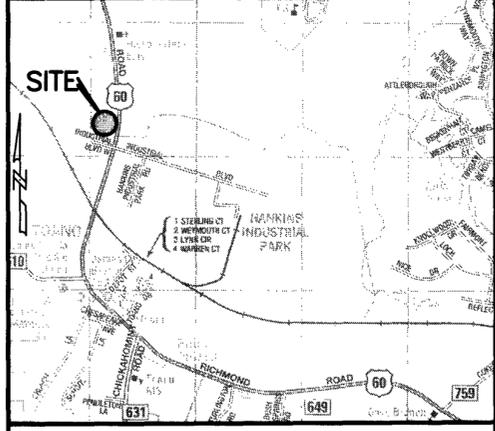


210019818



VICINITY MAP 1" = 2000' COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21001208

PROPERTY INFORMATION

PARCEL B1
OWNER: JFGF LLC
INST. #210013803
ADDRESS: #8189 RICHMOND ROAD
TOANO, VIRGINIA 23168
PARCEL ID: 1240100009B
ZONING DISTRICT: M1 (LIMITED BUSINESS/INDUSTRIAL WITH PROFFERS)

PARCEL B2
OWNER: JFGF LLC
INST. #210013803
ADDRESS: #8193 RICHMOND ROAD
TOANO, VIRGINIA 23168
PARCEL ID: 1240100009C
ZONING DISTRICT: M1 (LIMITED BUSINESS/INDUSTRIAL WITH PROFFERS)

BOUNDARY LINE EXTINGUISHMENT
BETWEEN
PARCEL "B1" AND PARCEL "B2"
BEING
8189 & 8193 RICHMOND ROAD
JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA
DATE: 09/14/2021 JOB # 20-041

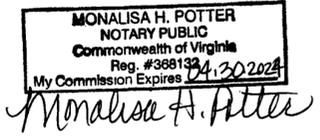


SHEET 1 OF 2
JCC-S-21-0040

OWNERS CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE EXTINGUISHMENT BETWEEN PARCEL "B1" AND PARCEL "B2" BEING 8189 & 8193 RICHMOND ROAD IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

JFGF LLC
BY: [Signature] DATE 9-16-2021
SIGNATURE DATE
Jack M. French, III L. French 9-16-2021
NAME PRINTED DATE



CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF YORK, Monalisa H. Potter, 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 16 DAY OF September, 2021.
Monalisa H. Potter
NOTARY PUBLIC
MY COMMISSION EXPIRES 04.30.2024
NOTARY REGISTRATION NO. 368132

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON P.B. 77, PG. 72.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0043D DATED 12/16/2015.
7. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
12. BOTH PARCELS ARE SUBJECT TO PROFFERS ASSOCIATED WITH CASE NO. Z-20-0006.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROB THE BUILDER, INC. TO JFGF LLC BY DEED DATED JULY 6, 2021 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #2100113803.

CERTIFICATE OF APPROVAL

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

21 Sep 2021 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
24 Sep 2021 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

2 Large/Small Plat(s) Recorded
herewith as # 210019818

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.
09/14/2021
DATE Peter Farrell
PETER FARRELL, L.S. 2036



STATE OF VIRGINIA - JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 4 DAY OF October, 2021.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:37 pm
INSTRUMENT # 210019818
TESTE MONA A. FOLEY, CLERK [Signature]

2100 19818

BOUNDARY LINE EXTINGUISHMENT

BETWEEN
PARCEL "B1" AND PARCEL "B2"
BEING

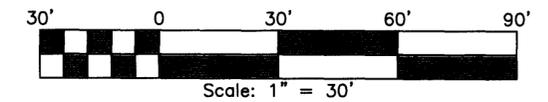
8189 & 8193 RICHMOND ROAD
JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA

DATE: 09/14/2021 JOB # 20-041



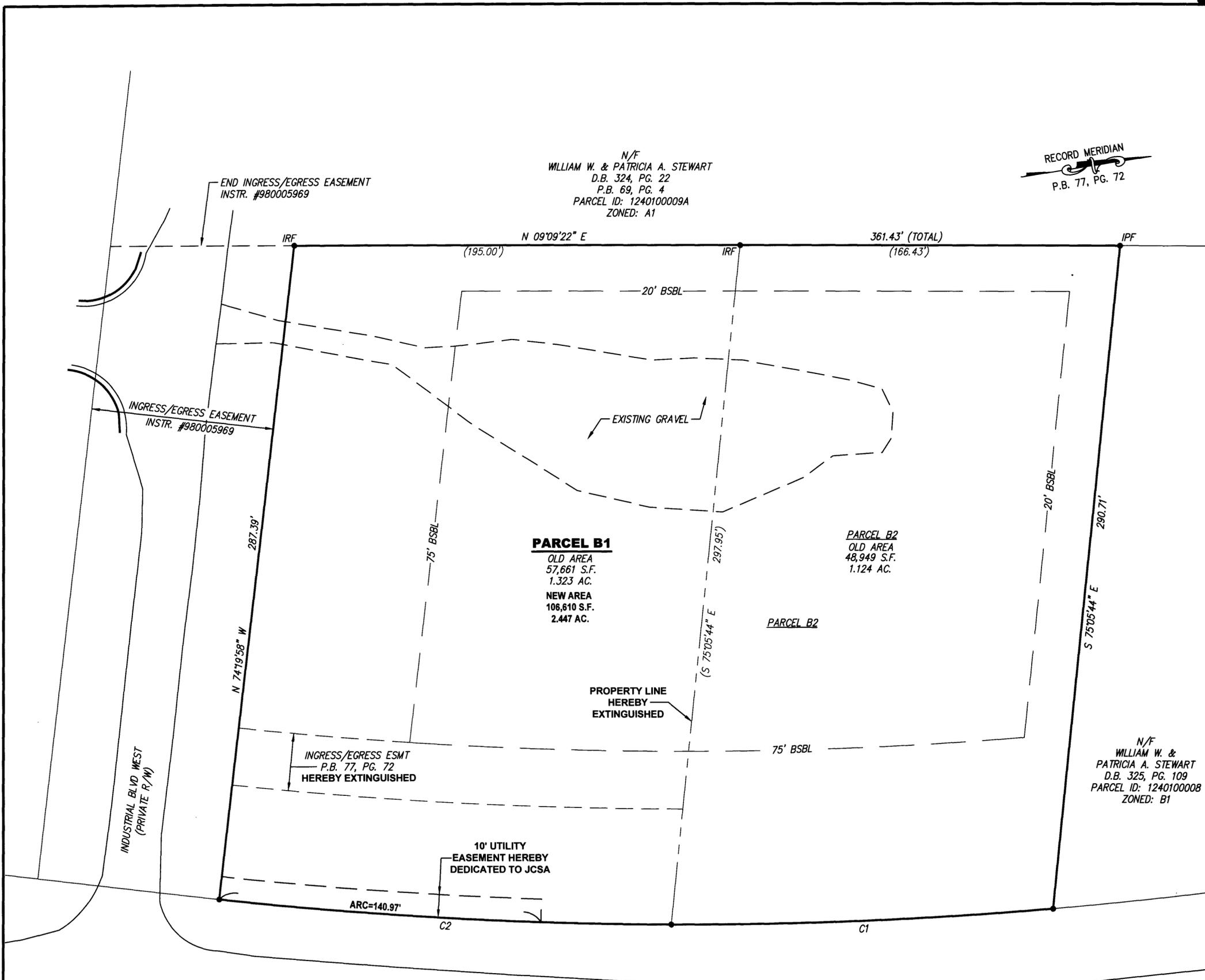
205 Bulifants Blvd., Suite F, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 2
JCC-S-21-0040



N/F
WILLIAM W. & PATRICIA A. STEWART
D.B. 324, PG. 22
P.B. 69, PG. 4
PARCEL ID: 1240100009A
ZONED: A1

N/F
WILLIAM W. &
PATRICIA A. STEWART
D.B. 325, PG. 109
PARCEL ID: 1240100008
ZONED: B1



RICHMOND ROAD
U.S. ROUTE 60
160' PUBLIC RIGHT-OF-WAY

2 Large/Small Plat(s) Recorded
herewith as # 210019818

	OLD AREA	NEW AREA
PARCEL B1	57,661 S.F. / 1.323 AC.	106,610 S.F. / 2.447 AC.
PARCEL B2	48,949 S.F. / 1.124 AC.	
TOTAL AREA = 106,610 S.F. / 2.447 AC.		

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1860.86'	167.37'	83.74'	167.31'	N 06°41'20" E	5°09'12"
C2	1860.86'	198.14'	99.16'	198.05'	N 12°18'57" E	6°06'03"

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 4 DAY OF October, 2021.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:37pm
INSTRUMENT # 210019818
TESTE MONA A. FOLEY, CLERK *Euzuluta O'Connor*