

150014823

CERTIFICATION OF SOURCE OF TITLE: 3051 IRONBOUND ROAD

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY IRONBOUND PARTNERS A VIRGINIA GENERAL PARTNERSHIP TO JOSEPH LITTERER, STEVEN JOHNSON AND BEVERLY BALDWIN AS TRUSTEES OF WILLIAMSBURG UNIVERSALISTS, A VIRGINIA RELIGIOUS ASSOCIATION BY DEED DATED AUGUST 26, 1993 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 638, PAGE 640.

CERTIFICATION OF SOURCE OF TITLE: 3041 IRONBOUND ROAD

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DOROTHY M. PARKER, WIDOW TO BEVERLY BALDWIN, STEVEN JOHNSON AND DOUGLAS SHIPMAN AS TRUSTEES OF WILLIAMSBURG UNITARIAN UNIVERSALISTS BY DEED DATED NOVEMBER 25, 1996 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 820, PAGE 38.

OWNER'S CONSENT AND DEDICATION

THE LOT LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT KNOWN AS "PLAT SHOWING LOT LINE EXTINGUISHMENT 3051 AND 3041 IRONBOUND ROAD OWNED BY TRUSTEES OF WILLIAMSBURG UNITARIAN UNIVERSALISTS" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES.

TRUSTEES OF WILLIAMSBURG UNITARIAN UNIVERSALISTS

Handwritten signatures and dates for Leroy Snyder, Ellen Graham, and Peter Mellette as trustees.

CERTIFICATE OF NOTARIZATION: (FOR ROY SNYDER - TRUSTEE)

Notary public statement for Roy Snyder, signed by Lori W. Nice.

GIVEN UNDER MY NAME THIS 26th DAY OF June 2015.

MY COMMISSION EXPIRES December 31, 2015

NOTARY REGISTRATION NUMBER: 7511800

NOTARY PUBLIC: Lori W. Nice



CERTIFICATE OF NOTARIZATION: (ELLEN GRAHAM - TRUSTEE)

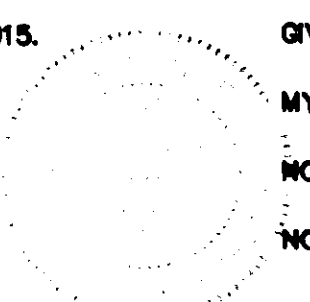
Notary public statement for Ellen Graham, signed by Lori W. Nice.

GIVEN UNDER MY NAME THIS 26th DAY OF June 2015.

MY COMMISSION EXPIRES December 31, 2015

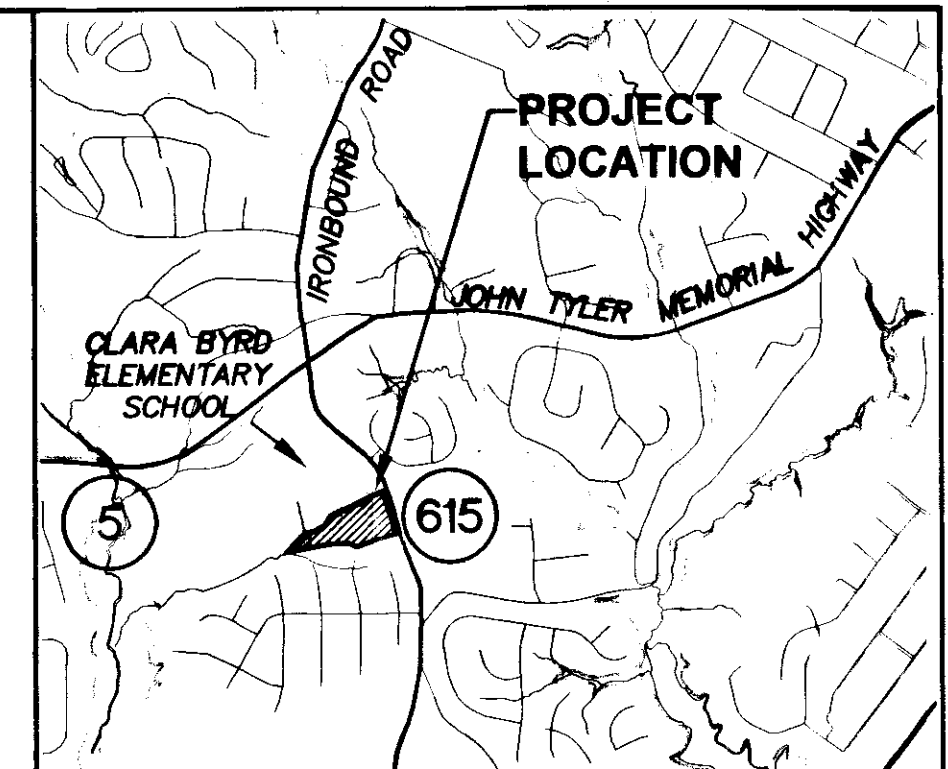
NOTARY REGISTRATION NUMBER: 7511800

NOTARY PUBLIC: Lori W. Nice



GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROPERTY IS IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAP NUMBERS 51095C0185C, DATED 09/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
3. THE PROPERTIES TAX PARCEL ID NUMBERS ARE 4710100065A AND 4710100066. THE ADDRESSES FOR THE PROPERTIES ARE 3051 IRONBOUND ROAD AND 3041 IRONBOUND ROAD RESPECTIVELY.
4. THE PROPERTIES ARE ZONED R8-RURAL RESIDENTIAL AND ARE SUBJECT TO CONDITIONS ASSOCIATED WITH SUP-0017-2014.
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. THE PROPERTY AS SHOWN ON THIS SURVEY IS BASED ON A FIELD SURVEY, MONUMENTS FOUND AND RECORD DOCUMENTS.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
11. 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 THEREFORE, 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.
12. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY 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 (60' 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.
13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
14. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. THIS BOUNDARY LINE EXTINGUISHMENT REFERENCES JCC CASE NO. S-0014-2015.



VICINITY MAP (APPROXIMATE SCALE: 1"=2000') Copyright ADC The Map People permitted use number 21004223

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 of Stephen C. Letcford, L.S. #2772, dated 1/27/15.

CERTIFICATE OF APPROVAL

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

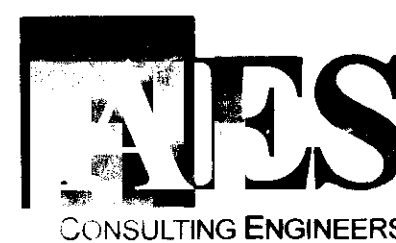
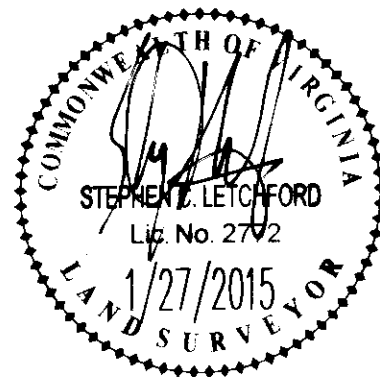
Signature of Elizabeth O'Conner, dated 7-9-15, as Subdivision Agent of the County of James City.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 29 DAY OF July 2015

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:35 AM/PM

2 Large/Small Plat(s) Recorded INSTRUMENT # 150014823 herewith as # 150014823 TESTE: Elizabeth O'Conner Betsy B. Woolridge, Clerk

Table with 4 columns: Rev, Date, Description, Revised By. Contains two entries for revisions on 8/24/15 and 8/09/15.



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

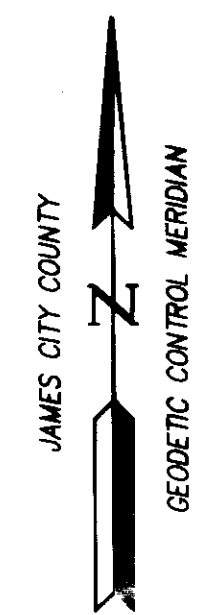
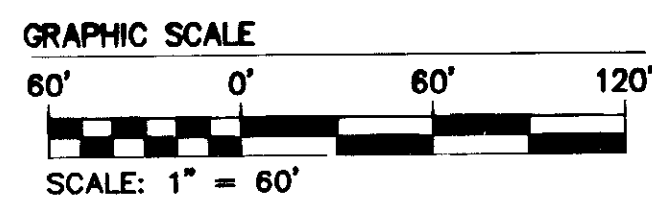
PLAT SHOWING LOT LINE EXTINGUISHMENT 3051 AND 3041 IRONBOUND ROAD OWNED BY TRUSTEES OF WILLIAMSBURG UNITARIAN UNIVERSALISTS

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

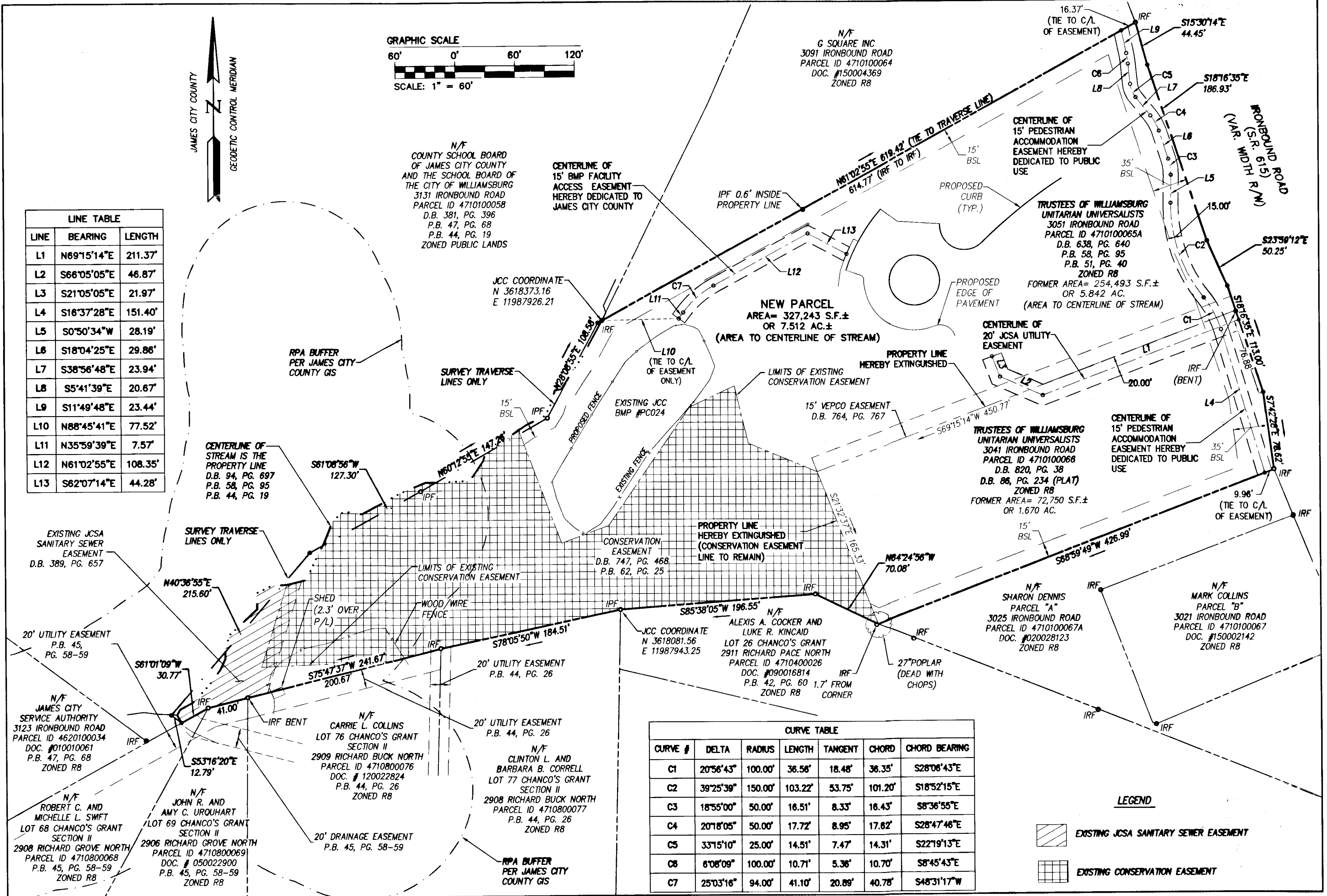
Project Contacts: SCL/JFB Project Number: W10324 Scale: 1"=60' Date: 1/27/15 Sheet Number

1 of 2

150014823



LINE	BEARING	LENGTH
L1	N69°15'14"E	211.37'
L2	S66°05'05"E	46.87'
L3	S21°05'05"E	21.97'
L4	S16°37'28"E	151.40'
L5	S0°50'34"W	28.19'
L6	S18°04'25"E	29.86'
L7	S38°56'48"E	23.94'
L8	S5°41'39"E	20.67'
L9	S11°49'48"E	23.44'
L10	N88°45'41"E	77.52'
L11	N35°59'39"E	7.57'
L12	N61°02'55"E	108.35'
L13	S62°07'14"E	44.28'



CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	20°56'43"	100.00'	36.56'	18.48'	36.35'	S28°06'43"E
C2	39°25'39"	150.00'	103.22'	53.75'	101.20'	S18°52'15"E
C3	18°55'00"	50.00'	16.51'	8.33'	16.43'	S8°36'55"E
C4	20°18'05"	50.00'	17.72'	8.95'	17.62'	S28°47'46"E
C5	33°15'10"	25.00'	14.51'	7.47'	14.31'	S22°19'13"E
C6	6°06'09"	100.00'	10.71'	5.36'	10.70'	S8°45'43"E
C7	25°03'16"	94.00'	41.10'	20.89'	40.78'	S48°31'17"W

**LEGEND**

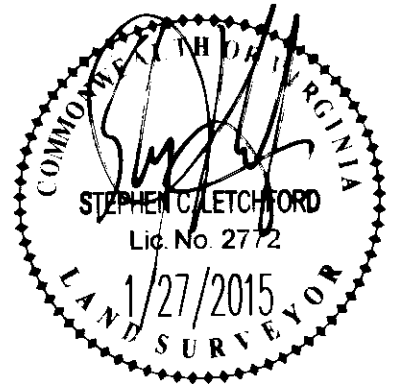
EXISTING JCSA SANITARY SEWER EASEMENT

EXISTING CONSERVATION EASEMENT

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on July 29, 2015  
 at 8:35 AM PM, PG. 1  
 Document # 150014823  
 BETSY B. WOOLRIDGE, CLERK  
Ed Conner, Dep. Clerk

2 Large Plat(s) Recorded  
 herewith as # 150014823

Rev.	Date	Description	Revised By



**NES**  
 CONSULTING ENGINEERS  
 Hampton Roads | Central Virginia | Middle Peninsula  
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 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.nesva.com

PLAT SHOWING LOT LINE EXTINGUISHMENT  
**3051 AND 3041 IRONBOUND ROAD**  
 OWNED BY TRUSTEES OF  
**WILLIAMSBURG UNITARIAN UNIVERSALISTS**  
 BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA

Project Contacts: SCLJ/JS  
 Project Number: W10324  
 Scale: 1"=60'      Date: 1/27/16  
 Sheet Number  
**2 OF 2**