

1700 20828

CERTIFICATION OF SOURCE OF TITLE

PARCEL A - JAMES CITY COUNTY TAX PARCEL #3842300001

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL A, WAS CONVEYED BY TRIMAX, L.L.C. TO COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C., BY DEED DATED AUGUST 3, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON AUGUST 21, 2000 AS INSTRUMENT NO. 000015796.

OWNER'S CERTIFICATE

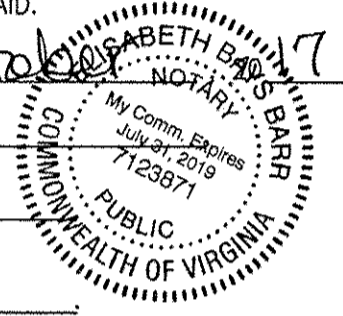
THE BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL A, PARCEL B & PARCEL D AND THE PRIVATE DRAINAGE EASEMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
By: Courthouse Green of Williamsburg, Inc., its Manager
BY: [Signature] 10/17/2017
James L Levin, President
DATE
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City County
TO-WIT: Elizabeth Bays Barr
I, Elizabeth Bays Barr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF October 2017
MY COMMISSION EXPIRES 7/31/2019
Elizabeth Bays Barr
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7123871



CERTIFICATION OF SOURCE OF TITLE

PARCEL C - JAMES CITY COUNTY TAX PARCEL #3842300003

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL C, WAS CONVEYED BY COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C. TO BUILDING C, LLC, BY DEED DATED NOVEMBER 16, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON NOVEMBER 22, 2004 AS INSTRUMENT NO. 040029483.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL A & PARCEL C AND THE PRIVATE DRAINAGE EASEMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

BUILDING C, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
By: Courthouse Green of Williamsburg, Inc., its Manager
BY: [Signature] 10/17/2017
James L Levin, President
DATE
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City County
TO-WIT: Elizabeth Bays Barr
I, Elizabeth Bays Barr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF October 2017
MY COMMISSION EXPIRES 7/31/2019
Elizabeth Bays Barr
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7123871



CERTIFICATION OF SOURCE OF TITLE

PARCEL B - JAMES CITY COUNTY TAX PARCEL #3842300002

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL B, WAS CONVEYED BY COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C. TO COURT SUPPORT OFFICE, LLC, BY DEED DATED FEBRUARY 27, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON MARCH 13, 2002 AS INSTRUMENT NO. 020006685.

OWNER'S CERTIFICATE

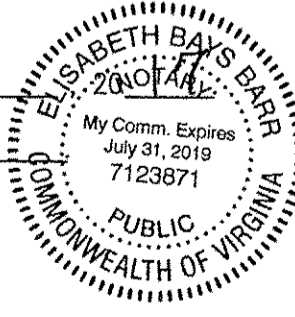
THE BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL A & PARCEL B AND THE PRIVATE DRAINAGE EASEMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

COURT SUPPORT OFFICE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
By: Courthouse Green of Williamsburg, Inc., its Manager
BY: [Signature] 10/17/2017
James L Levin, President
DATE
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City County
TO-WIT: Elizabeth Bays Barr
I, Elizabeth Bays Barr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF October 2017
MY COMMISSION EXPIRES 7/31/2019
Elizabeth Bays Barr
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7123871



CERTIFICATION OF SOURCE OF TITLE

PARCEL D - JAMES CITY COUNTY TAX PARCEL #3842300004

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL D, WAS CONVEYED BY COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C. TO MEDICAL BUILDING OF COURTHOUSE GREEN WILLIAMSBURG, LLC, BY DEED DATED JULY 7, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON JULY 8, 2004 AS INSTRUMENT NO. 040017133.

OWNER'S CERTIFICATE

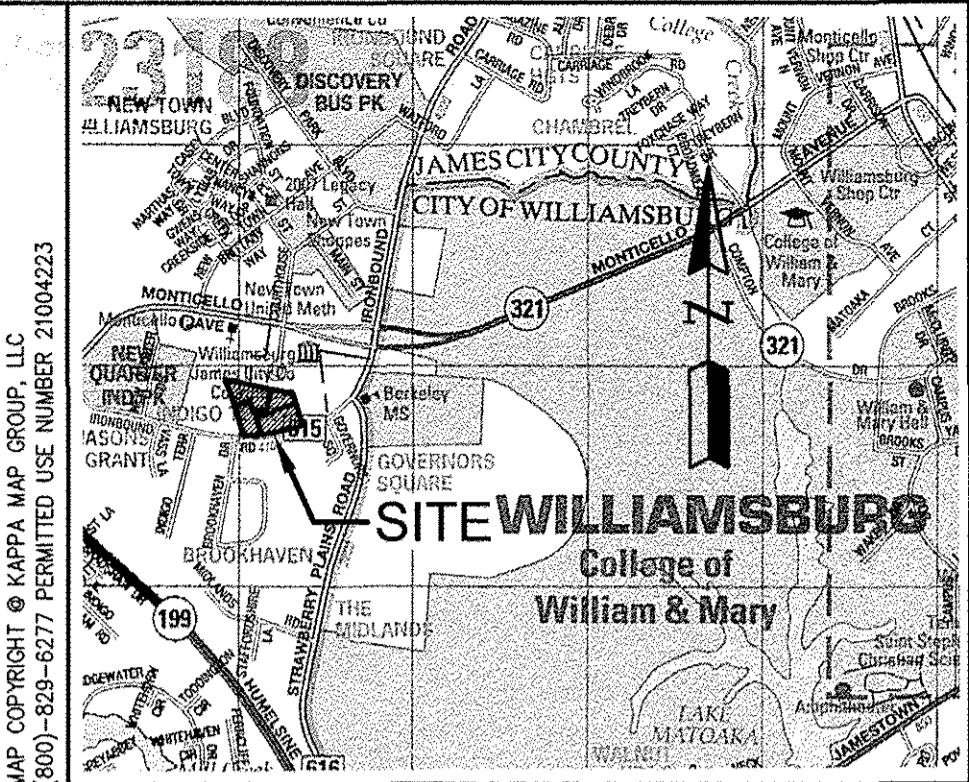
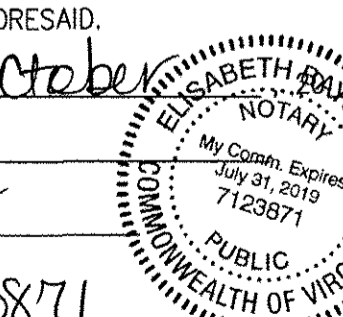
THE BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL A & PARCEL D AND THE PRIVATE DRAINAGE EASEMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

MEDICAL BUILDING OF COURTHOUSE GREEN WILLIAMSBURG, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
By: Courthouse Green of Williamsburg, Inc., its Manager
BY: [Signature] 10/17/2017
James L Levin, President
DATE
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City County
TO-WIT: Elizabeth Bays Barr
I, Elizabeth Bays Barr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF October 2017
MY COMMISSION EXPIRES 7/31/2019
Elizabeth Bays Barr
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7123871



VICINITY MAP SCALE 1"=2000'

THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS:
1. TO EXCLUDE FROM PARCEL A, THE OWNERSHIP OF THE PHYSICAL ROADWAY IMPROVEMENTS AS CURRENTLY CONSTRUCTED / TRANSFERRING SUCH AREAS TO PARCEL B AND PARCEL D. THE NEW PROPERTY LINE OF PARCEL A IS GENERALLY 1' OFF AND BEHIND THE BACK OF CURB LOCATED BY THIS SURVEY.
2. THE PROPERTY LINES OF PARCEL B WERE FURTHER ADJUSTED TO ALLOW THE EXISTING BUILDING IMPROVEMENTS TO CLEAR THE 20' YARD REQUIREMENTS AS REQUIRED BY CURRENT M-1 ZONING.
REFERENCE:
• PARCEL A, PARCEL B, PARCEL C AND PARCEL D WERE CREATED BY CERTAIN PLAT ENTITLED "PLAT OF SUBDIVISION, PROPERTY OF COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C., BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA" DATED MAY 4, 2001, MADE BY AES CONSULTING ENGINEERS AND RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE FOR THE CITY OF WILLIAMSBURG/COUNTY OF JAMES CITY IN PLAT BOOK 83, PAGE 20.
• ORIGINAL SUBDIVISION, JCC CASE NO. S-0006-2001.
• PER SECTION 19-29 (k), SUBDIVISION EXCEPTION GRANTED FOR THE ORIGINAL SUBDIVISION ON FEBRUARY 28, 2001. THE EXCEPTION WAS FOR SECTION 19-40 ON THE SUBDIVISION ORDINANCE AND ALLOWED FOR THE CREATION OF TWO LANDLOCKED PARCELS (B & C).

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] 9-5-2017
PRESTON C. JUDSON, L.S. #003130 DATE

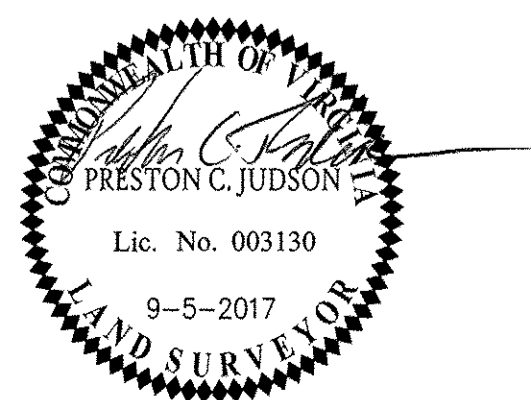
CERTIFICATE OF APPROVAL

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

Ellen Cook 10/30/17
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE
Alan Brubaker 24 Oct 2017
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 1 DAY OF November, 2017, THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
2 Large/Small Plat(s) Recorded herewith as # 170020828 @ 2:13 AM (PM) INSTRUMENT #
TESTE: MONA A. FOLEY, CLERK
MONA A. FOLEY, CLERK [Signature]

Rev.	Date	Description	Revised By
2	9-20-2017	REVISED PER J.C.C. COMMENTS, DATED SEPTEMBER 18, 2017 (RE: S-0023-2017)	CMA
1	9-1-2017	REVISED PER J.C.C. COMMENTS, DATED JULY 6, 2017 (RE: S-0023-2017)	CMA



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

REF: JCC CASE NO. S-0023-2017
PLAT SHOWING BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT BETWEEN PARCEL A, PARCEL B, PARCEL C & PARCEL D AND PRIVATE DRAINAGE EASEMENT FOR PARCEL A, PARCEL B, PARCEL C & PARCEL D COURTHOUSE GREEN
PROPERTY OF COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C.; COURT SUPPORT OFFICE, LLC; BUILDING C, LLC; AND MEDICAL BUILDING OF COURTHOUSE GREEN WILLIAMSBURG, LLC
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ / GJM
Project Number:	W08688-05
Scale:	NOTED
Date:	06-14-2017
Sheet Number	1 OF 2

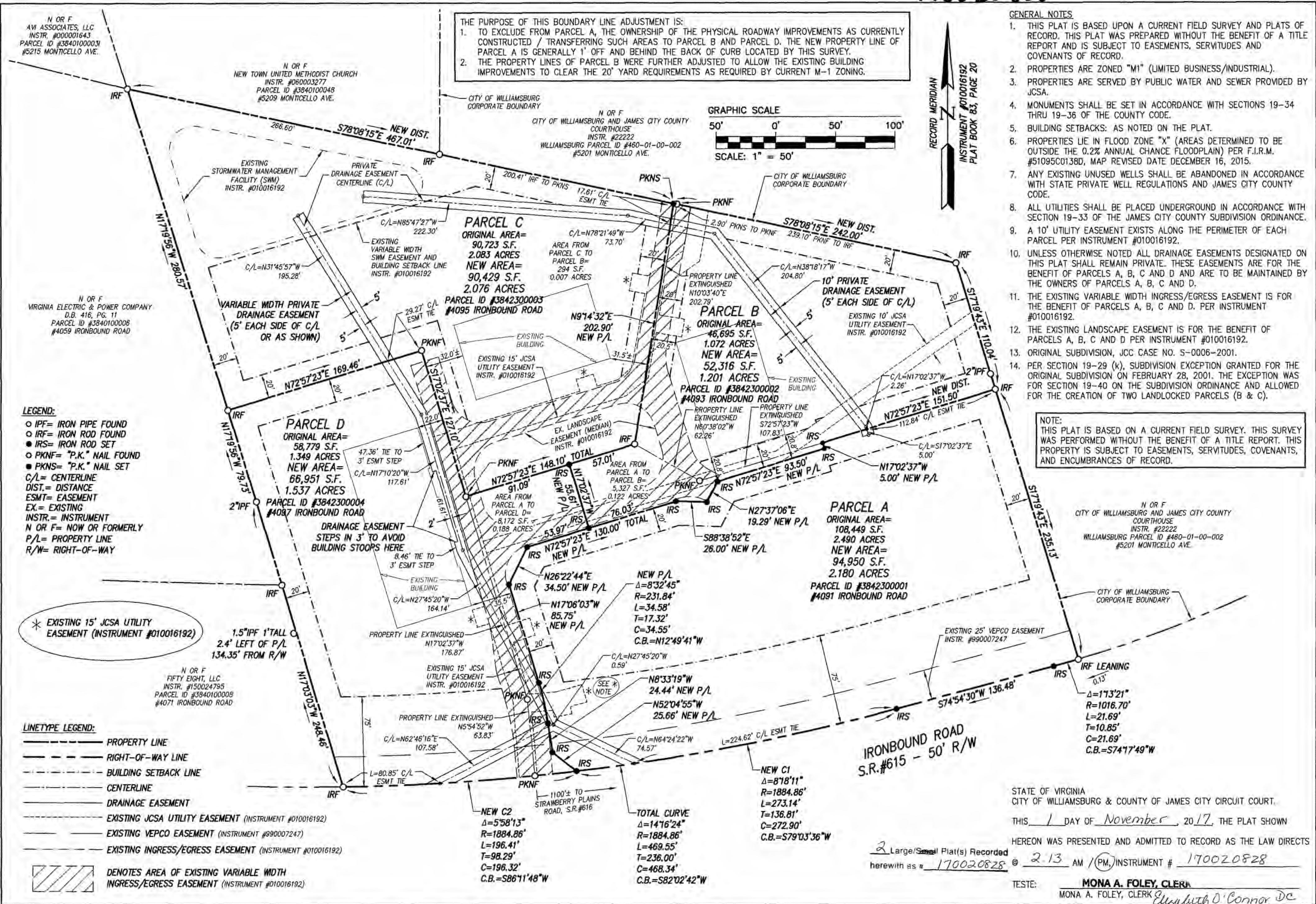
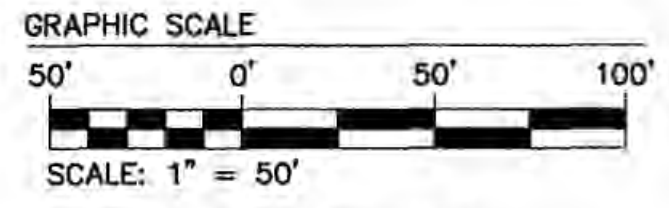
S:\JOBS\168805-Courthouse Green BLA Plat\Survey\Plans\168805-BLA Parcel A.dwg, 10/17/2017 6:31:51 AM, mke-apperson

GENERAL NOTES

1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
2. PROPERTIES ARE ZONED "M1" (LIMITED BUSINESS/INDUSTRIAL).
3. PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER PROVIDED BY JCSA.
4. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE COUNTY CODE.
5. BUILDING SETBACKS: AS NOTED ON THE PLAT.
6. PROPERTIES LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0138D, MAP REVISED DATE DECEMBER 16, 2015.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. A 10' UTILITY EASEMENT EXISTS ALONG THE PERIMETER OF EACH PARCEL PER INSTRUMENT #010016192.
10. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. THESE EASEMENTS ARE FOR THE BENEFIT OF PARCELS A, B, C AND D AND ARE TO BE MAINTAINED BY THE OWNERS OF PARCELS A, B, C AND D.
11. THE EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C AND D. PER INSTRUMENT #010016192.
12. THE EXISTING LANDSCAPE EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C AND D PER INSTRUMENT #010016192.
13. ORIGINAL SUBDIVISION, JCC CASE NO. S-0006-2001.
14. PER SECTION 19-29 (k), SUBDIVISION EXCEPTION GRANTED FOR THE ORIGINAL SUBDIVISION ON FEBRUARY 28, 2001. THE EXCEPTION WAS FOR SECTION 19-40 ON THE SUBDIVISION ORDINANCE AND ALLOWED FOR THE CREATION OF TWO LANDLOCKED PARCELS (B & C).

NOTE: THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.

THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS:
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 2. THE PROPERTY LINES OF PARCEL B WERE FURTHER ADJUSTED TO ALLOW THE EXISTING BUILDING IMPROVEMENTS TO CLEAR THE 20' YARD REQUIREMENTS AS REQUIRED BY CURRENT M-1 ZONING.



- LEGEND:**
- IPF= IRON PIPE FOUND
 - IRF= IRON ROD FOUND
 - IRS= IRON ROD SET
 - PKNF= "P.K." NAIL FOUND
 - PKN= "P.K." NAIL SET
 - C/L= CENTERLINE
 - DIST.= DISTANCE
 - ESMT= EASEMENT
 - EX.= EXISTING
 - INSTR.= INSTRUMENT
 - N OR F= NOW OR FORMERLY
 - P/L= PROPERTY LINE
 - R/W= RIGHT-OF-WAY

* EXISTING 15' JCSA UTILITY EASEMENT (INSTRUMENT #010016192)

- LINETYPE LEGEND:**
- PROPERTY LINE
 - - - RIGHT-OF-WAY LINE
 - - - BUILDING SETBACK LINE
 - CENTERLINE
 - - - DRAINAGE EASEMENT
 - - - EXISTING JCSA UTILITY EASEMENT (INSTRUMENT #010016192)
 - - - EXISTING VEPCO EASEMENT (INSTRUMENT #990007247)
 - - - EXISTING INGRESS/EGRESS EASEMENT (INSTRUMENT #010016192)
- ▨ DENOTES AREA OF EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT (INSTRUMENT #010016192)

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 1 DAY OF November, 2017, THE PLAT SHOWN
 HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
 herewith as 2 Large/~~Small~~ Plat(s) Recorded
 @ 2:13 AM (P.M.) INSTRUMENT # 170020828
 TESTE: MONA A. FOLEY, CLERK
Elybeth O'Connor DC

Rev.	Date	Description	Revised By
2	9-20-2017	REVISED PER J.C.C. COMMENTS, DATED SEPTEMBER 18, 2017 (RE: S-0023-2017)	CMA
1	9-1-2017	REVISED PER J.C.C. COMMENTS, DATED JULY 6, 2017 (RE: S-0023-2017)	CMA



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REF: JCC CASE NO. S-0023-2017
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 PROPERTY OF COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C.; COURT SUPPORT OFFICE, LLC; BUILDING C, LLC; AND MEDICAL BUILDING OF COURTHOUSE GREEN WILLIAMSBURG, LLC
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ / GJM
Project Number:	W08688-05
Scale:	1" = 50'
Date:	06-14-2017
Sheet Number:	2 OF 2

S:\JCS85\868905-Courthouse Green\BLA_Plat\Survey\Plans\Plus\W08688-05-BLA_Plat\A.dwg, 10/17/2017 6:37:12 AM, mfw.aapparent