lightman June 17, 2025
SIGNATURE DATE
Ellen Lightman June 17, 2025
NAME PRINTED DATE

CERTIFICATE OF NOTARIZATION

~~COMMONWEALTH OF VIRGINIA~~ State of Maryland
CITY/COUNTY OF Baltimore, I. Treasure McCorkle, 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 17 DAY OF June, 2025.

Treasure McCorkle
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/1/28
NOTARY REGISTRATION NO. _____

TREASURE MCCORKLE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES FEBRUARY 01, 2028

	OLD AREA (TOTAL)	OLD AREA (TO TIE LINE)	NEW AREA (TOTAL)	NEW AREA (TO TIE LINE)
PARCEL 1110100013	±4,307,445 S.F. / 98.8853 AC.	4,293,580 S.F. / 98.5670 AC.	±4,326,888 S.F. / 99.3316 AC.	4,313,059 S.F. / 99.0141 AC.
PARCEL 1110100024	50,947 S.F. / 1.1696 AC.			
ROW DEDICATION WEST SIDE OF IVY HILL RD.			18,637 S.F. / 0.4279 AC.	18,637 S.F. / 0.4279 AC.
ROW DEDICATION EAST SIDE OF IVY HILL RD.			12,867 S.F. / 0.2954 AC.	12,831 S.F. / 0.2946 AC.
AREA SUM	±4,358,392 S.F. / 100.0549 AC.	4,344,527 S.F. / 99.7366 AC.	±4,358,392 S.F. / 100.0549 AC.	4,344,527 S.F. / 99.7366 AC.

S-24-0034

BOUNDARY LINE EXTINGUISHMENT
BETWEEN
JAMES CITY COUNTY TAX PARCELS
1110100013 & 1110100024
101 IVY HILL RD. & 121 IVY HILL RD.

JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	11-26-2024	REVISED PER COUNTY COMMENTS
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LRI
LANDTECH
RESOURCES, INC.
Engineering and Surveying Consultants
205 Bullfante Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

VIRGINIA STATE PLANE COORDINATES
(VA SOUTH ZONE)(NAD 83)

MATCH SHEET 3

N/F
ALBERT ROBINSON, SR. ESTATE
D.B. 4, PG. 718
PARCEL ID: 1110100014
ZONED: A1

PARCEL 1
CURRENT OWNER
BARBARA L. SILVERMAN
INSTR. #000013989
IVY HILL L.L.C.
INSTR. #000002879
P.B. 22, PG. 2
PARCEL ID: 1110100013
ZONED: A1

TOTAL AREA
±4,307,445 S.F.
±98.8853 ACRES
TO SURVEY TIE LINE
4,293,580 S.F.
98.5670 ACRES

HILL LANE
15' INGRESS/EGRESS EASEMENT CENTERED
ALONG EXISTING GRAVEL ROAD
(INSTR. #210020423)

PARCEL ID: 1110100013
NEW AREA (TOTAL)
±4,326,888 S.F.
±99.3316 ACRES
NEW AREA (TO SURVEY TIE LINE)
4,313,059 S.F.
99.0141 ACRES

N/F
LOUISE V. HARRIS &
LONNIE ROBINSON
D.B. 699, PG. 668
P.B. 59, PG. 78
PARCEL ID: 1110100020
ZONED: A1

WHITE OAK
@ CORNER

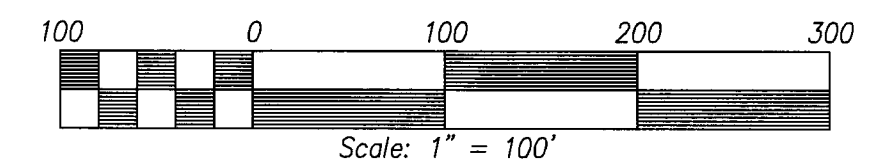
IPF
BENT

LEGEND

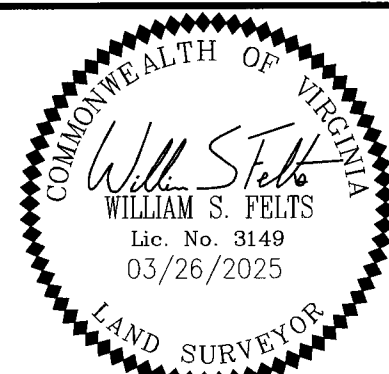
COMMUNICATIONS PEDESTAL
MAIL BOX
GUY WIRE
UTILITY POLE
SIGN
UTILITY MARKER
IRF = IRON ROD FOUND
CMF = CONCRETE MONUMENT FOUND
NF = NAIL FOUND
OHW = OVERHEAD UTILITY LINE

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	0°34'38"	5861.58'	59.04'	29.52'	59.04'	S77°12'37"E
C2	8°02'05"	5841.58'	819.18'	410.26'	818.51'	S82°18'26"E
C3	3°20'24"	4025.21'	234.65'	117.36'	234.62'	S1°40'17"E
C4	10°09'44"	575.03'	101.99'	51.13'	101.86'	N1°44'23"E
C5	4°59'14"	575.03'	50.05'	25.04'	50.04'	N9°18'52"E
C6	6°05'16"	1375.07'	146.10'	73.12'	146.03'	N14°51'07"E
C7	3°44'49"	1525.08'	99.74'	49.89'	99.72'	S16°01'20"W
C8	9°26'42"	1525.08'	251.40'	125.99'	251.12'	S9°25'35"W
C9	2°08'51"	1525.08'	57.16'	28.58'	57.16'	S3°37'48"W
C10	2°08'03"	1475.08'	54.94'	27.47'	54.94'	S3°38'13"W
C11	9°26'42"	1475.08'	243.16'	121.85'	242.88'	S9°25'35"W
C12	3°44'49"	1475.08'	96.47'	48.25'	96.45'	S16°01'20"W
C13	6°05'16"	1425.07'	151.42'	75.78'	151.34'	N14°51'07"E
C14	14°40'53"	625.03'	160.16'	80.52'	159.72'	N4°28'02"E



S-24-0034



DATE: 08/09/2024
DRAWN BY: WSF
PROJECT No. 24-200
FILE NAME: 24-200-BLE.DWG
SHEET: 5 OF 6

**BOUNDARY LINE EXTINGUISHMENT
BETWEEN
JAMES CITY COUNTY TAX PARCELS
1110100013 & 1110100024
101 IVY HILL RD. & 121 IVY HILL RD.**

JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

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U.S. ROUTE 60
(STATE PROJECT 60-157AW-1)
(D.B. 38, PG. 203)
VARIABLE WIDTH PUBLIC R/W

P IS Q OF
STREAM

SHEET 3

PARCEL 1
CURRENT OWNER
BARBARA L. SILVERMAN
INSTR. #000013989
IVY HILL L.L.C.
INSTR. #000002879
P.B. 22, PG. 2
PARCEL ID: 1110100013
ZONED: A1

TOTAL AREA
±4,307,445 S.F.
±98.8853 ACRES

PARCEL ID: 1110100013

NEW AREA (TOTAL)
±4,326,888 S.F.
±99.3316 ACRES

NEW AREA (TO SURVEY TIE LINE)
4,313,059 S.F.
99.0141 ACRES

TO SURVEY TIE LINE
4,293,580 S.F.
98.5670 ACRES

EDGE OF
WETLANDS

100' RPA BUFFER

N/F
CHRIST COMMUNITY CHURCH
WESLEYAN, INC.
INSTR. #080026722
P.B. 42, PG. 20
PARCEL ID: 1020100009
ZONED: A1

N/F
ALBERT ROBINSON, SR. ESTATE
D.B. 4, PG. 718
PARCEL ID: 1110100014
ZONED: A1

SHEET 5

N/F
LOUISE V. HARRIS &
LONNIE ROBINSON
D.B. 699, PG. 668
P.B. 59, PG. 78
PARCEL ID: 1110100020
ZONED: A1

SHEET 4

BOUNDARY LINE HEREBY EXTINGUISHED

BOUNDARY LINE
HEREBY EXTINGUISHED

BOUNDARY LINE HEREBY EXTINGUISHED

AREA DEDICATED FOR PUBLIC USE
18,637 S.F. / 0.4279 AC.

N/F
AMBER LYNN
CLARK
INSTR.
#200013145
PARCEL B
P.B. 54, PG.
47
PARCEL ID:
1110100025A
ZONED: A1

N/F
MICHAEL J. & DONNA
A. ROBERTS
INSTR. #100012513
PARCEL A
P.B. 54, PG. 47
PARCEL ID: 1110100025
ZONED: A1

N/F
MARTIN
REFERENCE NOT FOUND
PARCEL ID: 1110100026
ZONED: A1

AREA DEDICATED FOR PUBLIC USE
12,867 S.F. / 0.2954 AC.

PARCEL 2
CURRENT OWNER
LOUIS S. SILVERMAN
W.B. 190, PG. 594
IVY HILL L.L.C.
INSTR. #000002879
P.B. 22, PG. 2
D.B. 59, PG. 265
PARCEL ID: 1110100024
ZONED: A1

SHEET 6

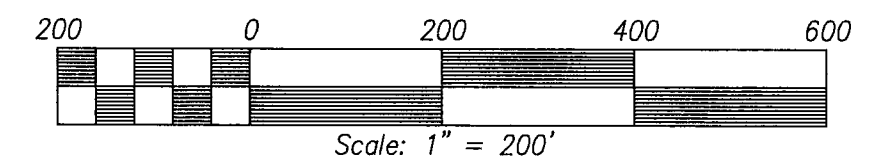
N/F
CYNTHIA R. PEERY
D.B. 470, PG. 004
P.B. 38, PG. 93
PARCEL ID:
1120300042
ZONED: A1

MERRY OAKS
SECTION II
P.B. 41, PG. 36

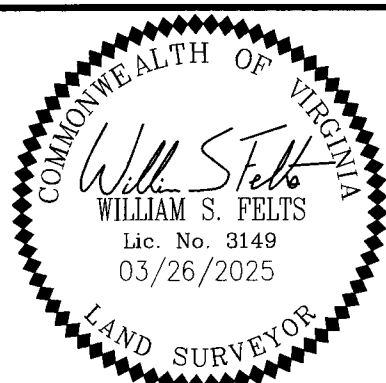
P IS Q OF
STREAM

IVY HILL ROAD
V.A. STATE ROUTE 657
(VARIABLE PUBLIC RIGHT-OF-WAY)

SUBDIVISION OVERVIEW



S-24-0034



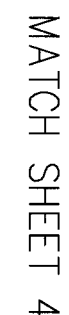
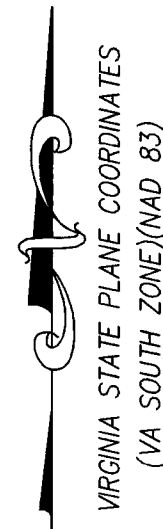
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DRAWN BY: WSF
PROJECT No. 24-200
FILE NAME: 24-200-BLE.DWG
SHEET: 2 OF 6

BOUNDARY LINE EXTINGUISHMENT BETWEEN JAMES CITY COUNTY TAX PARCELS 1110100013 & 1110100024 101 IVY HILL RD. & 121 IVY HILL RD.

JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

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Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



COMMONWEALTH OF VIRGINIA
William S. Felts
 WILLIAM S. FELTS
 Lic. No. 3149
 03/26/2025
 LAND SURVEYOR

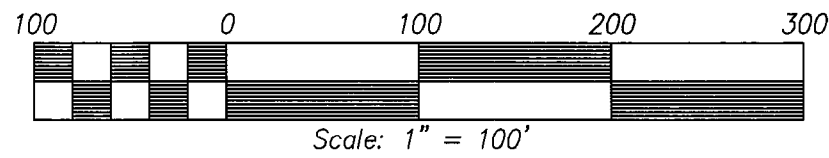
JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA



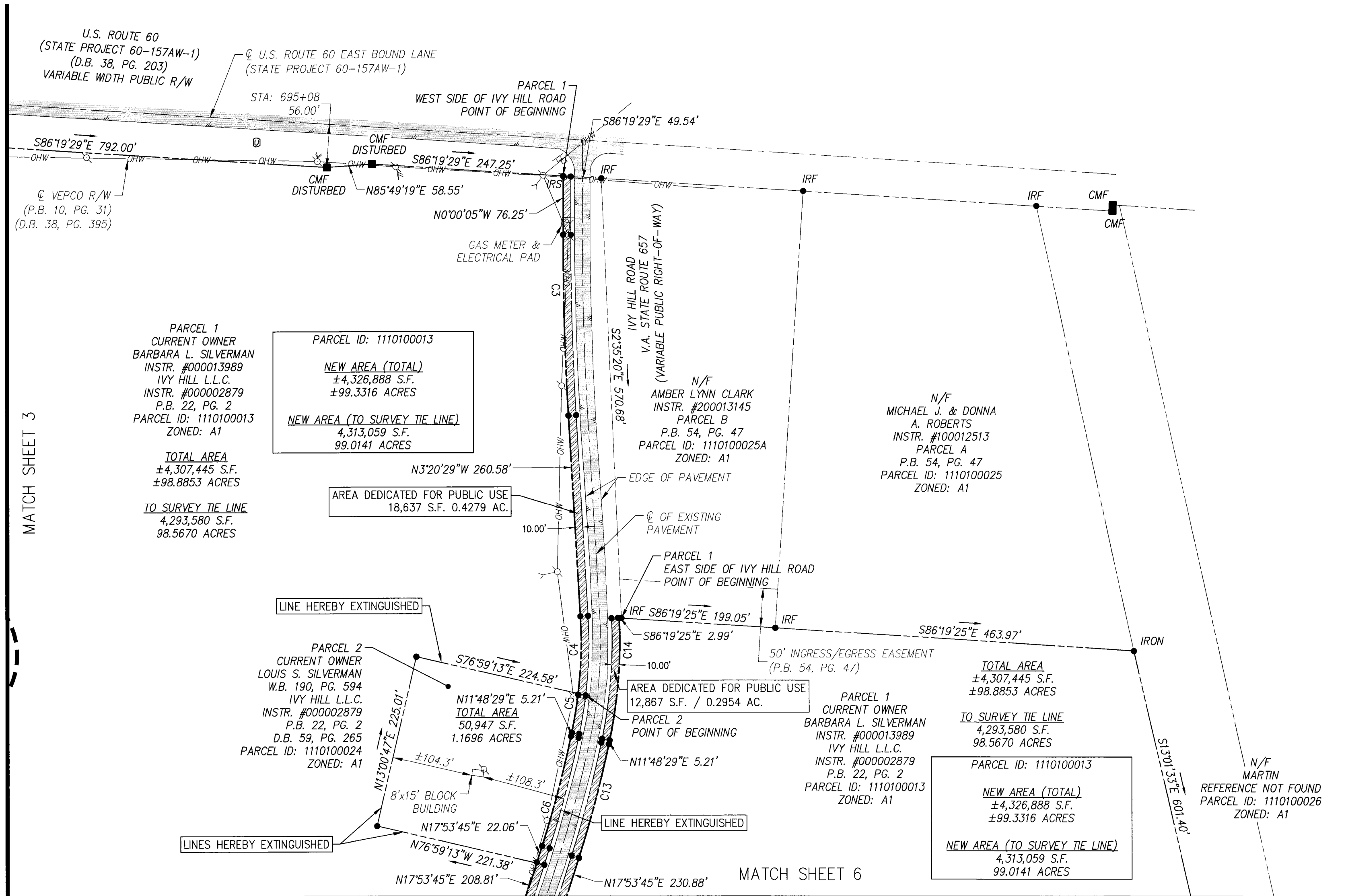
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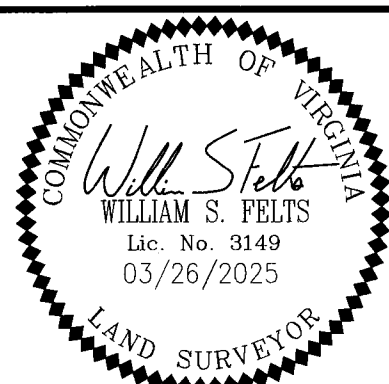
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VIRGINIA STATE PLANE COORDINATES
(VA SOUTH ZONE)(NAD 83)



S-24-0034



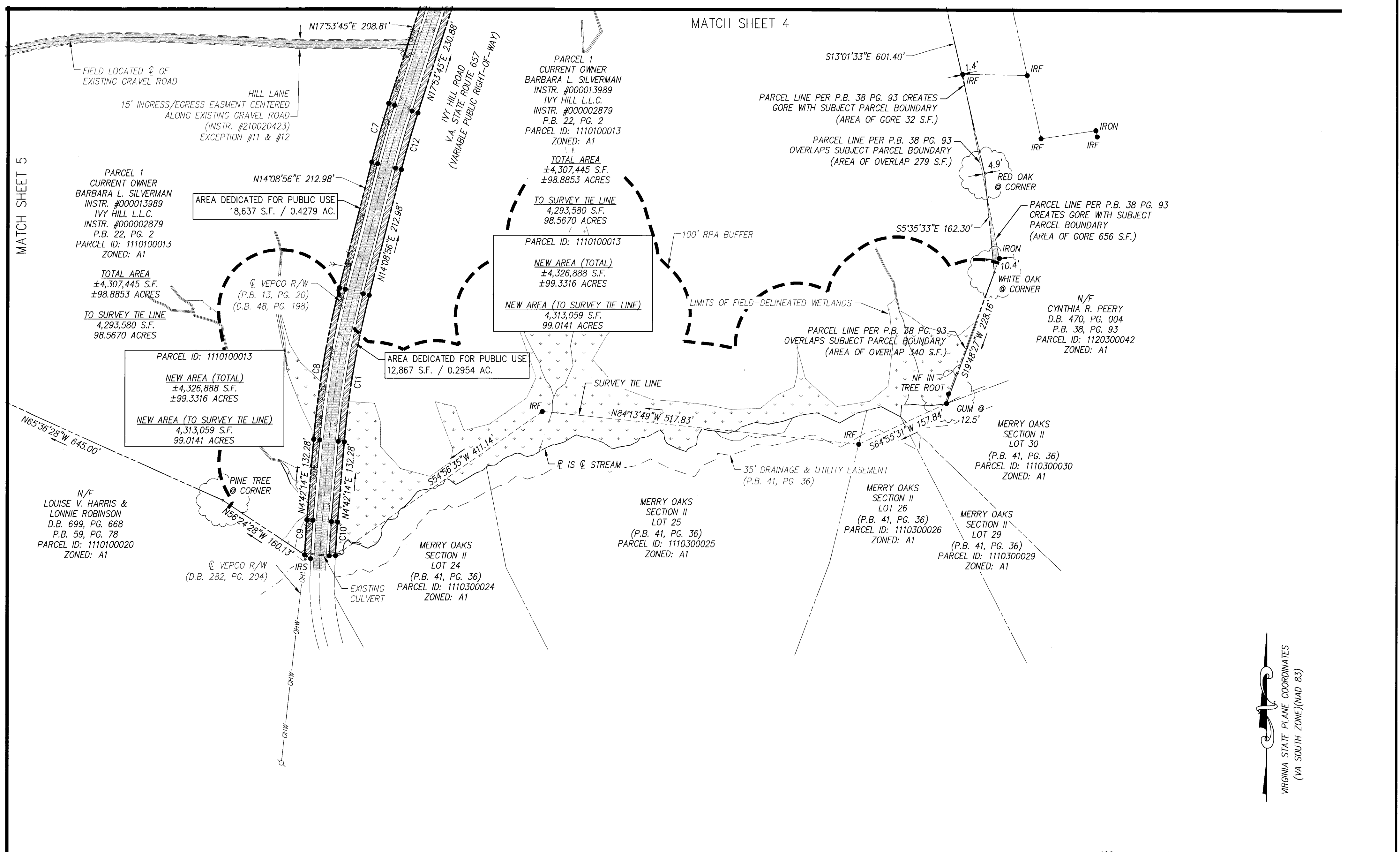
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FILE NAME: 24-200-BLE.DWG
SHEET: 4 OF 6

**BOUNDARY LINE EXTINGUISHMENT
BETWEEN
JAMES CITY COUNTY TAX PARCELS
1110100013 & 1110100024
101 IVY HILL RD. & 121 IVY HILL RD.**

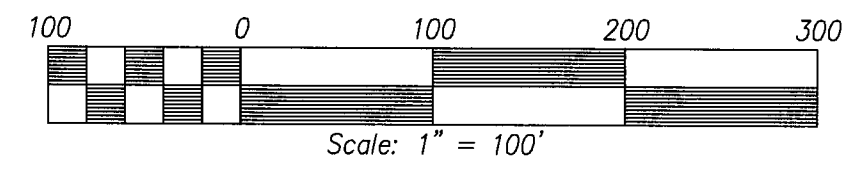
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VIRGINIA STATE PLANE COORDINATES
(VA SOUTH ZONE)(NAD 83)



S-24-0034



DATE: 08/09/2024
DRAWN BY: WSF
PROJECT No. 24-200
FILE NAME: 24-200-BLE.DWG
SHEET: 6 OF 6

**BOUNDARY LINE EXTINGUISHMENT
BETWEEN
JAMES CITY COUNTY TAX PARCELS
1110100013 & 1110100024
101 IVY HILL RD. & 121 IVY HILL RD.**

JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

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