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

BY: (SIGNATURE) _____ DATE 16-Feb-2021

PRINTED NAME: Douglas L. Hornsby TITLE GENERAL PARTNER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City County
TO-WIT:
I, Elisabeth Bays Barr A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 16th DAY OF February, 2021.

MY COMMISSION EXPIRES 7/31/2023

Elisabeth Bays Barr
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7123871

ELISABETH BAYS BARR NOTARY PUBLIC My Comm. Expires July 31, 2023 7123871 COMMONWEALTH OF VIRGINIA

CERTIFICATE OF APPROVAL

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

9 Feb 2021 DATE — VIRGINIA DEPARTMENT OF TRANSPORTATION

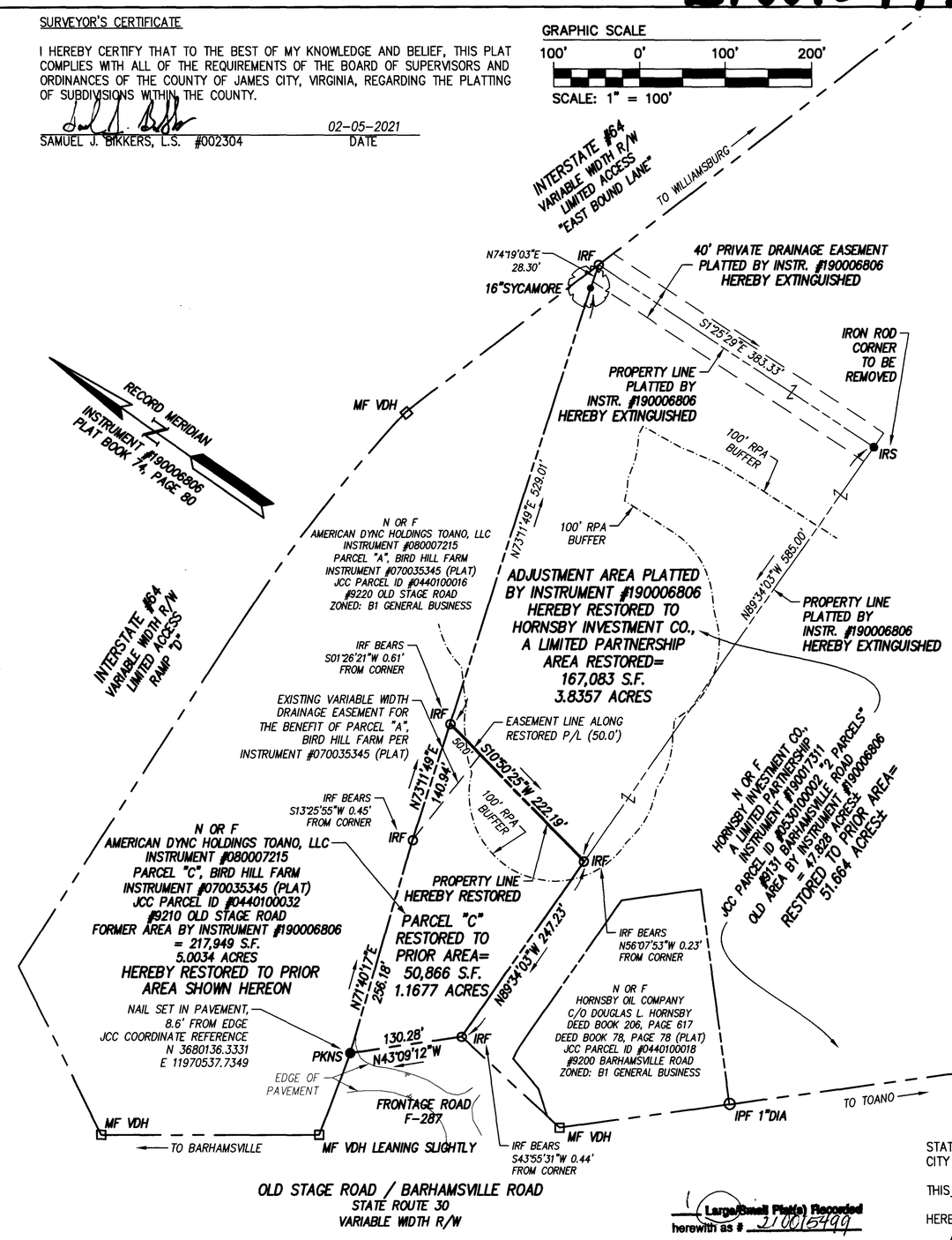
12 Feb 2021 DATE — SUBDIVISION AGENT OF JAMES CITY COUNTY

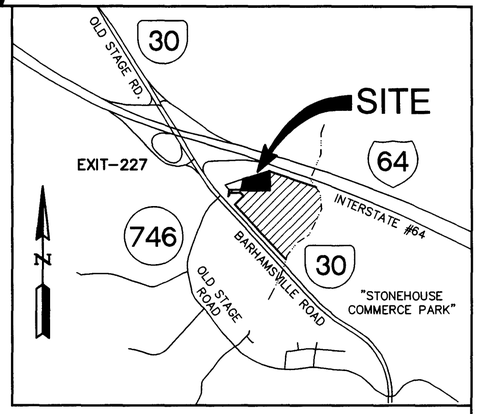
LEGEND:
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
MF = MONUMENT FOUND
IRS = IRON ROD SET
PKNS = "P.K." NAIL SET
INSTR.# = INSTRUMENT NUMBER
P/L= PROPERTY LINE
R/W= RIGHT-OF-WAY
VDH = VIRGINIA DEPARTMENT OF HIGHWAYS

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.

SAMUEL J. BIKKERS, L.S. #002304 — DATE 02-05-2021





LOCATION MAP: SCALE: 1" = 2000'

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 RECORDED IN INSTRUMENT #190006806 AND RESTORING THE PARCELS TO THEIR PREVIOUS PROPERTY LINES PRIOR TO THE ADJUSTMENT PLAT RECORDATION. THIS PLAT OF RESTORATION IS BASED UPON THE PRIOR FIELD SURVEY PERFORMED FOR THE AFORESAID MENTIONED PLAT OF BOUNDARY LINE ADJUSTMENT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
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.

1 Large/Small Plat(s) Recorded herewith as # 210015499

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

TESTE: _____
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By

COMMONWEALTH OF VIRGINIA — SAMUEL J. BIKKERS — Lic. No. 002304 — 02-05-2021 — LAND SURVEYOR

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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Hampton Roads | Central Virginia | Middle Peninsula

REF: JCC CASE NO. S-21-0003

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

S:\JOBS\W10564-Hornsby BLA\01-Restore Prior PL\Survey\Plans\Plat\W10564001BLA_Restore Prior PL Parcel C and Hornsby.dwg, 2/5/2021 1:48:35 PM, Sam Bikkers