

110007977

**CERTIFICATION OF SOURCE OF TITLE: TAX PARCEL ID. #591010026**

THE PROPERTY SHOWN AS TAX PARCEL ID. #591010026 ON THIS PLAT WAS CONVEYED BY RESURRECTION HOUSE INTERNATIONAL MINISTRIES TO GROVE CHRISTIAN OUTREACH CENTER, A 501(C)(3) TAX-EXEMPT VIRGINIA NON-PROFIT CORPORATION BY DEED DATED JANUARY 26, 2010 AND RECORDED AS INSTRUMENT #100001622, ALL BEING DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**CERTIFICATION OF SOURCE OF TITLE: TAX PARCEL ID. #591010027**

THE PROPERTY SHOWN AS TAX PARCEL ID. #591010027 ON THIS PLAT WAS CONVEYED BY ELLEN K. B. PURCELL TO GROVE CHRISTIAN OUTREACH CENTER, A 501(C)(3) TAX-EXEMPT VIRGINIA NON-PROFIT CORPORATION BY DEED DATED OCTOBER 2, 2007 AND RECORDED AS INSTRUMENT #070028052, ALL BEING DULY RECORDED 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.

2-16-11 Thomas McCormick  
DATE THOMAS McCORMICK - PRESIDENT

**CERTIFICATE OF NOTARIZATION:**

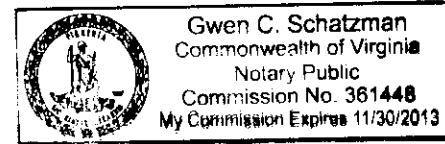
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY

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 16<sup>th</sup> 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 PLATTING 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.

2/22/11 [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 ADDRESS IS 8798 POCAHONTAS TRAIL WILLIAMSBURG, VA (TAX PARCEL ID. #5910100026) AND 8800 POCAHONTAS TRAIL WILLIAMSBURG, VA (TAX PARCEL ID. #5910100027).
- THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #510201-0230C, EFFECTIVE DATE 09/28/07.
- TAX PARCEL ID. #5910100026 AND PARCEL ID. #5910100027 ARE CURRENTLY ZONED LB (LIMITED BUSINESS).
- 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 BASED ON MARKERS AS NOTED, 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.
- JAMES CITY COUNTY SUP-0014-2010, APPROVED BY THE BOARD OF SUPERVISORS, AUGUST 10, 2010.
- JAMES CITY COUNTY CASE #JCC-S-0008-2011.

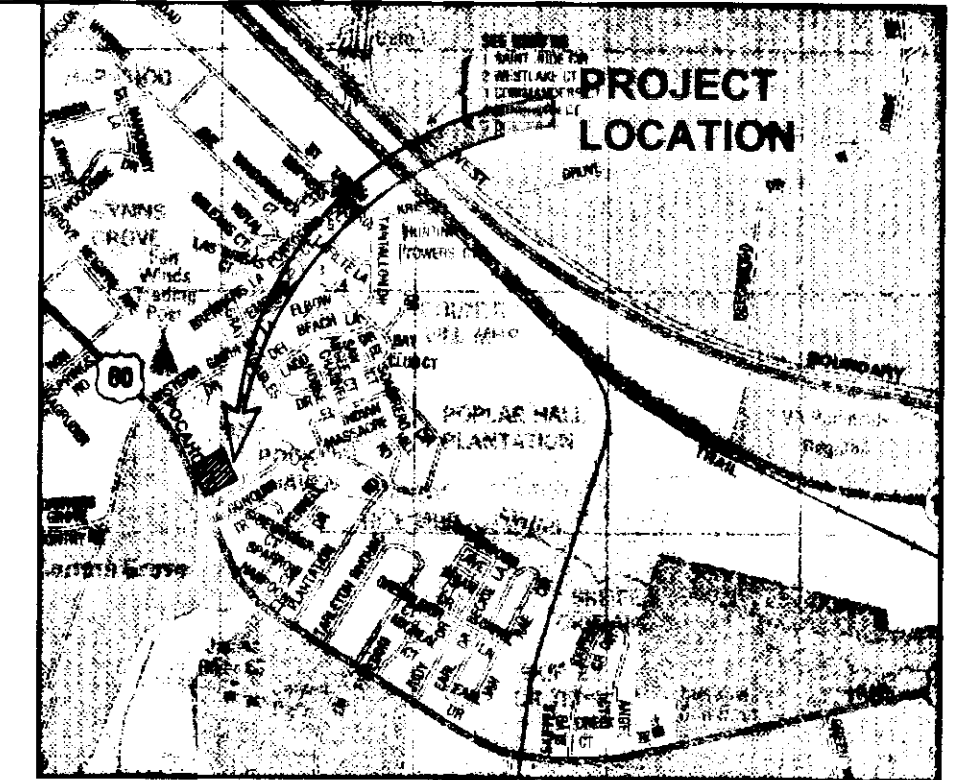
**REFERENCES:**

- INSTRUMENT #100001623,
- INSTRUMENT #070028053,
- INSTRUMENT #060021666,
- DEED BOOK 215, PG. 235 (PLAT),
- DEED BOOK 102, PG. 347 (PLAT),
- PLAT BOOK 13, PAGE 31,
- PLAT BOOK 10, PAGE 45,
- PLAT BOOK 10, PAGE 29,

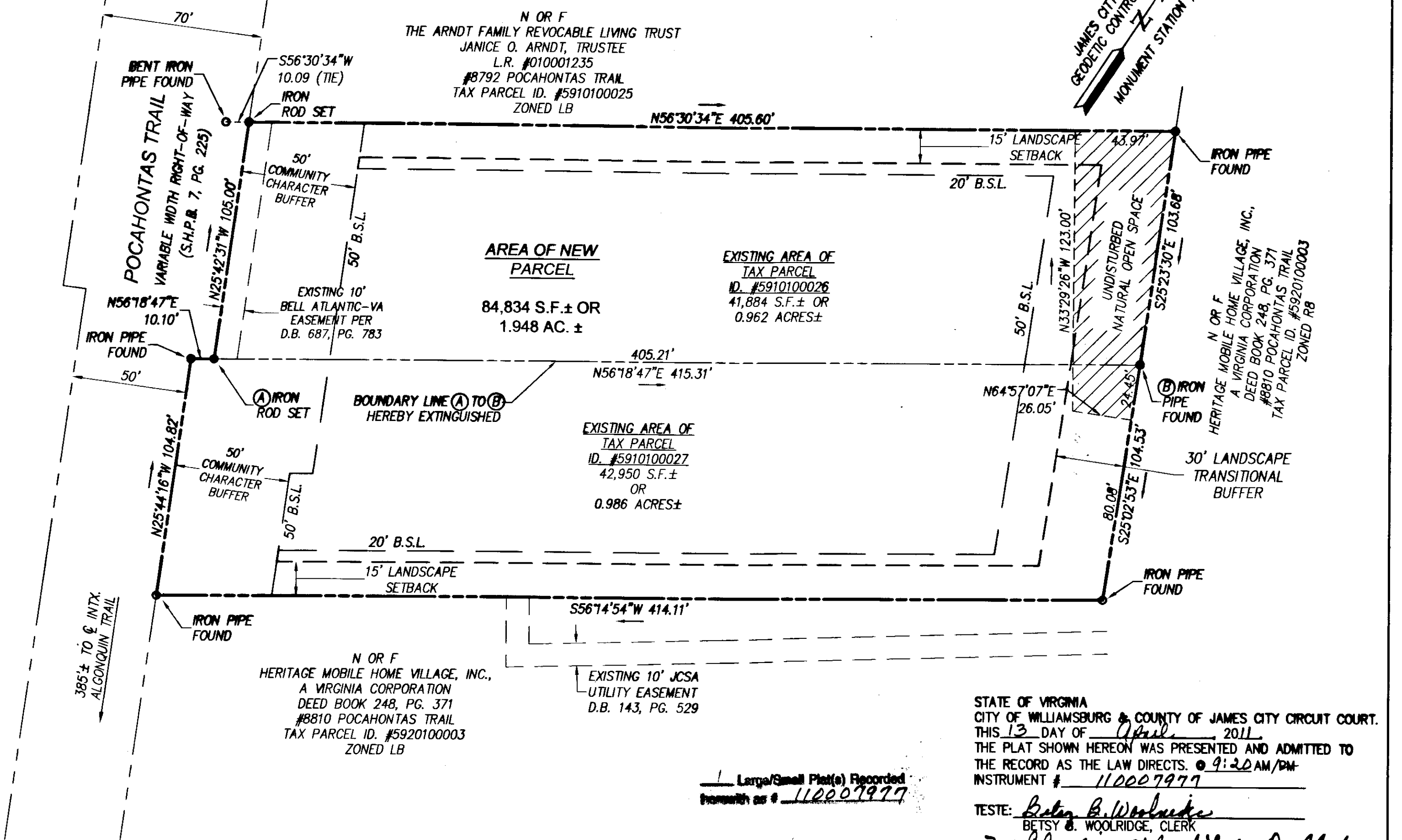
**AREA TABULATION**

	S.F.±	AC.±
AREA OF TAX PARCEL ID. #5910100026	41,884	0.962
AREA OF TAX PARCEL ID. #5910100027	42,950	0.986
NEW AREA OF COMBINED PARCELS	84,834	1.948

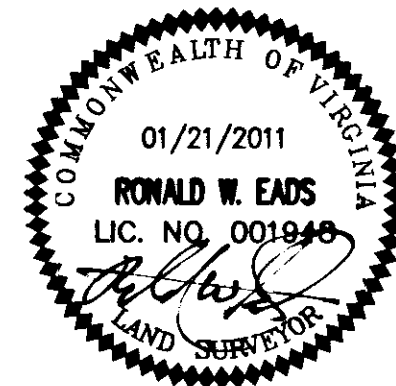
**BUILDING SETBACKS:**  
FRONT SETBACK: 50 FEET FROM THE FRONT LOT LINE.  
REAR SETBACK: 50 FEET FROM THE REAR LOT LINE.  
SIDE SETBACKS: 20 FEET FROM THE SIDE LOT LINES.



VICINITY MAP  
(Approximate Scale: 1"=2,000')



Rev	Date	Description	Revised By
1.	02/16/11	REVISED PER JAMES CITY COUNTY COMMENTS	RWME



**AMES**  
CONSULTING ENGINEERS  
5246 Old Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.amesva.com

PLAT OF BOUNDARY LINE EXTINGUISHMENT BETWEEN  
TAX PARCEL ID. #5910100026 AND  
TAX PARCEL ID. #5910100027  
OWNED BY: GROVE CHRISTIAN OUTREACH CENTER,  
A 501(C)(3) TAX-EXEMPT VIRGINIA NON-PROFIT  
CORPORATION  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	RWME
Project Number:	9848-00
Scale:	1"=40'
Date:	1/21/2011
Sheet Number	1 OF 1

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 13 DAY OF April, 2011.  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:20 AM/PM  
INSTRUMENT # 110007977  
TESTE: Betsy B. Woolridge  
BETSY B. WOOLRIDGE, CLERK  
By Claudia H. [Signature]