

210015499

CERTIFICATION OF SOURCE OF TITLE - TAX PARCEL 0530100002

THE PROPERTY SHOWN ON THIS PLAT IS VESTED IN THE NAME OF HORNSBY INVESTMENT CO., A LIMITED PARTNERSHIP, BY A DEED OF CONTRIBUTION, DATED NOVEMBER 21, 2019, BY HORNSBY INVESTMENT COMPANY, A GENERAL PARTNERSHIP TO HORNSBY INVESTMENT CO., A LIMITED PARTNERSHIP; RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT 190017311.

OWNER'S CERTIFICATE

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.

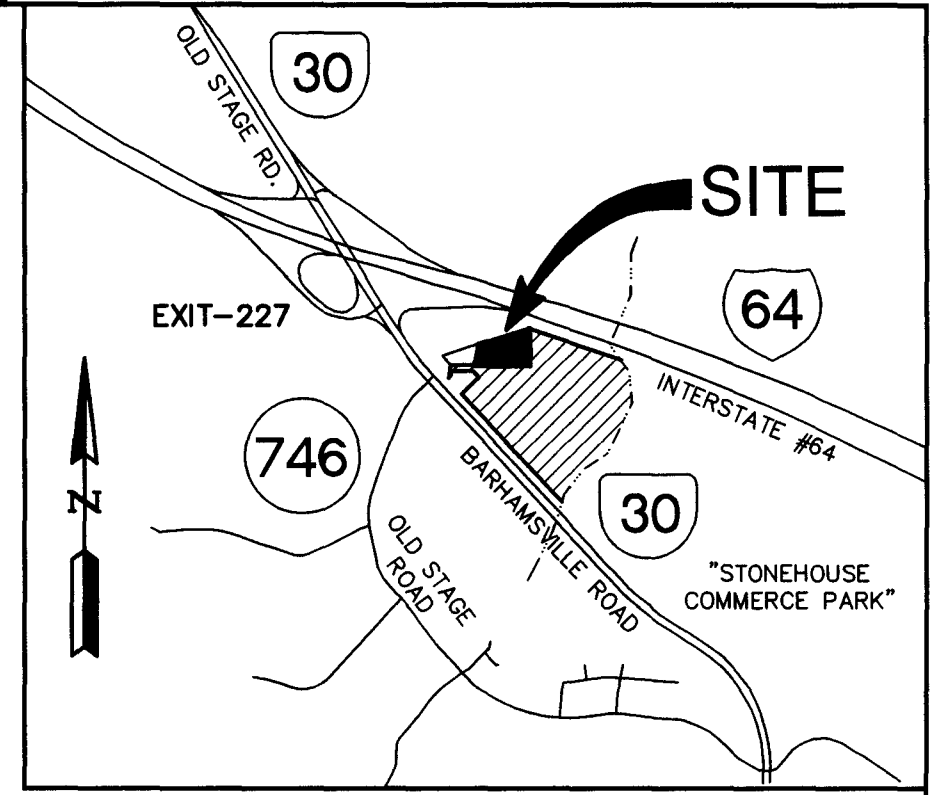
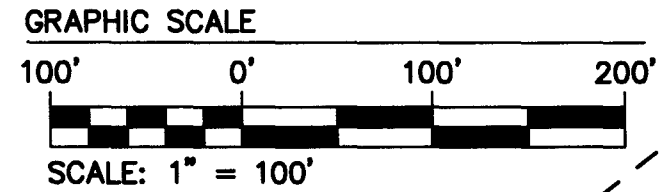
FOR HORNSBY INVESTMENT CO., A LIMITED PARTNERSHIP

Signature and name of Douglas L. Hornsby, dated 16 Feb 2021.

SURVEYOR'S CERTIFICATE

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

Signature of Samuel J. Bickers, L.S. #002304, dated 02-05-2021.



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City County. Notary Elisabeth Bays Barr, Notary Registration Number: 7123871.

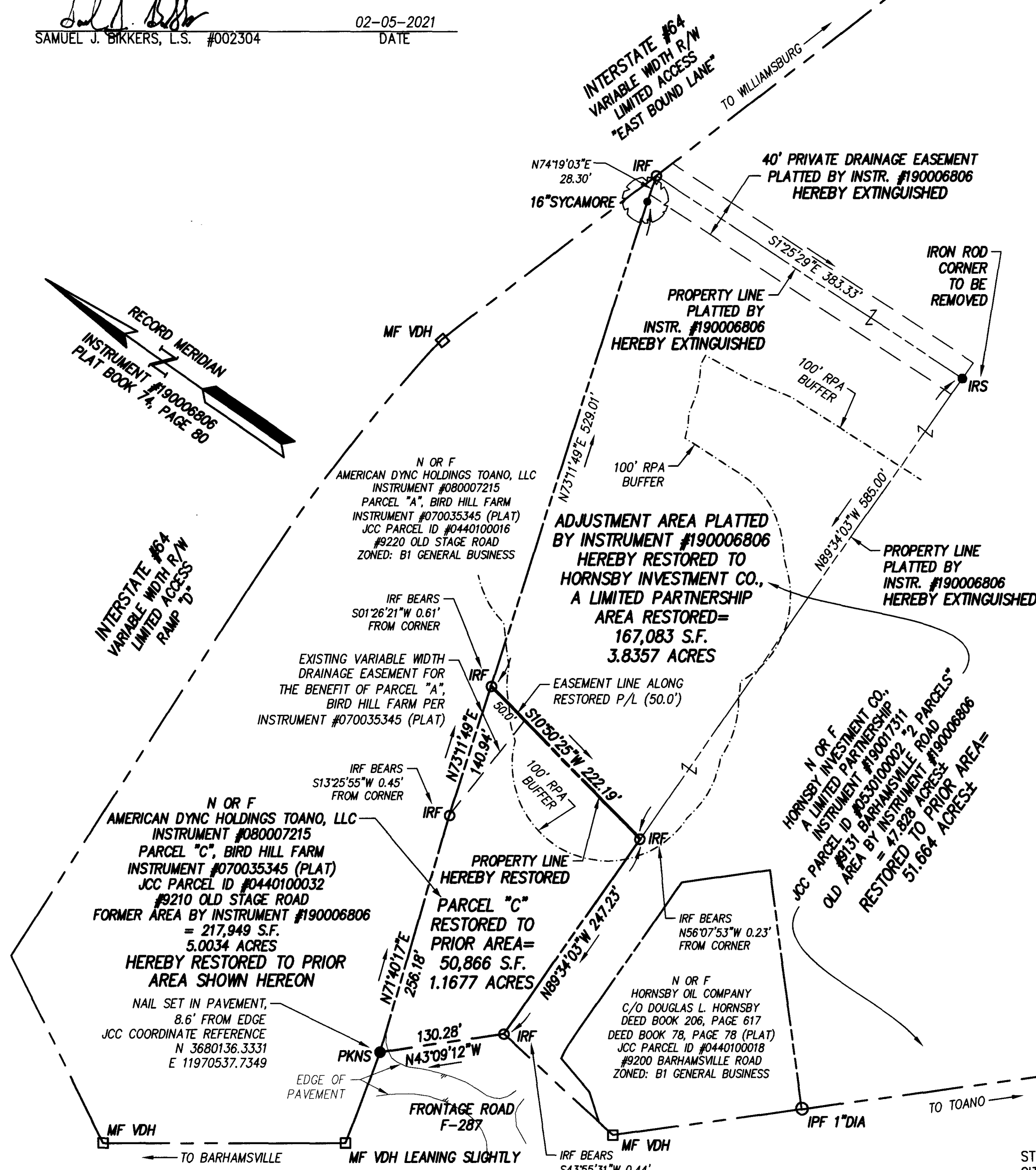
CERTIFICATE OF APPROVAL

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

Approval signatures from Virginia Department of Transportation (9 Feb 2021) and Subdivision Agent of James City County (17 Feb 2021).

LEGEND:

- IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
MF = MONUMENT FOUND
IRS = IRON ROD SET
PKNS = "P.K." NAIL SET
INSTR.# = INSTRUMENT NUMBER
P/L = PROPERTY LINE
R/W = RIGHT-OF-WAY
VDH = VIRGINIA DEPARTMENT OF HIGHWAYS

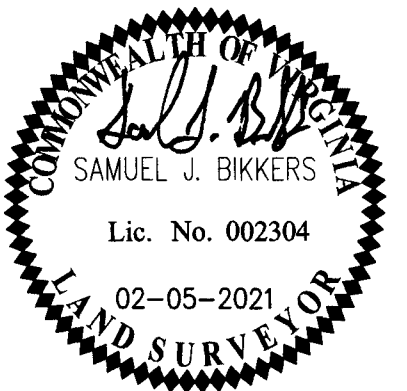


GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO EXTINGUISH THE NEW PROPERTY LINES THAT WERE ADJUSTED/PLATTED BY A PLAT OF BOUNDARY LINE ADJUSTMENT...
2. PARCEL "C", BIRD HILL FARM PER INSTRUMENT #070035345.
3. BOTH PROPERTIES ARE ZONED "B-1" (GENERAL BUSINESS).
4. BOTH PROPERTIES ARE LOCATED WITHIN THE PRIMARY SERVICE AREA.
5. NO NEW PROPERTY CORNERS ARE PROPOSED OR NEED TO BE SET.
6. BUILDING SETBACKS: (MINIMUM YARD REQUIREMENTS) FRONT = 50', SIDE = 20', REAR = 20'.
7. PROPERTIES LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0037D, MAP REVISED DATE DECEMBER 16, 2015.
8. WETLANDS AND RPA BUFFER SHOWN IS TAKEN FROM PLANS PREPARED BY CHA, SPECIAL USE PERMIT (SUP-0012-2017).
9. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS (RPA) SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY CODE.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
13. REFERENCE IS HEREBY MADE TO SUP-0012-2017.
14. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 28th DAY OF July, 2021 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 9:42 AM PM, INSTRUMENT # 210015499. MONA A. FOLEY, CLERK

Table with columns: Rev., Date, Description, Revised By.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188.

PLAT OF BOUNDARY LINE RESTORATION BETWEEN THE PROPERTIES OF HORNSBY INVESTMENT CO., A LIMITED PARTNERSHIP AND PARCEL C, BIRD HILL FARM, BEING THE PROPERTY OF AMERICAN DYNC HOLDINGS TOANO, LLC. STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / GAM. Project Number: W10564-01. Scale: 1" = 100'. Date: 12-16-2020. Sheet Number: 1 OF 1.

Vertical text on the left margin: S:\053010002_Hornsby\BAYBARR\Plat\Plat\Plat\053010002_Hornsby_BaysBarr_Plat.dwg, 2/5/2021 1:48:33 PM, Sam Bickers