

160002058

**CERTIFICATION OF SOURCE OF TITLE (PARSONAGE)**

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY O. B. DRYDEN AND SALLIE A. DRYDEN TO OUR SAVIOUR'S EVANGELICAL LUTHERAN CHURCH, OF NORGE, VIRGINIA BY DEED DATED DECEMBER 2, 1957 AND RECORDED IN DEED BOOK 102, PAGE 15 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**CERTIFICATION OF SOURCE OF TITLE (TRACT 1 AND TRACT 2)**

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY O. B. DRYDEN AND SALLIE A. DRYDEN TO OUR SAVIOUR'S EVANGELICAL LUTHERAN CHURCH, OF NORGE, VIRGINIA BY DEED DATED JANUARY 19, 1951 AND RECORDED IN DEED BOOK 102, PAGE 11 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**CERTIFICATION OF SOURCE OF TITLE (CHURCH LOT AND CEMETARY LOT)**

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ALFRED BENSON, B. I. JENSON AND H. J. KINDE, TRUSTEES OF ZION SCANDANAVIAN EVANGELICAL LUTHERAN CHURCH TO ALFRED BENSON, T. E. FENNE, G. T. HOVE, P. O. JACOBSON AND W. C. JENSON, TRUSTEES OF OUR SAVIOUR'S EVANGELICAL LUTHERAN CHURCH, OF NORGE, VIRGINIA BY DEED DATED OCTOBER 11, 1932 AND RECORDED IN DEED BOOK 27, PAGE 19 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**OWNER'S CERTIFICATION**

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

12/29/15 DATE Ellen Picard SIGNATURE  
 ELLEN PICARD NAME PRINTED (TITLE)

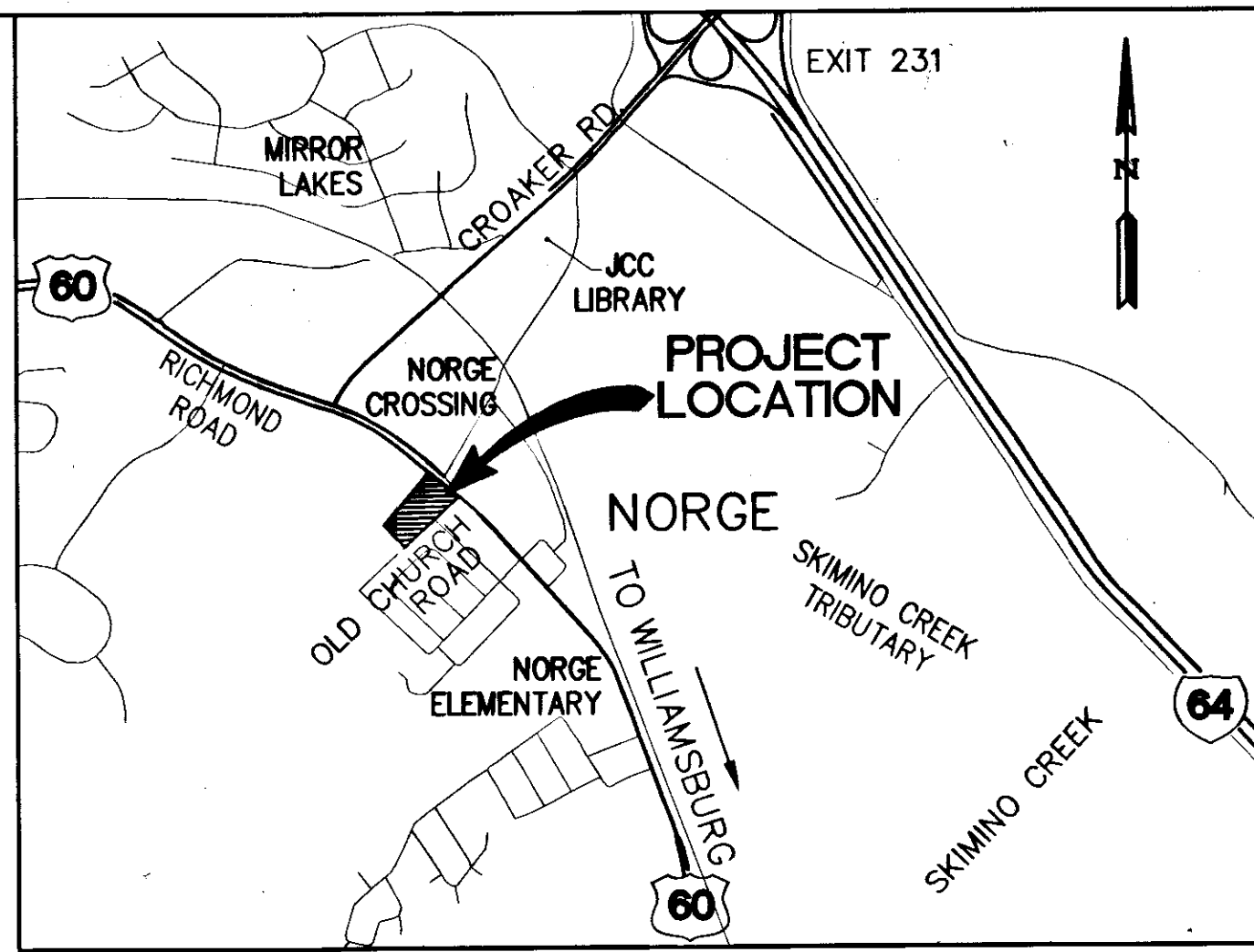
**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF James City

I, Tanicee K. Petty A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

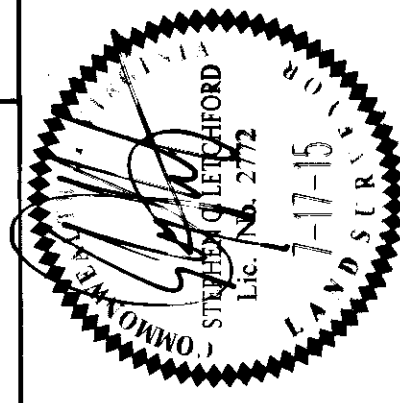
GIVEN UNTO MY HAND THIS 29 DAY OF December, 2015  
Tanicee K. Petty NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 1/31/18  
 NOTARY REGISTRATION NUMBER: 209689



VICINITY MAP  
 SCALE 1"=2000'

Revised	Date	Description
1	11/19/15	REVISION FOR PUBLIC REVIEW
2	12/29/15	REVISION FOR COUNTY COMMENTS
3	1/17/16	REVISION FOR COUNTY COMMENTS



**GENERAL NOTES:**

- PROPERTY IS ZONED R2 (GENERAL RESIDENTIAL)
- PROPERTY IS PARCEL ID 2320100064; ADDRESS: 7479 RICHMOND ROAD
- YARD REGULATIONS  
 FRONT: 25 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH. WHERE THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET IN WIDTH, STRUCTURES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM THE CENTERLINE OF THE STREET.  
 SIDE: 10 FEET FOR MAIN STRUCTURE; 5' FOR 1-STORY ACCESSORY STRUCTURES  
 REAR: 35 FEET FOR MAIN STRUCTURE; 5' FOR 1-STORY ACCESSORY STRUCTURES
- THIS SITE SHALL BE SERVED BY PRIVATE SEWER AND THE PUBLIC WATER SYSTEM OF THE JAMES CITY SERVICE AUTHORITY.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER MAP NUMBER 5109SC0110C PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: SEPTEMBER 28, 2007.
- 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 THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS 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.
- THIS PLAT IS BASED ON RECORD INFORMATION AND FOUND GROUND EVIDENCE AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.

2 Large/Small Plat(s) Recorded  
 herewith as # 160002058

**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.

Stephen C. Letchford DATE 7/17/15  
 STEPHEN C. LETCHFORD, L.S. #2772

**CERTIFICATE OF APPROVAL**

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

1/20/16 DATE [Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION  
1/19/16 DATE [Signature] VIRGINIA DEPARTMENT OF HEALTH  
1/28/16 DATE [Signature] SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 8 DAY OF February, 2016  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:45 AM/PM  
 INSTRUMENT # 160002058  
 TESTE: Monica A. Foley, Dep. Clerk  
 MONA A. FOLEY, CLERK

5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23108  
 Phone: (757) 253-0040  
 Fax: (757) 220-8884  
 www.zeve.com

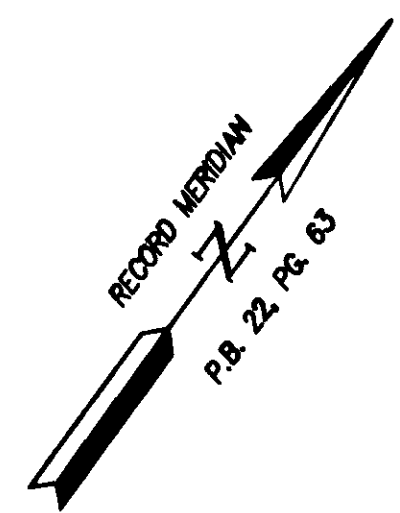
**ZEVE**  
 CONSULTING ENGINEERS  
 Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT BEING LOT A PROPERTY OF OUR SAVIOUR'S EVANGELICAL LUTHERAN CHURCH STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: SCL/JFS  
 Project Number: W10374  
 Scale: 1"=40' Date: 7/17/2015  
 Sheet Number: 1 OF 2

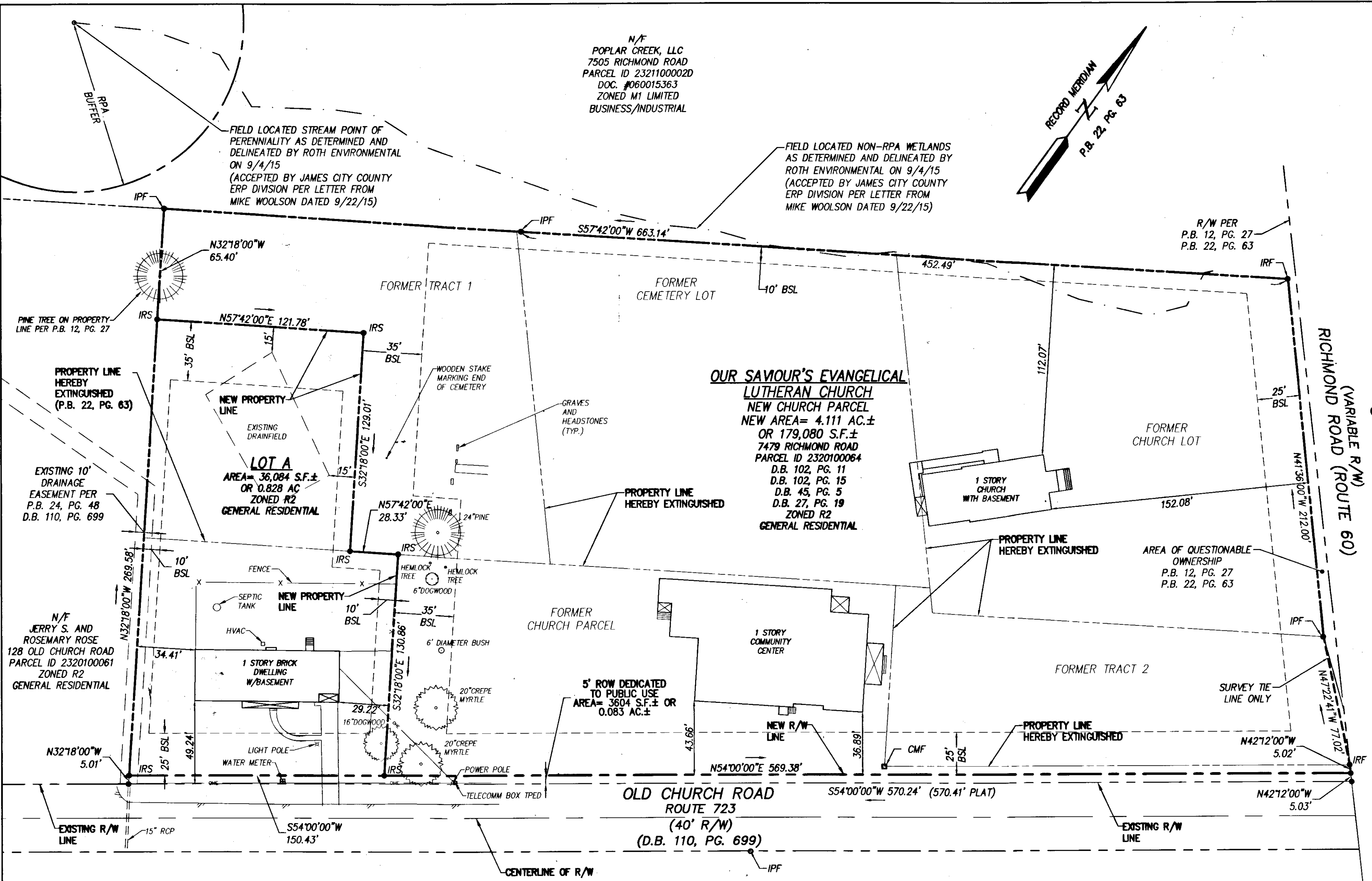
160002058

N/F  
 POPLAR CREEK, LLC  
 7505 RICHMOND ROAD  
 PARCEL ID 2321100002D  
 DOC. #060015363  
 ZONED M1 LIMITED  
 BUSINESS/INDUSTRIAL

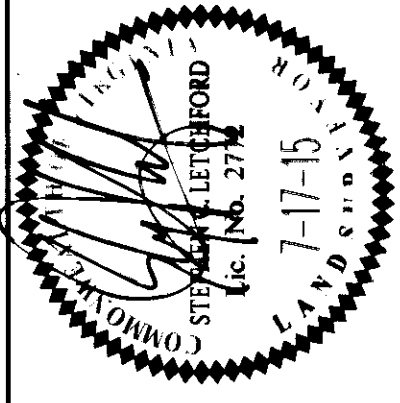


FIELD LOCATED STREAM POINT OF PERENNIALITY AS DETERMINED AND DELINEATED BY ROTH ENVIRONMENTAL ON 9/4/15 (ACCEPTED BY JAMES CITY COUNTY ERP DIVISION PER LETTER FROM MIKE WOOLSON DATED 9/22/15)

FIELD LOCATED NON-RPA WETLANDS AS DETERMINED AND DELINEATED BY ROTH ENVIRONMENTAL ON 9/4/15 (ACCEPTED BY JAMES CITY COUNTY ERP DIVISION PER LETTER FROM MIKE WOOLSON DATED 9/22/15)



Rev	Date	Description
1		REVISED FOR COUNTY COMMENTS
2		REVISED TO SHOW WETLANDS, RPA, CHURCH AND CEMETERY GENERAL LOCATION
3	11/18/15	REVISED NOTE FOR PUBLIC ROW
4	8/19/15	REVISED TO SHOW WETLANDS, RPA, CHURCH AND CEMETERY GENERAL LOCATION
5	8/19/15	REVISED FOR COUNTY COMMENTS



5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23108  
 Phone: (757) 253-0040  
 Fax: (757) 220-8884  
 www.aesve.com

**AES**  
 CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT BEING LOT A PROPERTY OF OUR SAVOUR'S EVANGELICAL LUTHERAN CHURCH

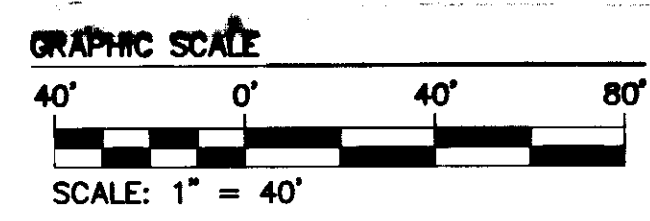
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

AREA TABULATION	OLD AREA		NEW AREA	
	S.F.±	AC.±	S.F.±	AC.±
LOT A	0.00	0.000	36,084	0.828
TRACT 1	43,560	1.000	0.00	0.00
CHURCH PARCEL (AREA TO TIE LINE)	60,995	1.400	179,080	4.111
CEMETARY LOT	43,548	1.000	0.00	0.00
CHURCH LOT	48,328	1.109	0.00	0.00
TRACT 2	22,337	0.513	0.00	0.00
R/W DEDICATED TO PUBLIC USE	0.00	0.000	3,604	0.083
<b>TOTAL AREA SUBDIVDED</b>	<b>218,768</b>	<b>5.022</b>	<b>218,768</b>	<b>5.022</b>

- REFERENCES**
- P.B. 12, PG. 27
  - D.B. 102, PG. 15 REFERENCES PLAT TITLED "PROPERTY PLAT OUR SAVOUR'S EVANGELICAL LUTHERAN CHURCH DATED NOVEMBER 1957, BY WETHERILL D. THOMAS"
  - P.B. 22, PG. 63
  - P.B. 11, PG. 45
  - P.B. 24, PG. 48

2 Large/Small Plat(s) Recorded herewith as #160002058

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 8-8-2016 at 8:45 AM/PM, PB -- PG -- Document # 160002058 MONA A. FOLEY, CLERK



Project Contacts:	SCL/JFS
Project Number:	W10374
Scale:	1"=40'
Date:	7/17/2015
Sheet Number:	2 OF 2