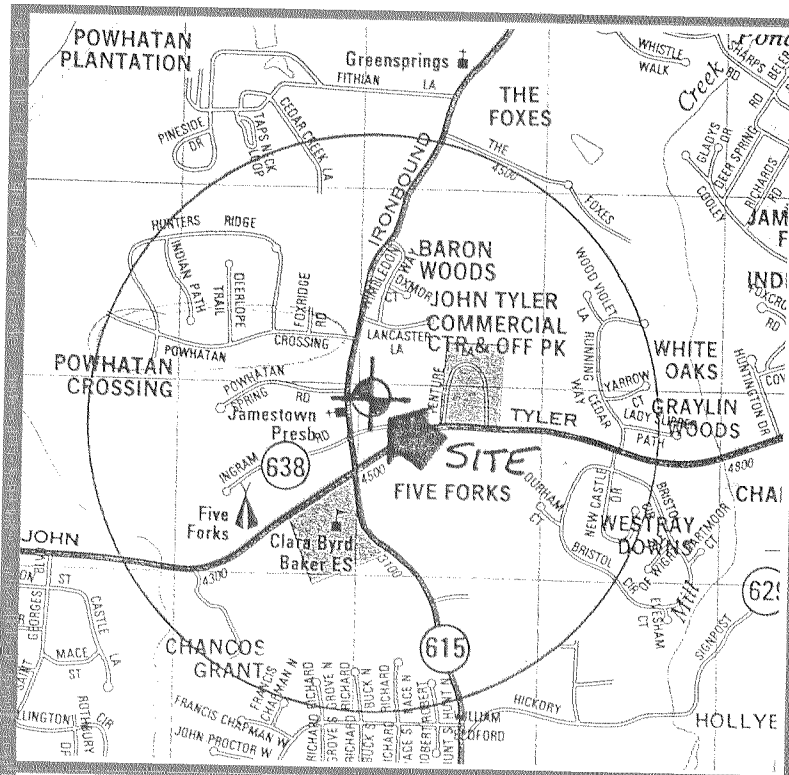


# #050024046



VICINITY MAP  
SCALE: 1" = 2000'

- GENERAL NOTES:**
- PROPERTY IS ZONED B-1, GENERAL BUSINESS, WITH PROFFERS
  - TAX MAP NUMBERS (47-1)(1-24) AND (47-1)(1-26)
  - ADDRESS: #3292 AND 3356 IRONBOUND ROAD
  - THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 510201 0045 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE FEBRUARY 6, 1991.
  - BUILDING SETBACKS  
FRONT = 50'  
SIDE = 20'  
REAR = 20'
  - TOTAL AREA = 306,101.83 S.F.  
OR 7.03 ACRES

**NOTES:**

- NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTION 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND
- PROPERTY SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN EASEMENTS. NO TREES, SHRUBS STRUCTURES, FENCES OR OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET AND TREES A MINIMUM OF 10 FEET, FROM THE CENTER OF WATER AND SEWER PIPELINES.
- THE JCSA CONSTRUCTION INSPECTOR SHALL BE NOTIFIED 72 HOURS PRIOR TO MAKING CONNECTIONS TO THE JCSA WATER AND SEWER UTILITIES AT (757) 592-1809. WATER AND SEWER SERVICE LINE INSTALLATIONS SHALL BE IN ACCORDANCE WITH JCSA STANDARDS.

**REFERENCES:**  
Document No. 970020233  
Document No. 040005380

**OWNERS CERTIFICATE**  
THE BOUNDARY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

*Jeanette Brady* 9/21/05  
JEANETTE BRADY, TRUSTEE DATE  
JEANETTE BRADY DESCENDANT'S TRUST

**CERTIFICATE OF NOTARIZATION**  
STATE OF VIRGINIA  
COUNTY OF JAMES CITY, I, CAROL M. MITCHELL, 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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 21st DAY OF September, 2005. MY COMMISSION EXPIRES 12/31/05.

*Carol M. Mitchell*  
SIGNATURE

**CERTIFICATE OF SOURCE OF TITLE**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JENWAY, L.P. TO JEANETTE BRADY, TRUSTEE OF THE JEANETTE BRADY DESCENDANT'S TRUST BY DEED DATED DECEMBER 22, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT# 970020233; AND  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ELIZABETH N. VAIDEN TO JEANETTE BRADY, TRUSTEE OF THE JEANETTE BRADY DESCENDANT'S TRUST BY DEED DATED JANUARY 26, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT#040005380.

**SURVEYOR'S 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.

*James E. Mitchell* 9-21-05  
JAMES E. MITCHELL, LAND SURVEYOR DATE

**CERTIFICATE OF APPROVAL**  
THIS BOUNDARY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

*Betsy B. Woolridge* 9/23/05  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
SUBDIVISION AGENT OF JAMES CITY COUNTY 10/5/05 DATE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 6 October 2005 at 9:40 AM, P.B. PG. DOCUMENT # 050024046  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

DEED BOOK 127, PAGE 435

IRONBOUND ROAD  
STATE ROUTE 615 VARIABLE WIDTH R/W

5' x 10'  
JCSA UTILITY EASEMENT  
HEREBY CONVEYED  
AREA=50.00 s.f.  
or 0.001 Ac.

NEW R/W HEREBY DEDICATED TO THE COMMONWEALTH OF VIRGINIA  
AREA = 955.19 s.f.  
or 0.022 Ac.

JEANETTE BRADY, TRUSTEE OF THE JEANETTE BRADY DESCENDANTS TRUST  
ZONED "B-1"

VARIABLE WIDTH JCSA UTILITY EASEMENT HEREBY CONVEYED  
AREA= 640.81 s.f.  
or 0.014 Ac.

TM #(47-1)(1-24)  
AREA FORMERLY= 60022.14 s.f.  
or 1.38 Ac.

TM #(47-1)(1-26)  
AREA FORMERLY= 245124.50 s.f.  
or 5.63 Ac.  
NEW AREA= 304191.45 s.f.  
6.98 Ac.

N/F  
MARK R. SULLIVAN & AMY L. SULLIVAN  
TM (47-1)(1-22B)  
ID#4710100022B  
3280 IRONBOUND ROAD  
DEED BOOK 820, PAGE 218  
ZONING: B1

N/F  
MARK R. SULLIVAN & AMY L. SULLIVAN  
TM (47-1)(1-22A)  
ID#4710100022A  
118 INGRAM ROAD  
DOC #990015927  
ZONING: B1

N/F  
ANNIE B. ARMISTEAD  
TM (47-1)(1-23)  
ID#4710100023  
112 INGRAM ROAD  
DOC #970020232  
ZONING: B1

## BOUNDARY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION PLAT

OF PROPERTY STANDING IN THE NAME OF JEANETTE BRADY DESCENDANT'S TRUST BEING TM# (47-1)(1-24) AND TM#(47-1)(1-26) LOCATED: BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: JUNE 14, 2005 SCALE: 1" = 60'  
REVISED: SEPTEMBER 21, 2005  
MITCHELL-WILSON ASSOCIATES, P.C.  
CIVIL ENGINEERS & LAND SURVEYORS  
720 MAIN STREET, SUITE 112  
P.O. BOX 1269  
WEST POINT, VIRGINIA 23181  
(804) 843-9744

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.

JCSA UTILITY EASEMENT LINE TABLE:

NUMBER	BEARING	DISTANCE
E1	S 48°05'46" E	12.64'
E2	S 05°33'08" W	6.14'
E3	S 84°26'52" E	16.77'
E4	N 05°10'11" E	20.00'
E5	N 84°26'52" W	27.08'
E6	N 05°33'08" E	28.62'
E7	N 05°33'08" E	10.67'

JCSA UTILITY EASEMENT CURVE DATA: C1  
N/F  
INGRAM ROAD LLC  
TM (47-1)(1-7)  
ID#4710100007  
108 INGRAM ROAD  
DOC #000010847  
ZONING: B1  
L=24.98'  
R=2834.79'  
DELTA=0°30'17"  
T=12.49'  
CHORD=24.98'  
CB=S05°33'25" W

