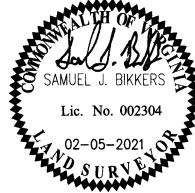
SURVEYOR'S CERTIFICATE CERTIFICATION OF SOURCE OF TITLE - TAX PARCEL 0530100002 GRAPHIC SCALE 30 THE PROPERTY SHOWN ON THIS PLAT IS VESTED IN THE NAME OF HORNSBY INVESTMENT I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CO., A LIMITED PARTNERSHIP, BY A DEED OF CONTRIBUTION, DATED NOVEMBER 21, 2019 COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND BY HORNSBY INVESTMENT COMPANY, A GENERAL PARTNERSHIP TO HORNSBY INVESTMENT ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING CO., A LIMITED PARTNERSHIP; RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT OF SUBDIVISIONS WITHIN THE COUNTY. SCALE: 1" = 100' COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT 190017311. 02-05-2021 64 OWNER'S CERTIFICATE **EXIT-227** THE BOUNDARY LINE RESTORATION BETWEEN TAX PARCEL 0530100002 AND TAX PARCEL 0440100032 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE. FOR HORNSBY INVESTMENT CO., A LIMITED PARTNERSHIP 30 40' PRIVATE DRAINAGE EASEMENT "STONEHOUSE PLATTED BY INSTR. #190006806 COMMERCE PARK" HEREBY EXTINGUISHED 16"SYCAMORE IRON ROD -**CORNER** TO BE PROPERTY LINE PLATTED BY INSTR. #190006806 REMOVED **LOCATION MAP:** SCALE: 1" = 2000' **GENERAL NOTES** HEREBY EXTINGUISHED THE PURPOSE OF THIS PLAT IS TO EXTINGUISH THE NEW PROPERTY LINES THAT WERE ADJUSTED/PLATTED BY A PLAT OF BOUNDARY STATE OF VIRGINIA, CITY/COUNTY OF LINE ADJUSTMENT RECORDED IN INSTRUMENT #190006806 AND RESTORING THE PARCELS TO THEIR PREVIOUS PROPERTY LINES PRIOR TO THE ADJUSTMENT PLAT RECORDATION. THIS PLAT OF CUBabelli Hous Baw A NOTARY PUBLIC IN AND FOR THE RESTORATION IS BASED UPON THE PRIOR FIELD SURVEY PERFORMED CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS FOR THE AFORESAID MENTIONED PLAT OF BOUNDARY LINE ADJUSTMENT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME 100' RPA AMERICAN DYNC HOLDINGS TOANO, LLC BUFFER A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID. INSTRUMENT #080007215 COVENANTS OF RECORD. PARCEL "A", BIRD HILL FARM GIVEN UNDER MY HAND THIS 16th DAY OF FEBRUARY 2001 INSTRUMENT #070035345 (PLAT) ADJUSTMENT AREA PLATTED 2. PARCEL "C", BIRD HILL FARM PER INSTRUMENT #070035345. JCC PARCEL ID #0440100016 BY INSTRUMENT **#**190006806 3. BOTH PROPERTIES ARE ZONED "B-1" (GENERAL BUSINESS). #9220 OLD STAGE ROAD PROPERTY LINE ZONED: B1 GENERAL BUSINESS HEREBY RESTORED TO 4. BOTH PROPERTIES ARE LOCATED WITHIN THE PRIMARY SERVICE PLATTED BY HORNSBY INVESTMENT CO., INSTR. #190006806 A LIMITED PARTNERSHIP HEREBY EXTINGUISHED 5. NO NEW PROPERTY CORNERS ARE PROPOSED OR NEED TO BE SET. IRF BEARS -S01"26'21"W 0.61' AREA RESTORED= 6. BUILDING SETBACKS: (MINIMUM YARD REQUIREMENTS) NOTARY REGISTRATION NUMBER: 7123871 167,083 S.F. FRONT = 50'3.8357 ACRES EXISTING VARIABLE WIDTH -SIDE = 20'DRAINAGE EASEMENT FOR REAR = 20'- EASEMENT LINE ALONG THE BENEFIT OF PARCEL "A", PROPERTIES LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE RESTORED P/L (50.0') BIRD HILL FARM PER OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. INSTRUMENT #070035345 (PLAT) #51095C0037D, MAP REVISED DATE DECEMBER 16, 2015. WETLANDS AND RPA BUFFER SHOWN IS TAKEN FROM PLANS PREPARED BY CHA, SPECIAL USE PERMIT (SUP-0012-2017). IRF BEARS -CERTIFICATE OF APPROVAL S13'25'55"W 0.45' WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS THIS BOUNDARY LINE RESTORATION IS APPROVED BY THE UNDERSIGNED IN FROM CORNER (RPA) SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT N OR F ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED AMERICAN DYNC HOLDINGS TOANO, LLC — FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE TO RECORD. INSTRUMENT #080007215 JAMES CITY COUNTY CODE. PARCEL "C", BÎRD HILL FARM 10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN PROPERTY LINE = INSTRUMENT #070035345 (PLAT) ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES HEREBY RESTORED JCC PARCEL ID #0440100032 CITY COUNTY CODE. 9 Feb 2021 #9210 OLD STAGE ROAD PARCEL "C" 11. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE FORMER AREA BY INSTRUMENT #190006806 VIRGINIA DEPARTMENT OF TRANSPORTATION - IRF BEARS RESTORED TO WITH SECTION 19-33 OF THE JAMES CITY COUNTY CODE. = 217,949 S.F.N56'07'53"W 0.23' PRIOR AREA= 5.0034 ACRES FROM CORNER 12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED 5/8 50,866 S.F. /. 5/8 1.1677 ACRES/8 HEREBY RESTORED TO PRIOR ON THIS PLAT SHALL REMAIN PRIVATE. AREA SHOWN HEREON 13. REFERENCE IS HEREBY MADE TO SUP-0012-2017. HORNSBY OIL COMPANY SUBDIVISION AGENT OF JAMES CITY COUNTY NAIL SET IN PAVEMENT, -14. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 C/O DOUGLAS L. HORNSBY 8.6' FROM EDGE THROUGH 19-36 OF THE COUNTY CODE. DEED BOOK 206, PAGE 617 DEED BOOK 78, PAGE 78 (PLAT) JCC COORDINATE REFERENCE N43'09'12"W JCC PARCEL ID #0440100018 N 3680136.3331 PKNS E 11970537.7349 #9200 BARHAMSVILLE ROAD ZÖNED: B1 GENERAL BUSINESS EDGE OF PAVEMENT TO TOANO -FRONTAGE ROAD! ÎPF 1**"**DIA F-287 IRF BEARS STATE OF VIRGINIA TO BARHAMSVILLE MF VDH LEANING SLIGHTLY LEGEND: S43'55'31"W 0.44' CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. IRF = IRON ROD FOUND FROM CORNER IPF = IRON PIPE FOUND OLD STAGE ROAD / BARHAMSVILLE ROAD MF = MONUMENT FOUND STATÉ ROUTE 30 IRS = IRON ROD SETVARIABLE WIDTH R/W PKNS = "P.K." NAIL SET PM, INSTRUMENT # 2100/5499 INSTR.# = INSTRUMENT NUMBER P/L= PROPERTY LINE R/W= RIGHT-OF-WAY VDH = VIRGINIA DEPARTMENT OF HIGHWAYS REF: JCC CASE NO. S-21-0003 Project Contacts: SJB / GAM PLAT OF BOUNDARY LINE RESTORATION BETWEEN THE PROPERTIES OF Project Number: W10564-01 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 HORNSBY INVESTMENT CO., A LIMITED PARTNERSHIP Phone: (757) 253-0040 1" = 100' 12-16-2020 AND Fax: (757) 220-8994

Rev.

Date

Revised Description Ву





www.aesva.com

Middle Peninsula

PARCEL C, BIRD HILL FARM, BEING THE PROPERTY OF

JAMES CITY COUNTY

STONEHOUSE DISTRICT

AMERICAN DYNC HOLDINGS TOANO, LLC

**VIRGINIA** 

Sheet Number