

150011475

PROPERTY DESCRIPTION

TAX PARCEL ID 1230100031 (7849 CHURCH LANE)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED IN THE STONEHOUSE DISTRICT OF THE COUNTY OF JAMES CITY VIRGINIA, KNOWN AS 7849 CHURCH LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE FOUND IN CONCRETE, SAID IRON PIPE FOUND BEING A CORNER TO THIS PARCEL AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF MOUNT VERNON METHODIST CHURCH AND PARSONAGE LYING ON THE WESTERLY RIGHT OF WAY OF CHURCH LANE; THENCE LEAVING THE RIGHT OF WAY OF CHURCH LANE AND ALONG THE LINE OF MOUNT VERNON METHODIST CHURCH AND PARSONAGE N71°45'18"W, A DISTANCE OF 86.81' TO AN IRON PIPE FOUND IN CONCRETE; THENCE S21°35'46"W, A DISTANCE OF 220.11' TO AN IRON ROD FOUND IN CONCRETE; THENCE S65°11'14"W, A DISTANCE OF 153.84' TO AN IRON ROD FOUND IN CONCRETE; THENCE S22°42'34"W, A DISTANCE OF 293.18' TO AN IRON ROD FOUND IN CONCRETE BEING A CORNER TO THIS PARCEL, MOUNT VERNON METHODIST CHURCH AND PARSONAGE AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF DIANE H. AND EDMOND C. CRAFTORD; THENCE LEAVING THE LINE OF MOUNT VERNON METHODIST CHURCH AND PARSONAGE N62°00'00"W, A DISTANCE OF 125.78' TO AN IRON PIPE FOUND BEING A CORNER TO THIS PARCEL, DIANE H. AND EDMOND C. CRAFTORD AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF MARGARET B. PRICE AND PHILIP J. BROWN; THENCE LEAVING THE LINE OF MARGARET B. PRICE AND PHILIP J. BROWN N20°02'16"E, A DISTANCE OF 645.68' TO A POINT BEING A CORNER TO THIS PARCEL, MARGARET B. PRICE AND PHILIP J. BROWN AND OTHER LANDS OF JAMES CITY COUNTY (FIRE STATION PARCEL); THENCE LEAVING THE LINE OF MARGARET B. PRICE AND PHILIP J. BROWN AND ALONG THE LINE OF THE FIRE STATION PARCEL S71°27'20"E, A DISTANCE OF 338.67' TO AN IRON ROD SET BEING A CORNER TO THIS PARCEL AND OTHER LANDS STANDING IN THE NAME OF JAMES CITY COUNTY FORMERLY KNOWN AS TAX PARCEL (12-4) (01-0-0061) AND LYING ON THE WESTERLY RIGHT OF WAY OF CHURCH LANE; THENCE LEAVING THE LINE OF FORMER TAX PARCEL (12-4) (01-0-0061) AND ALONG THE RIGHT OF WAY OF CHURCH LANE S18°14'42"W, A DISTANCE OF 47.85' TO AN IRON PIPE FOUND IN CONCRETE BEING THE POINT OF BEGINNING CONTAINING 128,923 SQUARE FEET OR 2.960 ACRES, MORE OR LESS.

N/F
JAMES CITY COUNTY
EOC BUILDING AND FIRE STATION
3135 FORGE ROAD
PARCEL ID 1230100027
DEED BOOK 87, PAGE 4
INSTRUMENT NO. 140010923 (PLAT)
ZONE: PUBLIC LANDS

PROPERTY LINE PER
D.B. 209, PG 686 AND
INSTRUMENT NO. 140010923

N/F BOXWOOD
PROPERTIES, LLC
7961 RICHMOND ROAD
PARCEL ID 1240200034
INSTRUMENT NO.
#070020621
ZONE: B1

N/F
JAMES CITY COUNTY
(NO ADDRESS)
PARCEL ID 1240100061
INSTR. #140007756
ZONE: R2

PROPERTY LINE PER
D.B. 87, PG 4
AND INSTRUMENT NO.
140010923

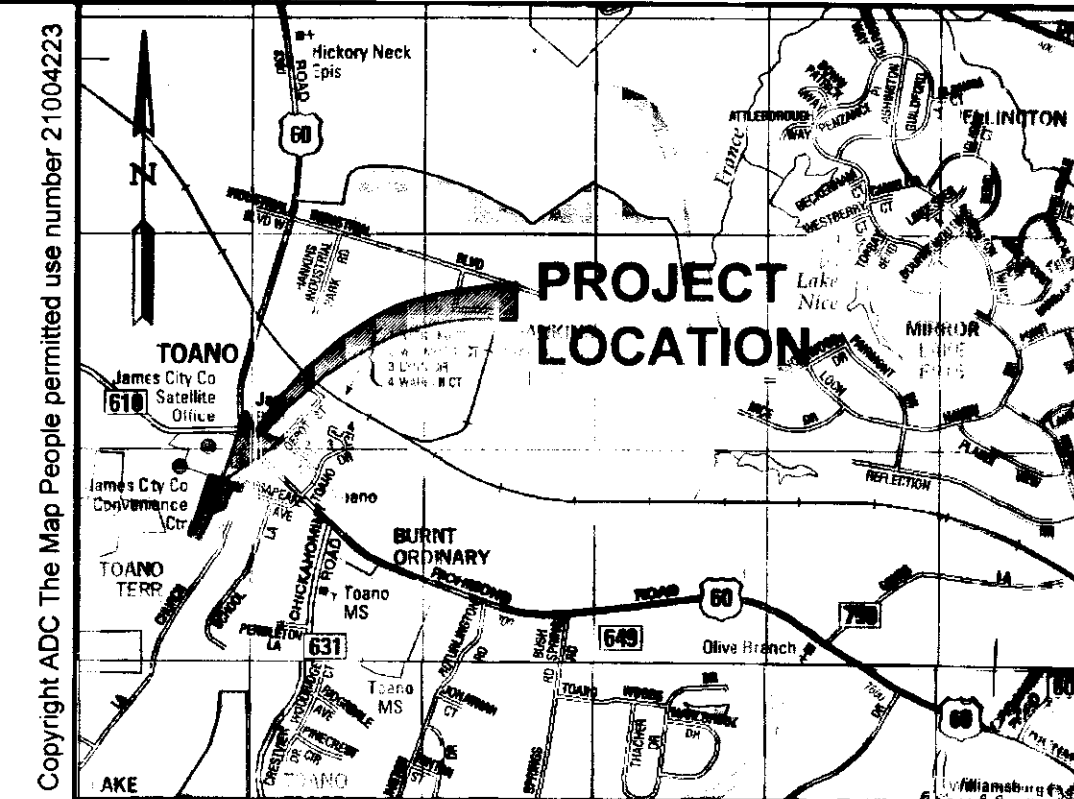
JAMES CITY COUNTY
PARCEL ID 1230100031
7849 CHURCH LANE
INSTRUMENT NO. 130015592
ZONE: A1
AREA= 128,923 S.F.± OR
2.960 AC±
(3.03 AC. PER COUNTY
TAX RECORDS AND
INSTRUMENT NO.
140010923)

N/F
MARGARET B. PRICE
AND PHILIP J. BROWN
3121 FORGE ROAD
PARCEL ID 1230100030
INSTR. #130020235
P.B. 65, PG. 1
ZONE: A1

N/F
DIANE H. AND EDMOND C. CRAFTORD
7727 CHURCH LANE
PARCEL ID 1230100033A
INSTRUMENT NO. 970012884 (PLAT)
ZONE: A1

N/F
MOUNT VERNON METHODIST
CHURCH AND PARSONAGE
7801 CHURCH LANE
PARCEL ID 1230100032
D.B. 4, PG. 666
ZONE: A1

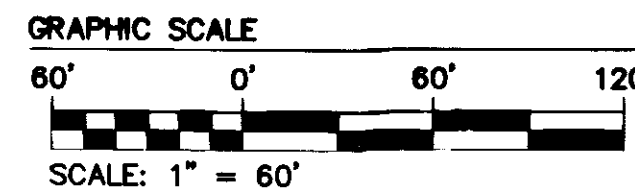
Large Small Plat(s) Recorded
herewith as # 150011475



VICINITY MAP SCALE: 1" = 2000'

GENERAL NOTES:

1. PROPERTY LINES AS SHOWN WERE TAKEN FROM FOUND GROUND EVIDENCE, RECORD AND OTHER AVAILABLE INFORMATION. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
2. PROPERTY OWNER: JAMES CITY COUNTY PER INSTRUMENT NO. 130015592.
3. PROPERTY ADDRESS: 7849 CHURCH LANE
4. PROPERTY PARCEL ID: PROPERTY IS ALL OF TAX PARCEL 1230100031.
5. IMPROVEMENTS EXIST ON THE PROPERTY BUT ARE NOT SHOWN ON THIS SURVEY.
6. PROPERTY SHOWN IS ZONED A-1 (GENERAL AGRICULTURAL DISTRICT). STRUCTURES, EXCEPT THOSE ASSOCIATED WITH INTENSIVE AGRICULTURAL USES, SHALL BE LOCATED A MINIMUM OF 50 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH. IF THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET IN WIDTH, STRUCTURES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM THE CENTERLINE OF THE STREET.
SIDE SETBACK = 15'
REAR SETBACK = 35'
7. THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON MAP NUMBER 51095C-0045C, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.



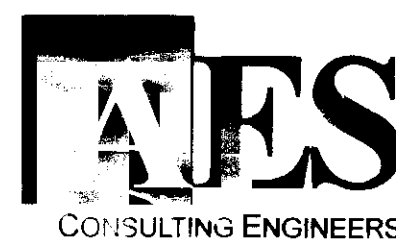
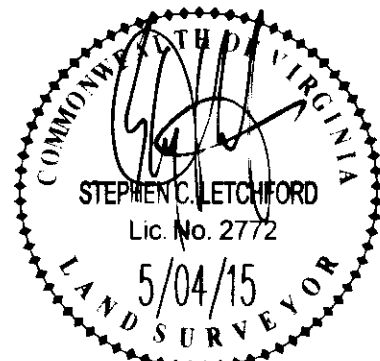
LEGEND

- BSL BUILDING SETBACK LINE PER ZONING
- IPF ○ IRON PIPE FOUND
- IRS ● IRON ROD SET
- POB POINT OF BEGINNING
- RIGHT-OF-WAY LINE
- PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- CENTERLINE PAVEMENT

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10th DAY OF JUNE, 2015.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:48 AM/PM
INSTRUMENT # 150011475

TESTE: *Betsy B. Woolridge*
BETSY B. WOOLRIDGE, CLERK

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on June 10, 2015 at 1:48 AM/PM, PB PG Document # 150011475 BETSY B. WOOLRIDGE, CLERK <i>Betsy B. Woolridge</i> Dep. Clerk
Rev. Date Description Revised By



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PLAT OF SURVEY
2.960 ACRES± OWNED BY JAMES CITY COUNTY
7849 CHURCH LANE
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: SCLJ/FB
Project Number: W10119828
Scale: 1"=60'
Date: 5/04/15
Sheet Number: 1 OF 1