

110003957

**CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL (24-3)(1-15)**

THE PROPERTY SHOWN AS PARCEL A-1 ON THIS PLAT WAS CONVEYED BY FIRST COLONIAL FINANCIAL CORPORATION AND PARKER ENERGY AND PETROLEUM COMPANY TO ACTION PARK OF WILLIAMSBURG, VA., INC. BY DEED DATED APRIL 26, 1993 AND RECORDED IN DEED BOOK 617, PG. 113 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL (24-3)(1-18)**

THE PROPERTY SHOWN AS PARCEL A-2 ON THIS PLAT WAS CONVEYED BY FRANK H. HUGHES TO ACTION PARK OF WILLIAMSBURG, VA., INC. BY DEED DATED NOVEMBER 30, 1994 AND RECORDED IN DEED BOOK 727, PG. 634 AND DEED BOOK 716, PG. 640 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**OWNER'S CERTIFICATION**

THIS PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

02-01-11 Robert E. Miller  
 DATE FOR ACTION PARK OF WILLIAMSBURG, VA., INC.  
ROBERT E MILLER  
 PRINTED NAME & TITLE  
PRES.

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY

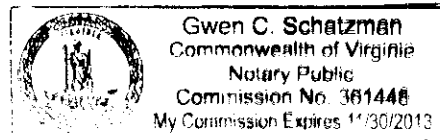
I, GWEN C. SCHATZMAN A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 1ST DAY OF FEBRUARY, 2011

Gwen C. Schatzman  
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 11/30/2013

NOTARY REGISTRATION NUMBER: 361448



**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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

Ronald W. Eads 01-21-11  
 RONALD W. EADS, L.S. #1948 DATE

**CERTIFICATE OF APPROVAL**

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

2/1/11 [Signature]  
 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

**GENERAL NOTES**

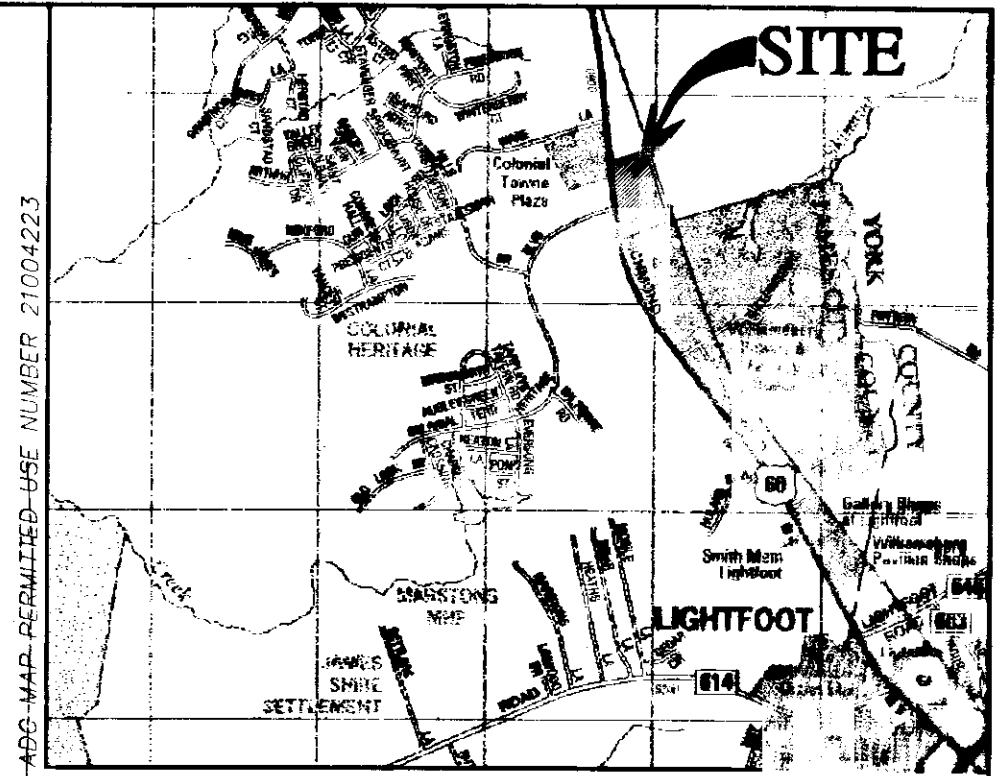
- ALL PROPOSED UTILITIES SHOWN ARE TO BE PLACED UNDERGROUND PER THE CURRENT JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 19-33.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY SHOWN AS PARCEL "A-1" IS ALL OF TAX MAP PARCEL # (24-3)(1-15). PROPERTY ADDRESS IS #6910 RICHMOND ROAD. PROPERTY SHOWN AS PARCEL "A-2" IS ALL OF TAX MAP PARCEL # (24-3)(1-18). PROPERTY ADDRESS IS #6870 RICHMOND ROAD.
- THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN) PER F.I.R.M. 51095C0110C, DATED SEPTEMBER 28, 2007.
- TAX MAP PARCELS (24-3)(1-18) AND (24-3)(1-15) ARE CURRENTLY ZONED B1 (GENERAL BUSINESS). BUILDING SETBACK REQUIREMENTS: FRONT = 50' SIDES = 20' REAR = 20'

FOR MORE SPECIFIC SETBACK REQUIREMENTS REFERENCE IS MADE TO THE CURRENT JAMES CITY COUNTY ZONING ORDINANCES.

- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (C) (1) OF THE JAMES CITY COUNTY CODE.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THIS PLAT DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. PROPERTY LINES AS SHOWN ARE A COMPOSITE BASED ON RECORD AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN, THERE MAY BE EASEMENTS, COVENANTS AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THE PURPOSE AND INTENT OF THIS PLAT IS TO EXTINGUISH THE COMMON PROPERTY LINE BETWEEN PARCEL A-1 AND PARCEL A-2 AS SHOWN.

**AREA TABULATION**

	S.F.±	AC.±	N/F
AREA OF T.M. (24-3) (1-18)-PARCEL A-1 DB 221, PG. 350 (PLAT)	186,194	4.27	WILLIAMSBURG POTTERY FACTORY INC. TAX MAP PARCEL# (24-3) (1-16)
AREA OF T.M. (24-3) (1-15)-PARCEL A-2 DB 727, PG. 636 (PLAT)	166,254	3.82	
NEW COMBINED AREA OF PARCEL A-1 AND A-2	352,448	8.09	

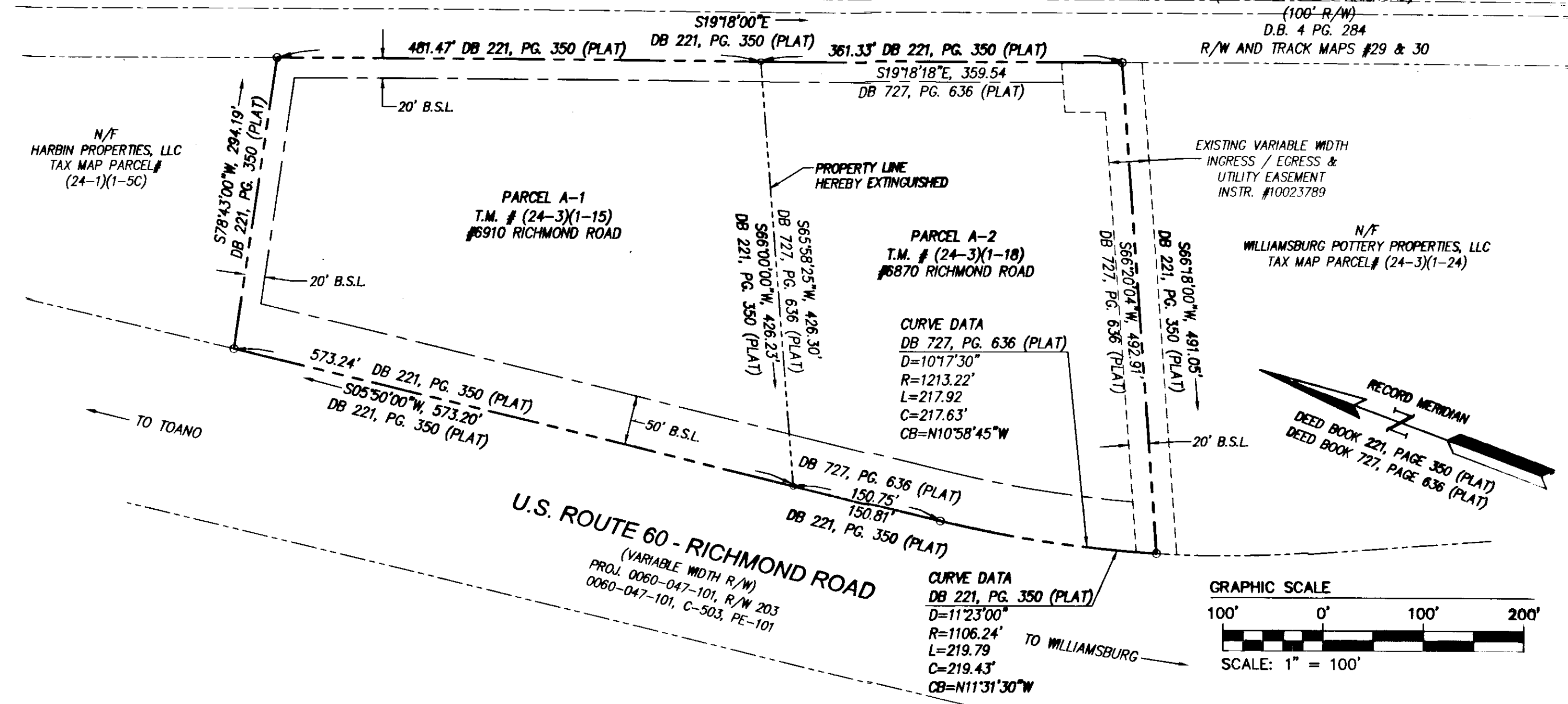


**VICINITY MAP**

SCALE 1"=2000'

N/F  
 WILLIAMSBURG POTTERY FACTORY, INC.  
 TAX MAP PARCEL # (24-3)(1-31)

CSX TRANSPORTATION  
 (FORMERLY C. & O. RAILROAD)  
 (100'-R/W)  
 D.B. 4 PG. 284  
 R/W AND TRACK MAPS #29 & 30



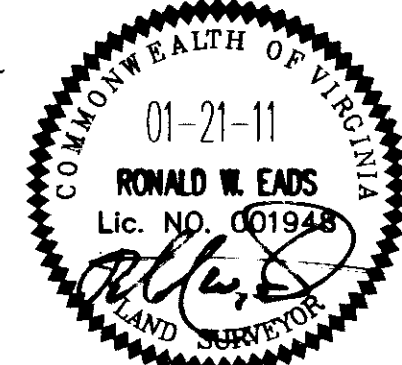
NOTE: THE PURPOSE AND INTENT OF THIS PLAT IS TO EXTINGUISH THE COMMON PROPERTY LINE BETWEEN PARCEL A-1 AND PARCEL A-2 AS SHOWN.

Large Plat(s) Recorded herewith as # 110003957

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT,  
 THIS 1 DAY OF Feb, 2011.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 01:32 AM/PM  
 INSTRUMENT # 110003957

TESTE: [Signature] D.C. BETSY B. WOOLRIDGE, CLERK  
 BETSY B. WOOLRIDGE, CLERK

Rev	Date	Description	Revised By



**AES**  
 CONSULTING ENGINEERS  
 5248 Old Towne Road, Suite 1  
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 Fax: (757) 220-8994  
 www.aesva.com

PLAT OF PROPERTY LINE EXTINGUISHMENT BETWEEN  
 PARCEL A-1 AND A-2  
 OWNED BY ACTION PARK OF WILLIAMSBURG, VA. INC.  
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: RWE  
 Project Number: 8047-06  
 Scale: 1"=100' Date: 12/16/10  
 Sheet Number  
**1 of 1**