

150002716

CERTIFICATION OF SOURCE OF TITLE

THESE PROPERTIES ARE IN THE NAME OF JAMES CITY COUNTY AND WERE ACQUIRED AS FOLLOWS:
 PARCEL ID# 32401000260 FROM PHILIP RICHARDSON COMPANY INC. BY DEED DATED SEPTEMBER 13, 2012 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #120022765.
 PARCEL ID# 3240100027 FROM KING AND QUEEN CORPORATION BY DEED DATED DECEMBER 28, 1977 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CURCUIT COURT OF JAMED CITY COUNTY, VIRGINIA IN DEED BOOK 181, PAGE 378.

OWNER'S CONSENT AND DEDICATION

FOR:
 JAMES CITY COUNTY

[Signature]
 BRYAN J. HILL
 COUNTY ADMINISTRATOR

12/4/2014
 DATE

CERTIFICATE OF NOTARIZATION:

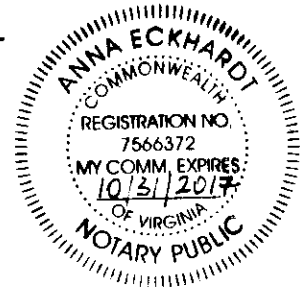
COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF
 I, ANNA ECKHARDT, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 4TH DAY OF DECEMBER, 2014

[Signature]
 ANNA ECKHARDT
 NOTARY PUBLIC

MY COMMISSION EXPIRES 10/31/2014

NOTARY REGISTRATION NUMBER: 7566372



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] 12-2-2014
 THOMAS C. SUBLETT, L.S. #1886 DATE

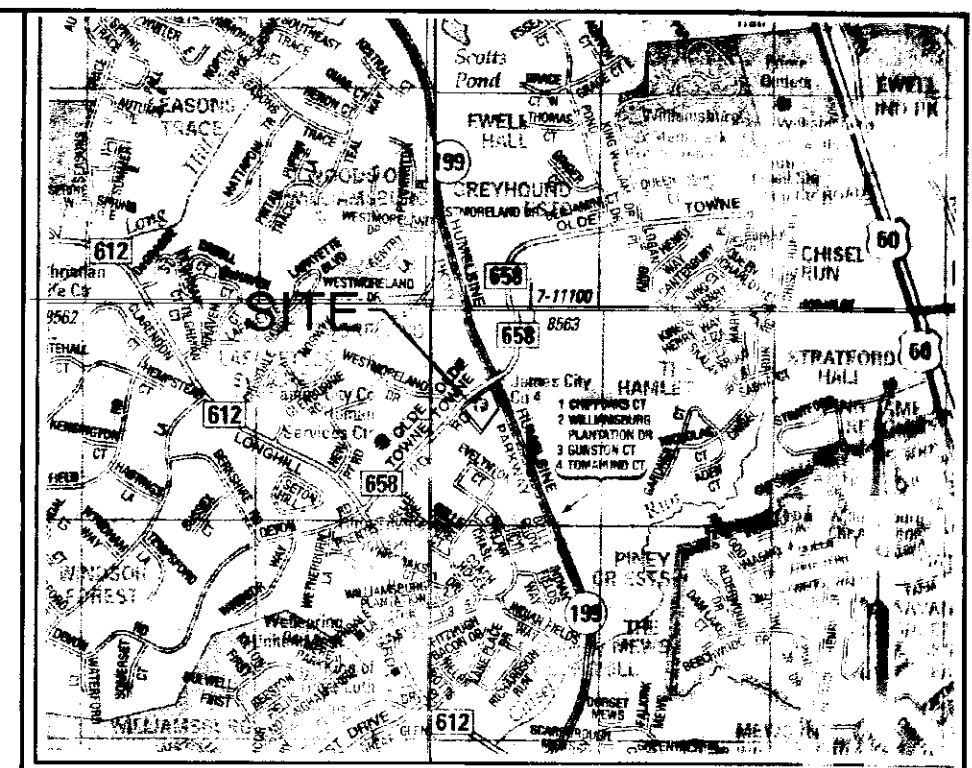
CERTIFICATE OF APPROVAL

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

[Signature] 12/10/14
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 51095C0140C, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- PROPERTY IS ALL OF PARCEL ID#3240100027 AND ALL OF PARCEL ID#3240100026D.
- THE PROPERTY ADDRESS FOR PARCEL ID#3240100027 IS 5312 OLDE TOWNE ROAD, AND 5316 OLDE TOWNE ROAD FOR ID#3240100026D.
- PROPERTY IS CURRENTLY ZONED "PL"—PUBLIC LANDS.
- LOTS TO BE SERVED BY PRIVATE WATER AND SEWER.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THIS PLAT IS BASED ON RECORD DOCUMENTS AND PREVIOUS SURVEYS BY AES AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDE, AND COVENANTS OF RECORD.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENT AS SHOWN ON THE RECORD 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.



VICINITY MAP
 SCALE 1"=2000'

AREA TABULATION

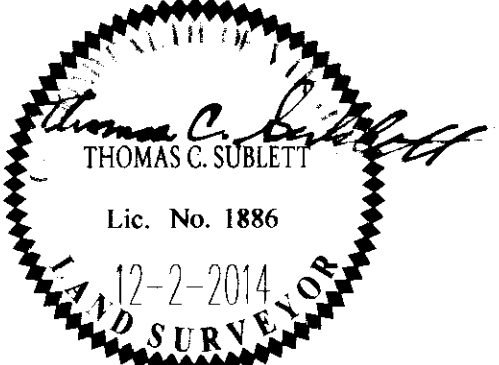
	SQUARE FEET	ACRES
AREA OF FORMER PARCEL ID#3240100027		1.50 AC.±
AREA OF FORMER PARCEL ID#3240100026D		0.68 AC.±
TOTAL AREA OF NEW PARCEL		2.18 AC.±

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 13TH DAY OF February, 2015
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:09 AM/PM
 INSTRUMENT # 150002716

TESTE: *[Signature]*
 BETSY B. WOOLRIDGE, CLERK

2 Large/Small Plat(s) Recorded
 herewith as # 150002716

Rev.	Date	Description	Revised By

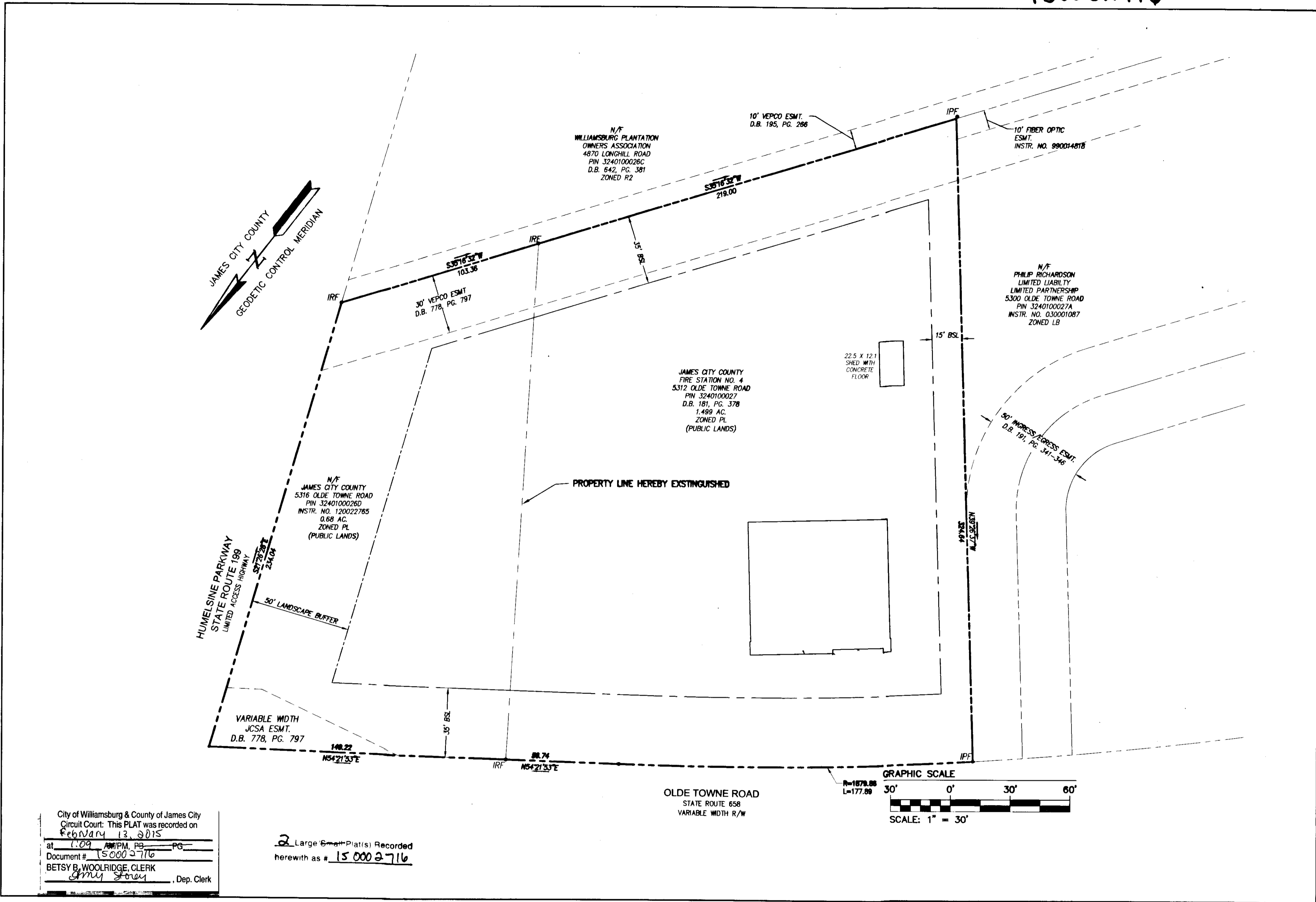


AES
 CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com
 Hampton Roads | Central Virginia | Middle Peninsula

BOUNDARY LINE EXTINGUISHMENT
JAMES CITY COUNTY FIRE STATION #4
 5312 OLDE TOWNE ROAD
 BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: JRK/TCB
 Project Number: W10119-E-10
 Scale: 1"=30' Date: 12-02-2014
 Sheet Number
1 OF 2

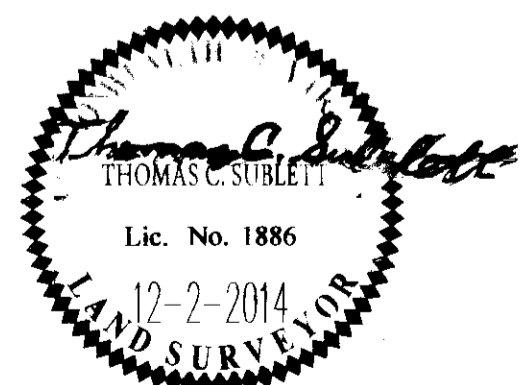
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City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
February 13, 2015
 at 1:09 PM PM PG. ---
 Document # 150002716
BETSY B. WOOLRIDGE, CLERK
Amy Storey, Dep. Clerk

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 herewith as # 150002716

Rev	Date	Description	Revised By



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