

180018594

OWNERS CERTIFICATION

THE RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT AND ENTITLED "RIGHT-OF-WAY DEDICATION PLAT FOR SKIFFES CREEK SUBSTATION" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] April 9, 2018
VIRGINIA ELECTRIC AND POWER COMPANY DATE

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Richmond, TO-WIT:

I, Larry E. Tucker, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT Bobby E. McGuire

WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS 9th DAY OF April, 2018.

NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES February 28, 2019
REGISTRATION NO: 7106291



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL 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]
BRIAN M LONG, L.S. #2372

SOURCE OF TITLE

THE PROPERTY SHOWN HEREON WAS CONVEYED TO VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA PUBLIC SERVICE CORPORATION D/B/A DOMINION VIRGINIA POWER BY CSX TRANSPORTATION, INC, A VIRGINIA CORPORATION BY DEED DATED MAY 19TH, 2015 AND RECORDED MAY 21, 2015 AS INSTRUMENT 140008335 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA

CERTIFICATE OF APPROVAL

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

[Signature] 11/16/18
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

VDOT APPROVAL

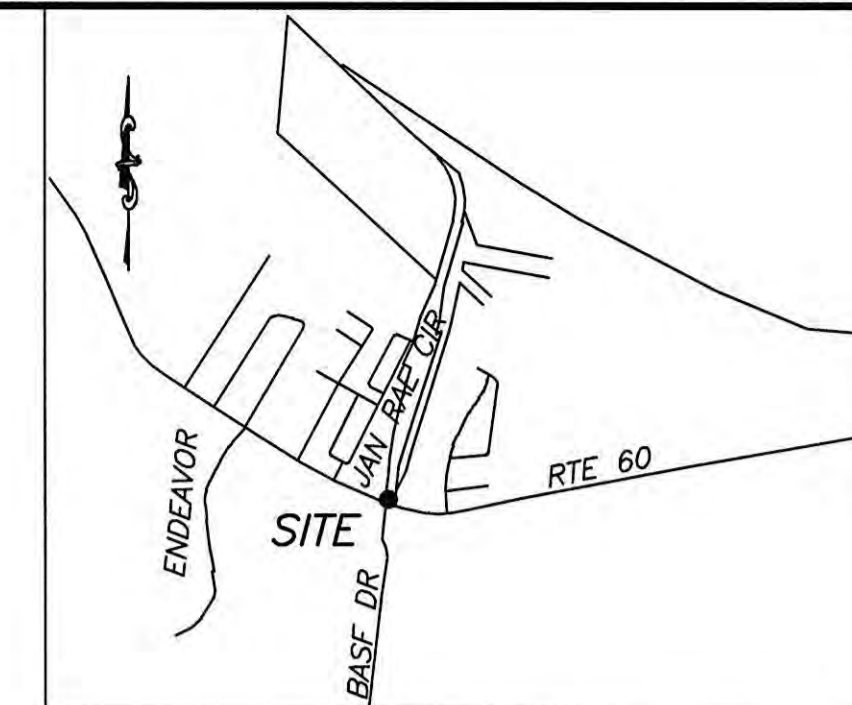
[Signature] 16 Nov 2018
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

NOTES:

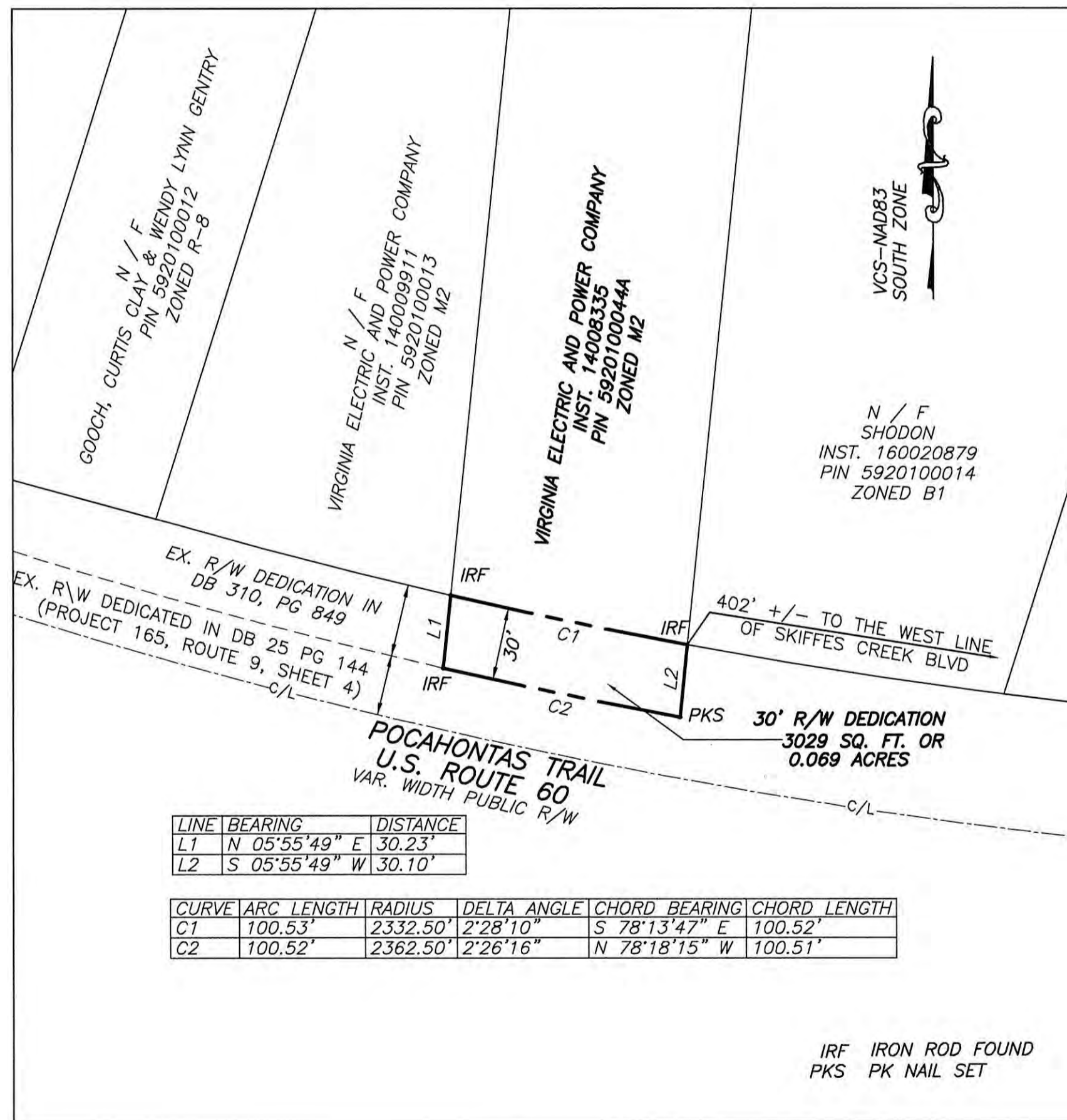
- 1) PROPERTY SHOWN IS A PORTION OF PIN 5920100044A
- 2) PROPERTY IS CURRENTLY ZONED M2 - GENERAL INDUSTRIAL
- 3) ALL UTILITIES ARE TO BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY CODE.
- 4) WATER - NONE SEWER - NONE
- 5) USE: PUBLIC RIGHT-OF-WAY
- 6) PARCEL IS IN FEMA FLOOD ZONE "X" - AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED ON F.I.R.M. 51095C0228D DATED 12/16/15.

AREA TABLE

PARENT PARCEL BEFORE	11.993 ACRES
PARENT PARCEL AFTER	11.924 ACRES
PUBLIC RIGHT-OF-WAY DEDICATION	0.069 ACRES



VICINITY SKETCH ~ 1"=2000'



LINE	BEARING	DISTANCE
L1	N 05°55'49" E	30.23'
L2	S 05°55'49" W	30.10'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.53'	2332.50'	2°28'10"	S 78°13'47" E	100.52'
C2	100.52'	2362.50'	2°26'16"	N 78°18'15" W	100.51'

IRF IRON ROD FOUND
PKS PK NAIL SET

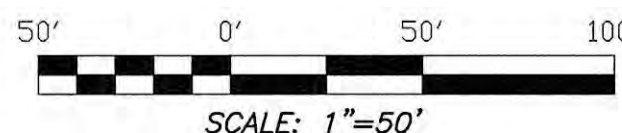


COMMONWEALTH OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19 DAY OF Nov, 2018.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW PRESENTED TO THE RECORD AS LAW DIRECTS AT 2:52 PM

INSTRUMENT 180018594

TESTE: [Signature]
MONA A. FOLEY, CLERK

1 Large/Small Plat(s) Recorded
herewith as # 180018594



SCALE: 1"=50'



REVISION	DATE

RIGHT-OF-WAY DEDICATION PLAT FOR
SKIFFES CREEK SUBSTATION
ROBERTS DISTRICT ~ JAMES CITY COUNTY ~ VIRGINIA

DATE: 02/16/18
SCALE: 1" = 50'
DRAWN BY: BML
SHEET 1 OF 1
JOB NUMBER: 50071391
FILE NUMBER: 16-C-01