

140019187

CERTIFICATION OF SOURCE OF TITLE: WILLIAMSBURG LANDING, INC.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY AMERICAN RETIREMENT CORPORATION TO WILLIAMSBURG LANDING, INC. BY DEED DATED FEBRUARY 14, 1984 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 246, PAGE 116.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS "PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OWNED BY WILLIAMSBURG LANDING, INC. AND SHORT NECK, LLC LOCATED AT 20 MARCLAY ROAD" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: WILLIAMSBURG LANDING, INC. BY: Elizabeth F. Davis 10/29/14 DATE ELIZABETH F. DAVIS PRINTED NAME CHAIR TITLE

CERTIFICATE OF NOTARIZATION:

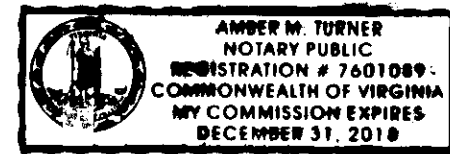
COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City I, Amber Turner, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 29 DAY OF October, 2014.

MY COMMISSION EXPIRES 12/31/2018

NOTARY REGISTRATION NUMBER: 7601089

NOTARY PUBLIC: Amber Turner



CERTIFICATION OF SOURCE OF TITLE: SHORT NECK, LLC

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MARY S. WALTRIP TO SHORT NECK, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 18, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. # 070026768.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS "PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OWNED BY WILLIAMSBURG LANDING, INC. AND SHORT NECK, LLC LOCATED AT 20 MARCLAY ROAD" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: SHORT NECK, LLC A VIRGINIA LIMITED LIABILITY COMPANY BY: Larry T. Waltrip 9/29/2014 DATE LARRY T. WALTRIP MANAGER PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF WILLIAMSBURG I, VEREN M. GEDDY II, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 29th DAY OF SEPTEMBER, 2014.

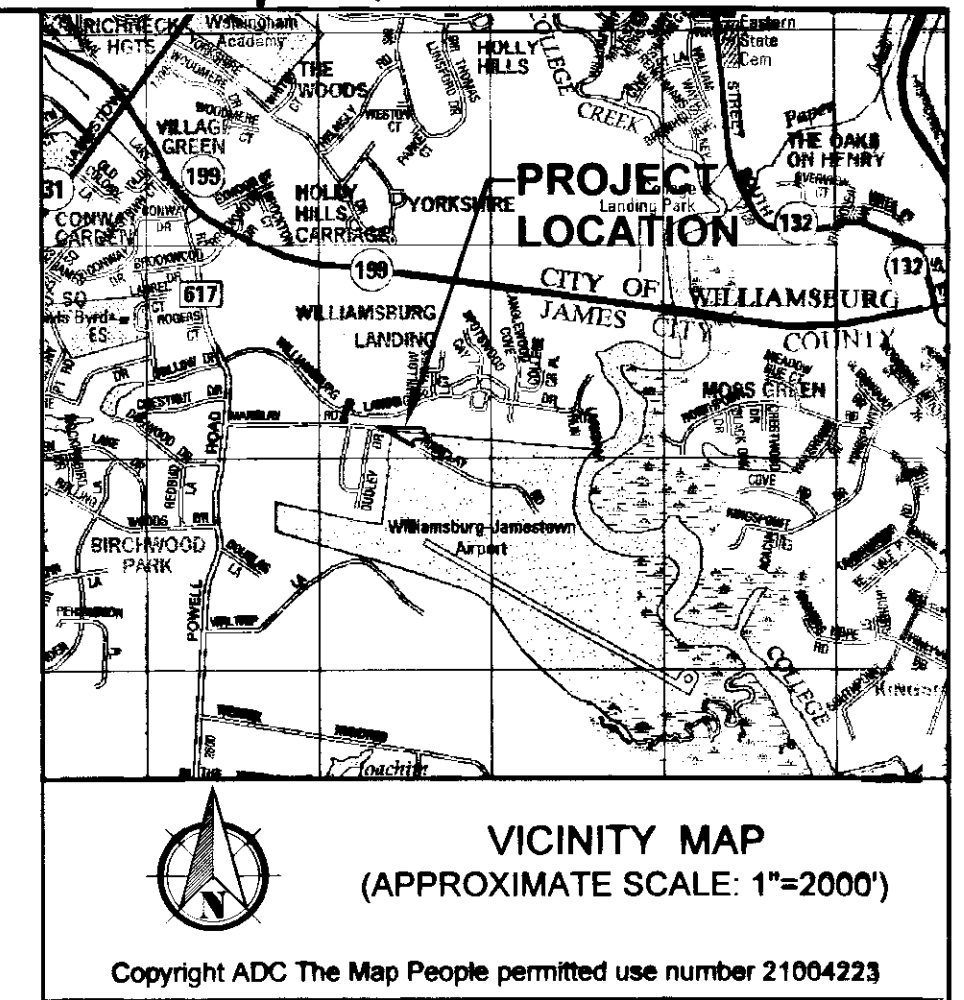
MY COMMISSION EXPIRES 12/31/2014

NOTARY REGISTRATION NUMBER: 183270

NOTARY PUBLIC: Veren M. Geddy II

GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. 2. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP NUMBER 51095C0205C FOR JAMES CITY COUNTY VIRGINIA AND INCORPORATED AREAS (WILLIAMSBURG) DATED SEPTEMBER 28, 2007. 3. THE PROPERTIES TAX PARCEL ID NUMBERS ARE 482010002 AND 482010002. THE ADDRESSES FOR THE PROPERTIES ARE 5700 WILLIAMSBURG LANDING DRIVE AND 20 MARCLAY ROAD RESPECTIVELY. 4. 5700 WILLIAMSBURG LANDING DRIVE IS ZONED R5-MULTIFAMILY RESIDENTIAL. 20 MARCLAY ROAD IS ZONED R8-RURAL RESIDENTIAL. 5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER. 6. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. 7. SETBACK LINES PER THE CURRENT JAMES CITY COUNTY ZONING ORDINANCE ARE: FRONT - 35', SIDE - 15' AND REAR - 35'. 8. UTILITY EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE HEREBY DEDICATED TO JAMES CITY COUNTY SERVICE AUTHORITY (JCSA) FOR THE EXCLUSIVE USE OF JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF APPROXIMATELY PERPENDICULAR (90° TO 120°) UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE. 9. THE PROPERTY AS SHOWN ON THIS SURVEY IS BASED ON A FIELD SURVEY, MONUMENTS FOUND, RECORD DOCUMENTS (INSTRUMENT # 120024607 - PLAT) AND AN UNRECORDED PLAT BY VHB TITLED "TEMPORARY CONSTRUCTION AND PERMANENT DRAINAGE EASEMENT PLAT MARCLAY ROAD REALIGNMENT" DATED JUNE 5, 2014. THE MARCLAY ROAD FUTURE PUBLIC RIGHT OF WAY (UPON COMPLETION OF CONSTRUCTION) AND TEMPORARY VARIABLE WIDTH CONSTRUCTION EASEMENTS ARE SHOWN PER THE AFOREMENTIONED PLAT BY VHB. 10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. 11. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. 12. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORDED PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.



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.

Thomas C. Sublett 8/22/14 DATE THOMAS C. SUBLETT, L.S. #1886

VDOT APPROVAL

N/A DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF APPROVAL

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

Christy D. Stoney 11/12/14 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on November 20, 2014 at 11:48 AM/PM, PG Document # 140019187 BETSY B. WOOLRIDGE, CLERK dmy stoney, Dep. Clerk

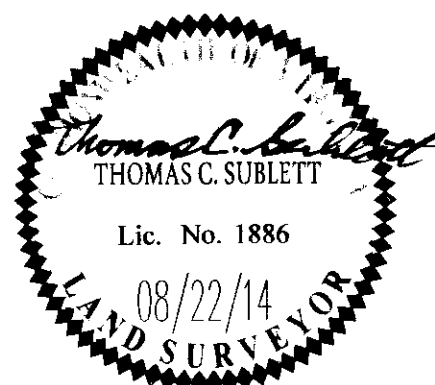
STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 20th DAY OF November 2014

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:48 AM/PM

INSTRUMENT # 140019187 TESTE: dmy stoney DC BETSY B. WOOLRIDGE, CLERK

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

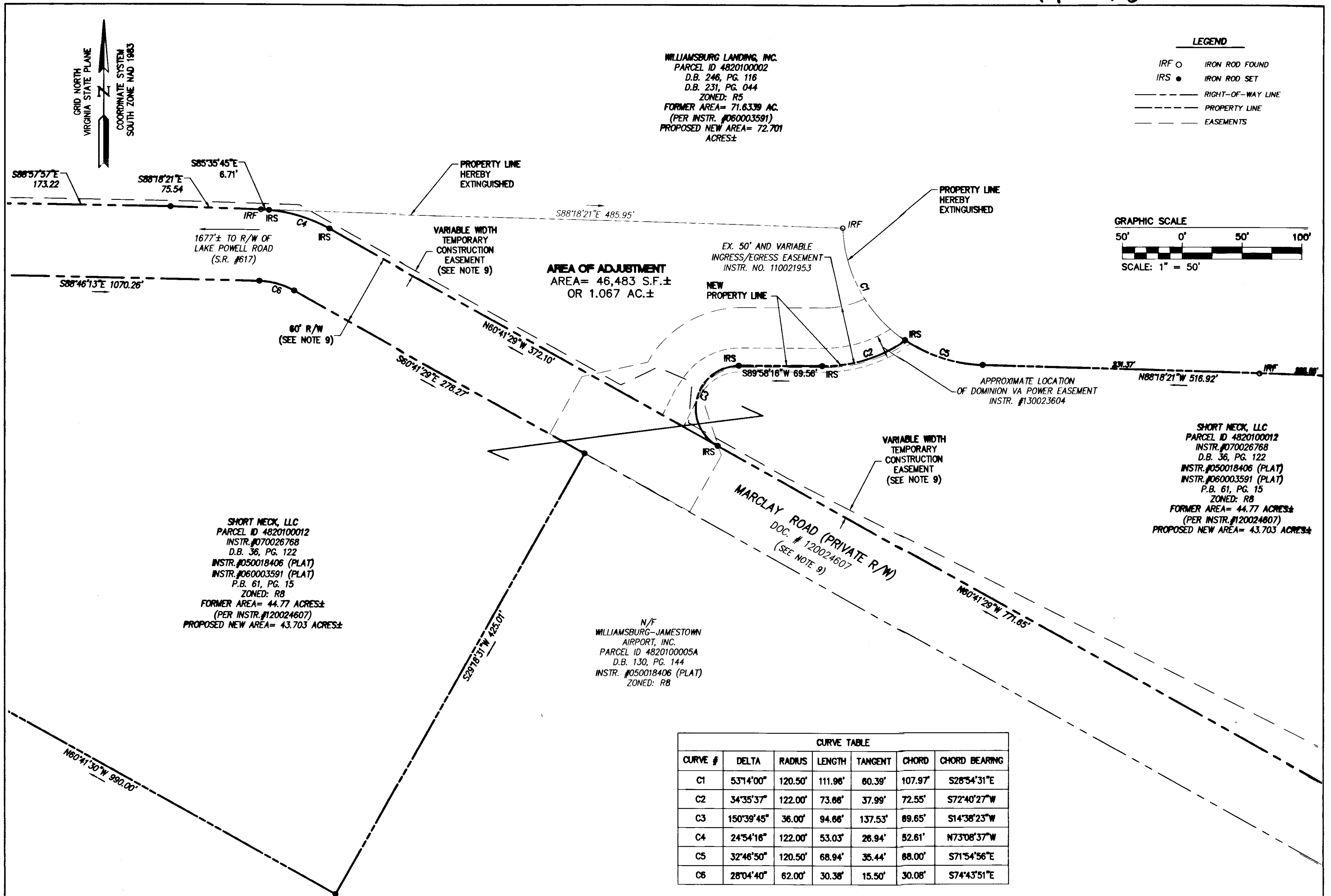


NES CONSULTING ENGINEERS 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OWNED BY WILLIAMSBURG LANDING, INC. AND SHORT NECK, LLC LOCATED AT 20 MARCLAY ROAD JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFB Project Number: 8162-13 Scale: NOTED Date: 08/22/14 Sheet Number: 1 of 2

140019187



WILLIAMSBURG LANDING, INC.
 PARCEL ID 482010002
 D.B. 246, PG. 116
 D.B. 231, PG. 044
 ZONED: R5
 FORMER AREA= 71.6339 AC.
 (PER INSTR. #060003591)
 PROPOSED NEW AREA= 72.701 ACRES±

LEGEND
 IRF ○ IRON ROD FOUND
 IRS ● IRON ROD SET
 --- RIGHT-OF-WAY LINE
 - - - PROPERTY LINE
 - - - EASEMENTS

GRAPHIC SCALE
 50' 0' 50' 100'
 SCALE: 1" = 50'

SHORT NECK, LLC
 PARCEL ID 4820100012
 INSTR. #070026768
 D.B. 36, PG. 122
 INSTR. #050018406 (PLAT)
 INSTR. #060003591 (PLAT)
 P.B. 61, PG. 15
 ZONED: R8
 FORMER AREA= 44.77 ACRES±
 (PER INSTR. #120024607)
 PROPOSED NEW AREA= 43.703 ACRES±

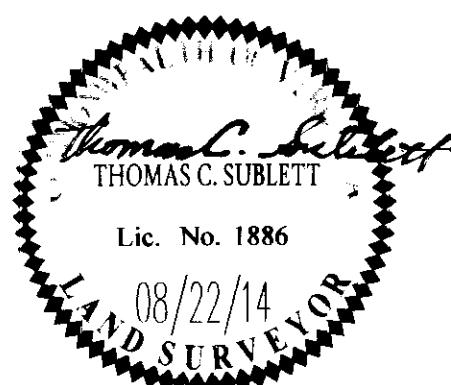
SHORT NECK, LLC
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 INSTR. #070026768
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 INSTR. #050018406 (PLAT)
 INSTR. #060003591 (PLAT)
 P.B. 61, PG. 15
 ZONED: R8
 FORMER AREA= 44.77 ACRES±
 (PER INSTR. #120024607)
 PROPOSED NEW AREA= 43.703 ACRES±

N/F
 WILLIAMSBURG-JAMESTOWN
 AIRPORT, INC.
 PARCEL ID 4820100005A
 D.B. 130, PG. 144
 INSTR. #050018406 (PLAT)
 ZONED: R8

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	53°14'00"	120.50'	111.96'	60.39'	107.97'	S28°54'31"E
C2	34°35'37"	122.00'	73.66'	37.99'	72.55'	S72°40'27"W
C3	150°39'45"	36.00'	94.66'	137.53'	89.65'	S14°38'23"W
C4	24°54'16"	122.00'	53.03'	26.94'	52.61'	N73°08'37"W
C5	32°46'50"	120.50'	68.94'	35.44'	68.00'	S71°54'56"E
C6	28°04'40"	62.00'	30.38'	15.50'	30.08'	S74°43'51"E

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 November 20, 2014
 at 11:48 AM/PM, PG. 1
 Document # 140019187
 BETSY B. WOOLRIDGE, CLERK
 Amy Stewy, Dep. Clerk

Rev.	Date	Description	Revised By



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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OWNED BY
 WILLIAMSBURG LANDING, INC. AND SHORT NECK, LLC
 LOCATED AT 20 MARCLAY ROAD

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFB
 Project Number: #162-13
 Scale: NOTED Date: 08/22/14
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2 of 2