

100020969

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN OF THIS PLAT OF BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT WAS CONVEYED:

PARCEL A: TO JACK L. MASSIE CONTRACTOR, INC. FROM GEORGE A. MARSTON, JR., AND DOROTHY M. MARSTON BY DEED DATED JUNE 18, 1985, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY IN DEED BOOK 274, AT PAGES 158 AND 159;

PARCEL B: TO COKES LAND L.L.C. FROM MASSIE CORPORATION BY DEED DATED 10th SEPTEMBER 2010, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AT DOCUMENT NUMBER: 100020969

GENERAL NOTES

- 1. PROPERTIES ARE ZONED A-1, R-1, M-1 AND M-2, WITH PROFFERS UNDER CASE NUMBER Z-0017-1989 AND SUP-0046-1989, APPROVED MAY 16, 1994.
2. PROPERTIES ARE PART OF TAX PARCELS 1240100014, 1330100014, 1330100001, 1330100009, AND 1330100009B.
3. STREET ADDRESS OF PROPERTIES: 3900 AND 3920 COKES LANE; 125 AND 115A NICE DRIVE
4. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
7. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS (RPA) SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
9. IN ACCORDANCE WITH SECTION 19-29(h) OF THE JAMES CITY COUNTY ZONING ORDINANCE, NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
10. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. THIS PARCEL LIES IN FLOOD ZONE X PER FEMA PANEL NUMBER 51095C0045C, DATED 9/28/2007.

OWNER'S CONSENT AND DEDICATION

OWNERS' CONSENT AND DEDICATION

THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES

FOR JACK L. MASSIE CONTRACTOR, INC.:

9-27-2010 Date

[Signature] Signature

GARY M. MASSIE, PRESIDENT Printed Name and Title

CERTIFICATE OF NOTARIZATION

FOR JACK L. MASSIE CONTRACTOR, INC.:

STATE OF Virginia, CITY/COUNTY OF James City

TO-WIT:

Laverne M. Gossett, 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.

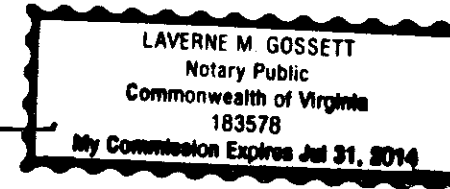
GIVEN UNDER MY HAND THIS 27 DAY OF Sept. 2010

MY COMMISSION EXPIRES July 31, 2014

[Signature] Notary Signature

Notary Signature

NOTARY REGISTRATION NUMBER: 183578



FOR COKES LANE, L.L.C.:

9-27-2010 Date

[Signature] Signature

GARY M. MASSIE, MANAGER Printed Name and Title

CERTIFICATE OF NOTARIZATION

FOR COKES LANE, L.L.C.:

STATE OF Virginia, CITY/COUNTY OF James City

TO-WIT:

Laverne M. Gossett, 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.

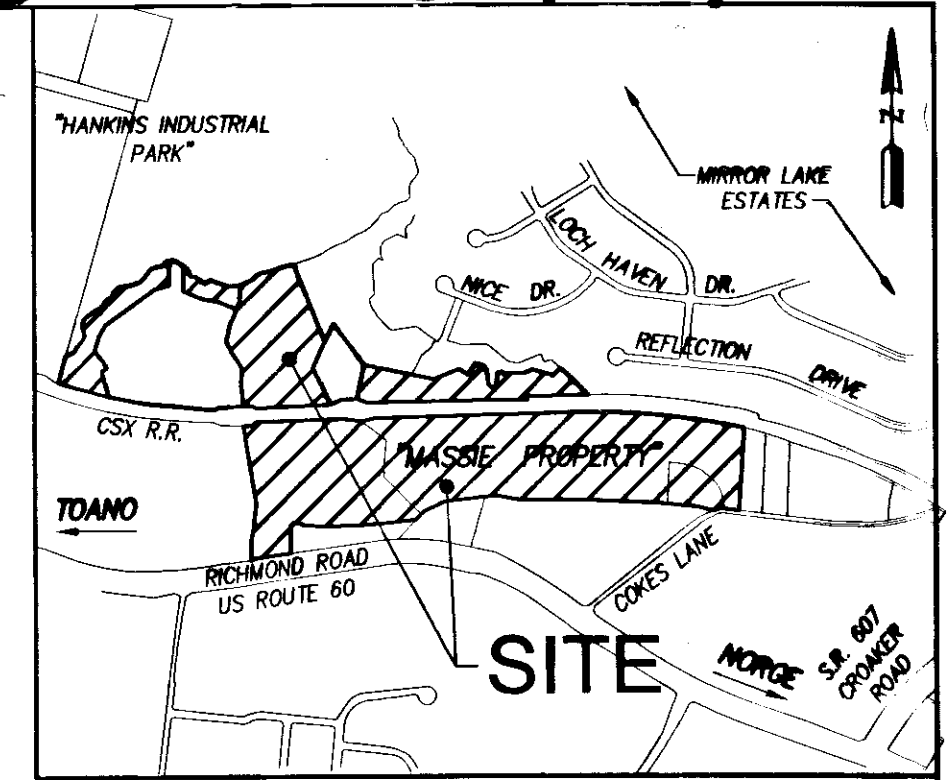
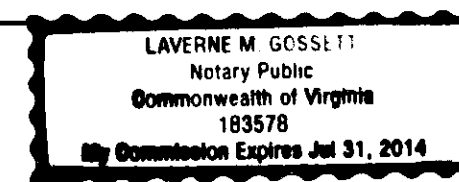
GIVEN UNDER MY HAND THIS 27 DAY OF Sept 2010

MY COMMISSION EXPIRES July 31, 2014

[Signature] Notary Signature

Notary Signature

NOTARY REGISTRATION NUMBER: 183578



LOCATION MAP: SCALE: 1" = 1500'±

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] 8/31/10 DATE THOMAS C. SUBLETT, L.S. #1886

CERTIFICATE OF APPROVAL

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

[Signature] 9/28/10 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT,

THIS 1st DAY OF October, 2010, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE

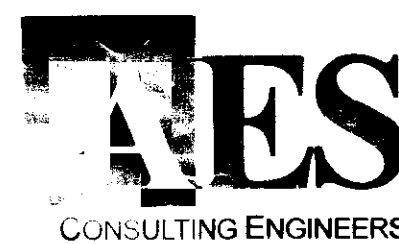
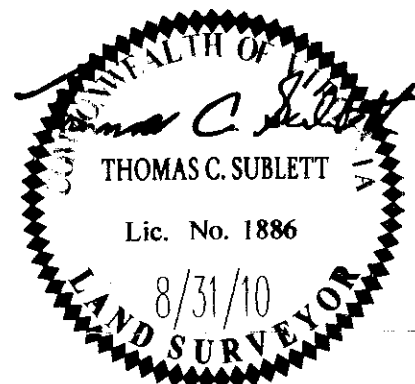
LAW DIRECTS AT 2:31 AM/PM

INSTRUMENT # 100020969

TESTE: Betsy B. Woolridge, CLERK BY Claudia H. Bickel, Dep. Clerk

3 Large/Small Plat(s) Recorded herewith as # 100020969

Table with 4 columns: Rev, Date, Description, Revised By



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.nesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT PARCELS A & B AND ALLOCATION OF OFFSITE NATURAL OPEN SPACE AREAS FOR PARCELS A, B, & C MASSIE PROPERTY STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

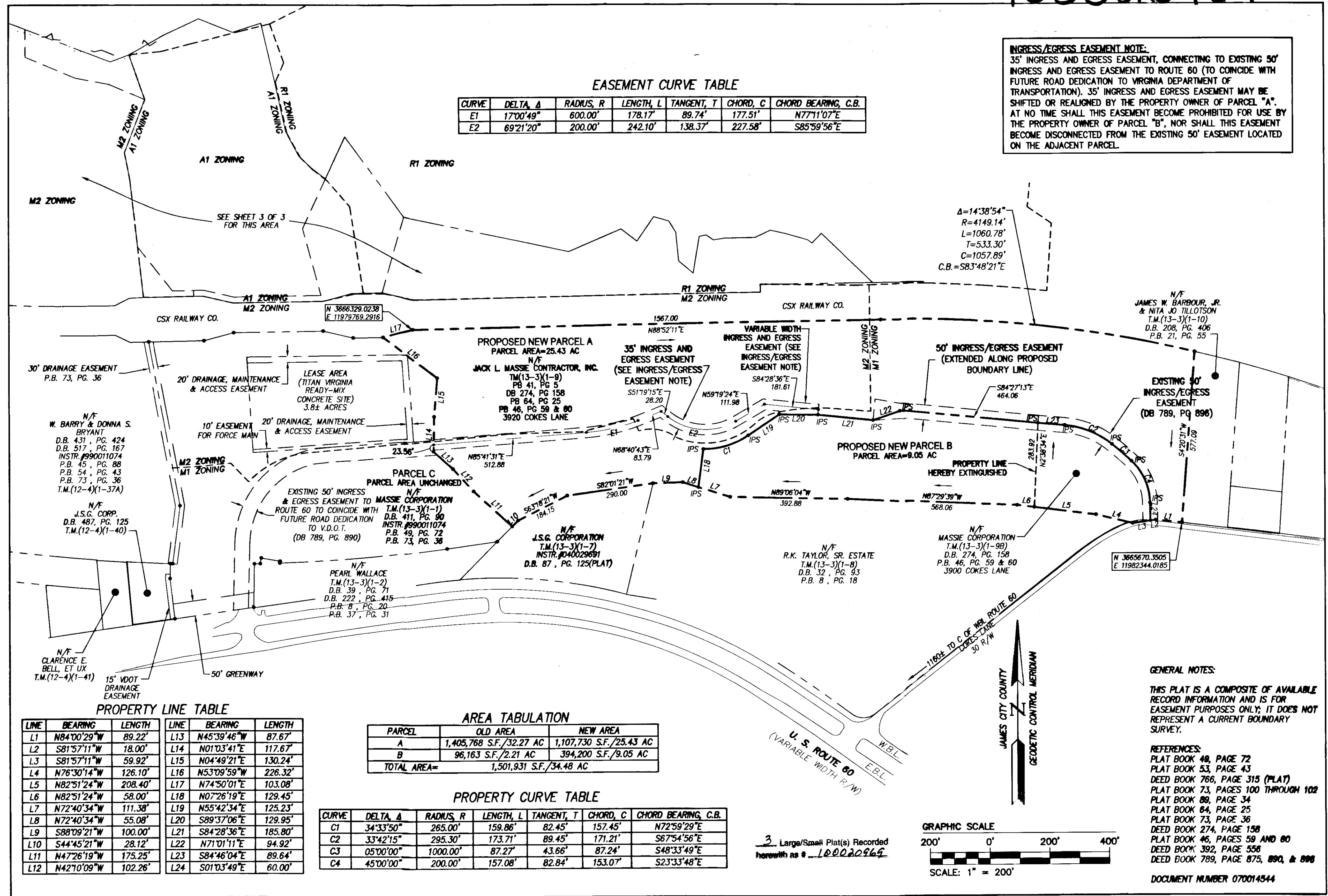
Project Contacts: VMB Project Number: 8233-15 Scale: 1"=200' Date: 8-31-10 Sheet Number: 1 OF 3

100020969

INGRESS/EGRESS EASEMENT NOTE:
 35' INGRESS AND EGRESS EASEMENT, CONNECTING TO EXISTING 50' INGRESS AND EGRESS EASEMENT TO ROUTE 60 (TO COINCIDE WITH FUTURE ROAD DEDICATION TO VIRGINIA DEPARTMENT OF TRANSPORTATION). 35' INGRESS AND EGRESS EASEMENT MAY BE SHIFTED OR REALIGNED BY THE PROPERTY OWNER OF PARCEL "A". AT NO TIME SHALL THIS EASEMENT BECOME PROHIBITED FOR USE BY THE PROPERTY OWNER OF PARCEL "B", NOR SHALL THIS EASEMENT BECOME DISCONNECTED FROM THE EXISTING 50' EASEMENT LOCATED ON THE ADJACENT PARCEL.

EASEMENT CURVE TABLE

CURVE	DELTA, Δ	RADIUS, R	LENGTH, L	TANGENT, T	CHORD, C	CHORD BEARING, C.B.
E1	17°00'49"	600.00'	178.17'	89.74'	177.51'	N77°11'07"E
E2	69°21'20"	200.00'	242.10'	138.37'	227.58'	S85°59'56"E



Δ=14°38'54"
 R=4149.14'
 L=1060.78'
 T=533.30'
 C=1057.89'
 C.B.=S83°48'21"E

PROPERTY LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N84°00'29"W	89.22'	L13	N45°39'46"W	87.67'
L2	S81°57'11"W	18.00'	L14	N01°03'41"E	117.67'
L3	S81°57'11"W	59.92'	L15	N04°49'21"E	130.24'
L4	N76°30'14"W	126.10'	L16	N53°09'59"W	226.32'
L5	N82°51'24"W	208.40'	L17	N74°50'01"E	103.08'
L6	N82°51'24"W	58.00'	L18	N07°26'19"E	129.45'
L7	N72°40'34"W	111.38'	L19	N55°42'34"E	125.23'
L8	N72°40'34"W	55.08'	L20	S89°37'06"E	129.95'
L9	S88°09'21"W	100.00'	L21	S84°28'36"E	185.80'
L10	S44°45'21"W	28.12'	L22	N71°01'11"E	94.92'
L11	N47°26'19"W	175.25'	L23	S84°46'04"E	89.64'
L12	N42°10'09"W	102.26'	L24	S01°03'49"E	60.00'

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
A	1,405,768 S.F./32.27 AC	1,107,730 S.F./25.43 AC
B	96,163 S.F./2.21 AC	394,200 S.F./9.05 AC
TOTAL AREA=	1,501,931 S.F./34.48 AC	

PROPERTY CURVE TABLE

CURVE	DELTA, Δ	RADIUS, R	LENGTH, L	TANGENT, T	CHORD, C	CHORD BEARING, C.B.
C1	34°33'50"	265.00'	159.86'	82.45'	157.45'	N72°59'29"E
C2	33°42'15"	295.30'	173.71'	89.45'	171.21'	S87°54'56"E
C3	05°00'00"	1000.00'	87.27'	43.66'	87.24'	S48°33'49"E
C4	45°00'00"	200.00'	157.08'	82.84'	153.07'	S23°33'48"E

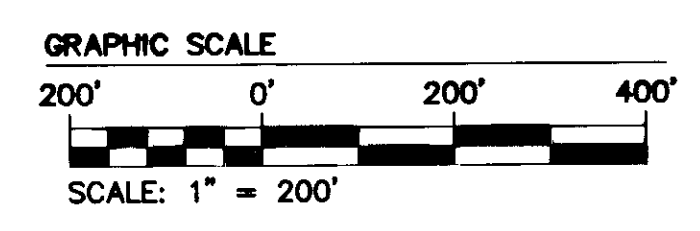
GENERAL NOTES:

THIS PLAT IS A COMPOSITE OF AVAILABLE RECORD INFORMATION AND IS FOR EASEMENT PURPOSES ONLY; IT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.

REFERENCES:

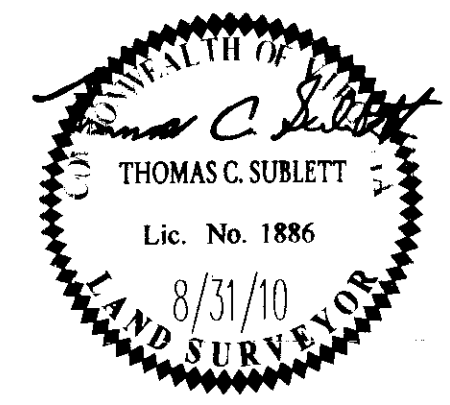
- PLAT BOOK 48, PAGE 72
- PLAT BOOK 53, PAGE 43
- DEED BOOK 766, PAGE 315 (PLAT)
- PLAT BOOK 73, PAGES 100 THROUGH 102
- PLAT BOOK 89, PAGE 34
- PLAT BOOK 84, PAGE 25
- PLAT BOOK 73, PAGE 36
- DEED BOOK 274, PAGE 158
- PLAT BOOK 46, PAGES 59 AND 80
- DEED BOOK 392, PAGE 556
- DEED BOOK 789, PAGE 875, 880, & 896

DOCUMENT NUMBER 070014544



3 Large/Small Plat(s) Recorded herewith as # 100020969

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 1 October 2010
 at 2:31 AM/PM, PG. —
 DOCUMENT # 100020969
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



AES
 CONSULTING ENGINEERS
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 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

PLAT OF BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT
 PARCELS A & B
 AND ALLOCATION OF OFFSITE NATURAL OPEN SPACE AREAS
 FOR PARCELS A, B, & C
MASSIE PROPERTY
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: **VMB**
 Project Number: **8233-15**
 Scale: **1"=200'** Date: **8-31-10**
 Sheet Number
2 OF 3

S:\Jobs\823315-BLA multi-properties\Survey\Plans\823315_BLA Plat.dwg, 9/27/2010 2:25:32 PM, graham comon

