

VICINITY MAP
1"=2000'

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN AS PARCEL ID 3330100019 ON THIS PLAT WAS CONVEYED BY THE AMERICAN ROAD MUSEUM AND JEROLD A. LEVINSON TO JOSEPH H. STEELE, II AND JUDY H. STEELE BY DEED OF ASSUMPTION DATED MAY 14, 1981 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 213 PAGE 573.

THE PROPERTY SHOWN AS PARCEL ID 3330100016 ON THIS PLAT WAS CONVEYED BY BRUCE P. GANEY, SUBSTITUTE TRUSTEE, TO JOSEPH H. STEELE, II AND JUDY H. STEELE BY TRUSTEE'S DEED DATED APRIL 9, 1992 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 557 PAGE 399.

CERTIFICATE OF APPROVAL:

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

5/1/13 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY.

N/F
STEVE MANOS
PARCEL I.D. # 3330100006
D.B. 230, PG 291
P.B. 36, PG 30

N/F
BUSH DEVELOPMENT CORP.
PARCEL I.D. # 3330100004
INSTRUMENT # 020017143
P.B. 58, PG 50

N/F
JOSEPH H. STEELE, II &
JUDY H. STEELE
PARCEL I.D. # 3330100016
D.B. 557, PG. 399
P.B. 40 PG. 15
377,502± S.F. / 8.7± AC.

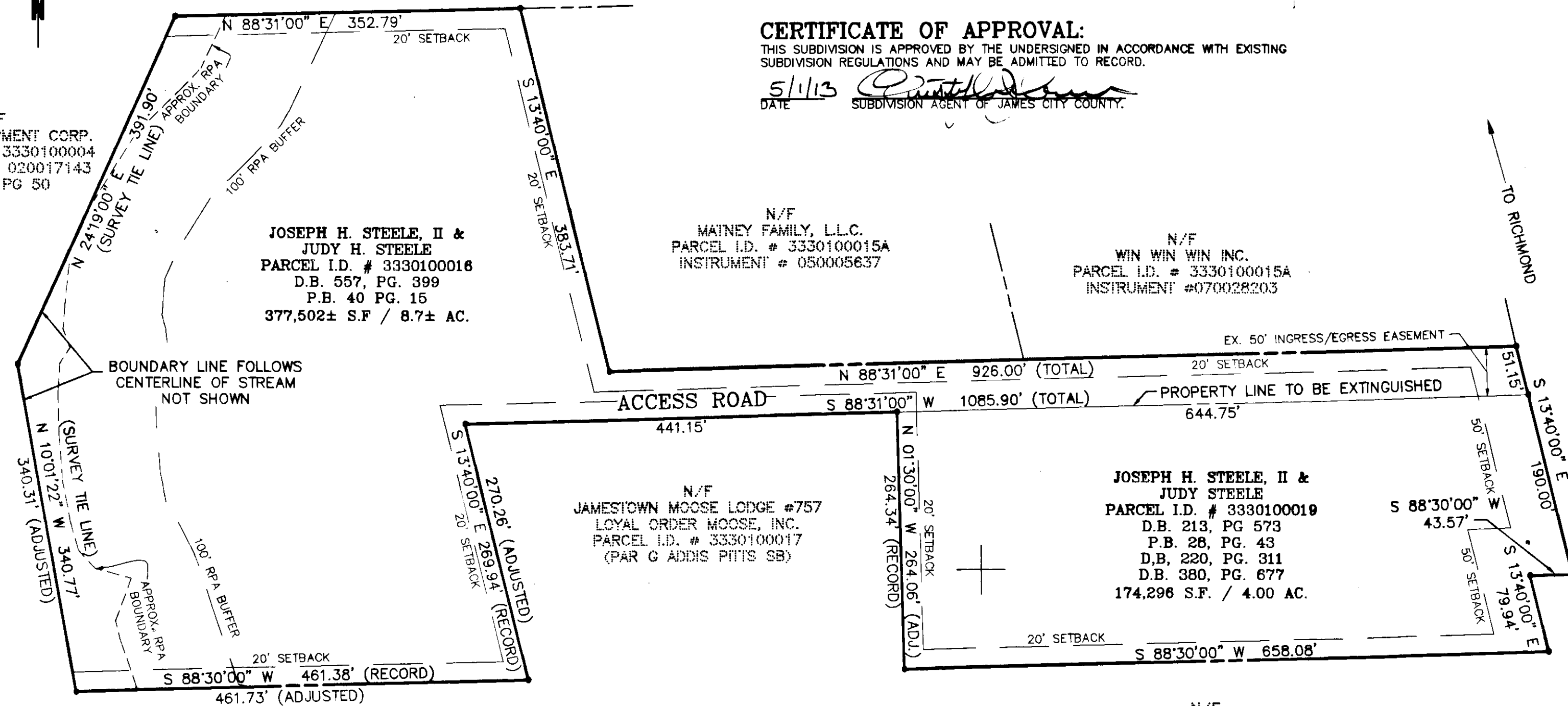
N/F
MATNEY FAMILY, L.L.C.
PARCEL I.D. # 3330100015A
INSTRUMENT # 050005637

N/F
WIN WIN WIN INC.
PARCEL I.D. # 3330100015A
INSTRUMENT #070028203

N/F
JAMESTOWN MOOSE LODGE #757
LOYAL ORDER MOOSE, INC.
PARCEL I.D. # 3330100017
(PAR G ADDIS PITTS SB)

N/F
JOSEPH H. STEELE, II &
JUDY STEELE
PARCEL I.D. # 3330100019
D.B. 213, PG 573
P.B. 28, PG. 43
D.B. 220, PG. 311
D.B. 380, PG. 677
174,296 S.F. / 4.00 AC.

N/F
PIESLIDES LAND TRUST
PARCEL I.D. # 3330100026
D.B. 495, PG 308
P.B. 40, PG 49



TO RICHMOND
U.S. ROUTE 60 - RICHMOND ROAD
TO WILLIAMSBURG

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 10TH DAY OF March 2014, at 11:17 AM, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD, AS THE LAW DIRECTS.

TESTE: Richard W. Wadsworth, Deputy Clerk
CLERK

Inst #: 140003911
PLAT-BOOK PAGE

1 Large Plat(s) Recorded
herewith as # 140003911

NOTES

- 1. THE INTENTION OF THIS COMPILED PLAT IS FOR THE EXTINGUISHMENT OF THE COMMON BOUNDARY LINE SHOWN HEREON BEING ON PARCEL I.D. # 3330100016 & 3330100019 OWNED BY JOSEPH H. STEELE AND JUDY H. STEELE. THIS PLAT DOES NOT REPRESENT A FIELD SURVEYED BOUNDARY PERFORMED BY BOWMAN CONSULTING AND IS BASED ON RECORDED INFORMATION.
- 2. THE PROPERTIES SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. BOWMAN CONSULTING GROUP, LTD. WAS NOT PROVIDED A TITLE INSURANCE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
- 3. CERTAIN LINES OF RECORD HAVE BEEN OFFICE ADJUSTED TO FORCE CLOSURE DUE TO PREVIOUS RECORDED PLATTING ERRORS. THESE LINES ARE SHOWN HEREON AND LABELED AS (ADJUSTED).
- 4. ZONING: B1 (GENERAL BUSINESS) FRONT SETBACK: 50'
SIDE YARD: 20'
REAR YARD: 20'
- 5. THE PROPERTY SHOWN HEREON LIES IN ZONES "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51095C0140 C, EFFECTIVE DATE SEPTEMBER 28, 2007.
- 6. THE TOTAL AREA ENCOMPASSED WITH THE PROPERTY LINE EXTINGUISHED IS 551,798± SQ. FT. OR 12.7± ACRES.
- 7. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 9. THE JAMES CITY SERVICE AUTHORITY (JCSA) PROVIDES WATER AND SEWER SERVICE TO THE SUBJECT PARCEL.



OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS COMPILED PLAT TO EXTINGUISH SHOWN BOUNDARY LINE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

SIGNATURE: Joseph H. Steele II DATE: 4/30/13

NAME PRINTED: Joseph H. Steele II

SIGNATURE: Judy H. Steele DATE: 4/30/13

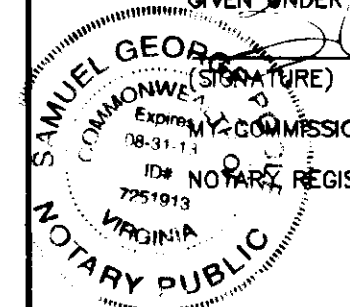
NAME PRINTED: Judy H. Steele

NOTARY CERTIFICATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY COUNTY

I, Samuel George Poole, 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 OWNER'S DEDICATION HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 30th DAY OF April, 2013.



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.



COMPILED PLAT SHOWING
PROPERTY LINE EXTINGUISHMENT
ON THE PROPERTIES OF
**JOSEPH H. STEELE, II &
JUDY H. STEELE**

PARCEL I.D. # 3330100016 &
PARCEL I.D. #3330100019
DB 557, PG. 399 & DB 213, PG 573

JAMES CITY COUNTY, VIRGINIA DATE: JANUARY 11, 2013

SCALE: 1" = 100'

REVISION



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Fax: (804) 270-2006
www.bowmanconsulting.com

DWG: P:\5701 - Carolina Furniture - Master Plan\5701-01-001 (SUR)\Survey\Plots\5701-01-001-RP.dwg	BY: CSM	CHK:	QC:
BCG PROJECT NO: 5701-01-001	TASK:	COUNTY REF NO: N/A	SHEET 1 OF 1

5701-C-RP-001