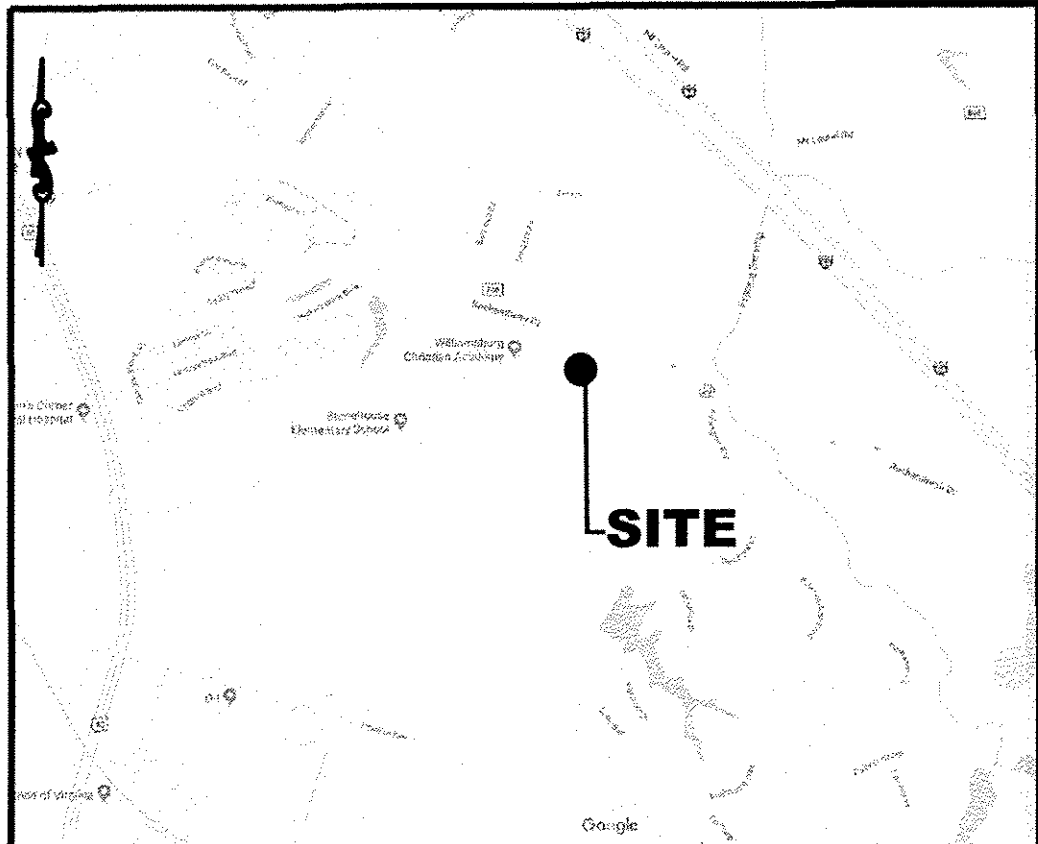


190006391



VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES

- PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- THE PROPERTY SHOWN HEREON LIES IN FEMA FLOOD ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS #51095C0043D DATED DECEMBER 16, 2015.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
- THIS PLAT WAS PREPARED BASED ON RECORD INFORMATION AND MONUMENTS FOUND DURING FIELD SURVEYS.
- THE LIMITS OF THE RPA SHOWN ON LOT 1B WAS ESTABLISHED FROM FIELD DELINEATED AND SURVEY LOCATED WETLAND FLAGS. FROM THE NEW SOUTH WESTERN PROPERTY LINE OF LOT 1B TO THE SOUTH WEST OF LOT 1B THE RPA IS SHOWN PER JCC GIS MAPPING. ANY FUTURE DEVELOPMENT ON PARCEL 1B IN THE VICINITY OF THE RPA WILL REQUIRE A FIELD DELINEATION OF THE WETLANDS.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCE ON THE DEED OF EASEMENT.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

SUBDIVISION OF PARCEL 1

AS SHOWN ON PLAT OF THE PROPERTY OF
R.M. HAZELWOOD, JR., P.B. 83 PG. 31

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 04/16/2019

LRI JOB #17-574

SHEET 1 OF 4



3925 Midlands Road Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

JCC S-19-0004

ENGINEERS OR SURVEYORS 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.

04/16/2019

DATE

WILLIAM S. FELTS, L.S., LIC. NO 3149



CERTIFICATE OF APPROVAL

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

5/3/19

DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

24 Apr 2019

DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION

PROPERTY INFORMATION

PARCEL 1
PIN: 1310100003
101 SCHOOL HOUSE LANE
WILLIAMSBURG, VA 23188
ZONING DISTRICT: B1 (GENERAL BUSINESS)
A1 (GENERAL AGRICULTURE)

BUILDING SETBACKS (BSL) GENERAL BUSINESS (B1)

FRONT = 50'
REAR = 20'
SIDE = 20'/50'

BUILDING SETBACKS (BSL) GENERAL AGRICULTURAL (A1)

FRONT = 50'
REAR = 35'
SIDE = 15'

CERTIFICATE OF SOURCE OF TITLE (PARCEL 1)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF WILLIAMSBURG CHRISTIAN ACADEMY, INC. AND WAS ACQUIRED FROM R.M. HAZELWOOD, JR. BY THAT CERTAIN DEED DATED SEPTEMBER 17, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 010016565.

OWNER'S CERTIFICATE

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

Judy Henley

JUDY HENLEY (BOARD PRESIDENT)

4-25-2019

DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City

I, Linda Vergakis, A NOTARY PUBLIC IN

AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE

SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 25th DAY OF APRIL, 2019.

MY COMMISSION EXPIRES August 31, 2022

Linda F. Vergakis
NOTARY PUBLIC

REGISTRATION NO. 7623437

Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22

| OPEN SPACE AREA | | |
|-----------------|-----------------------------|-----------------------------|
| | OLD AREA | NEW AREA |
| PARCEL 1 | 794,076.2± S.F./ 18.23± AC. | 691,243.4± S.F./ 15.87± AC. |
| PARCEL 1B | 0 S.F./ 0 AC. | 102,832.8 S.F./ 2.36 AC. |
| TOTAL AREA | 794,076.2± S.F./ 18.23± AC. | 794,076.2± S.F./ 18.23± AC. |

| AREA TABULATION | | |
|-----------------|-------------------------------|-------------------------------|
| | OLD AREA | NEW AREA |
| PARCEL 1 | 2,426,292.0± S.F./ 55.70± AC. | 2,047,562.0± S.F./ 47.01± AC. |
| PARCEL 1B | 0 S.F./ 0 AC. | 378,730.0 S.F./ 8.69 AC. |
| TOTAL AREA | 2,426,292.0± S.F./ 55.70± AC. | 2,426,292.0± S.F./ 55.70± AC. |

EXISTING LEGEND

- IPF = IRON PIPE FOUND
- IRS = IRON ROD SET
- IRF = IRON ROD FOUND

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 3 DAY OF May, 2019.

THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:35am
INSTRUMENT # 190006391

TESTE MONA A. FOLEY, CLERK

Judy Henley

4 Large/Small Plat(s) Recorded
herewith as # 190006391

190006391

SUBDIVISION OF PARCEL 1

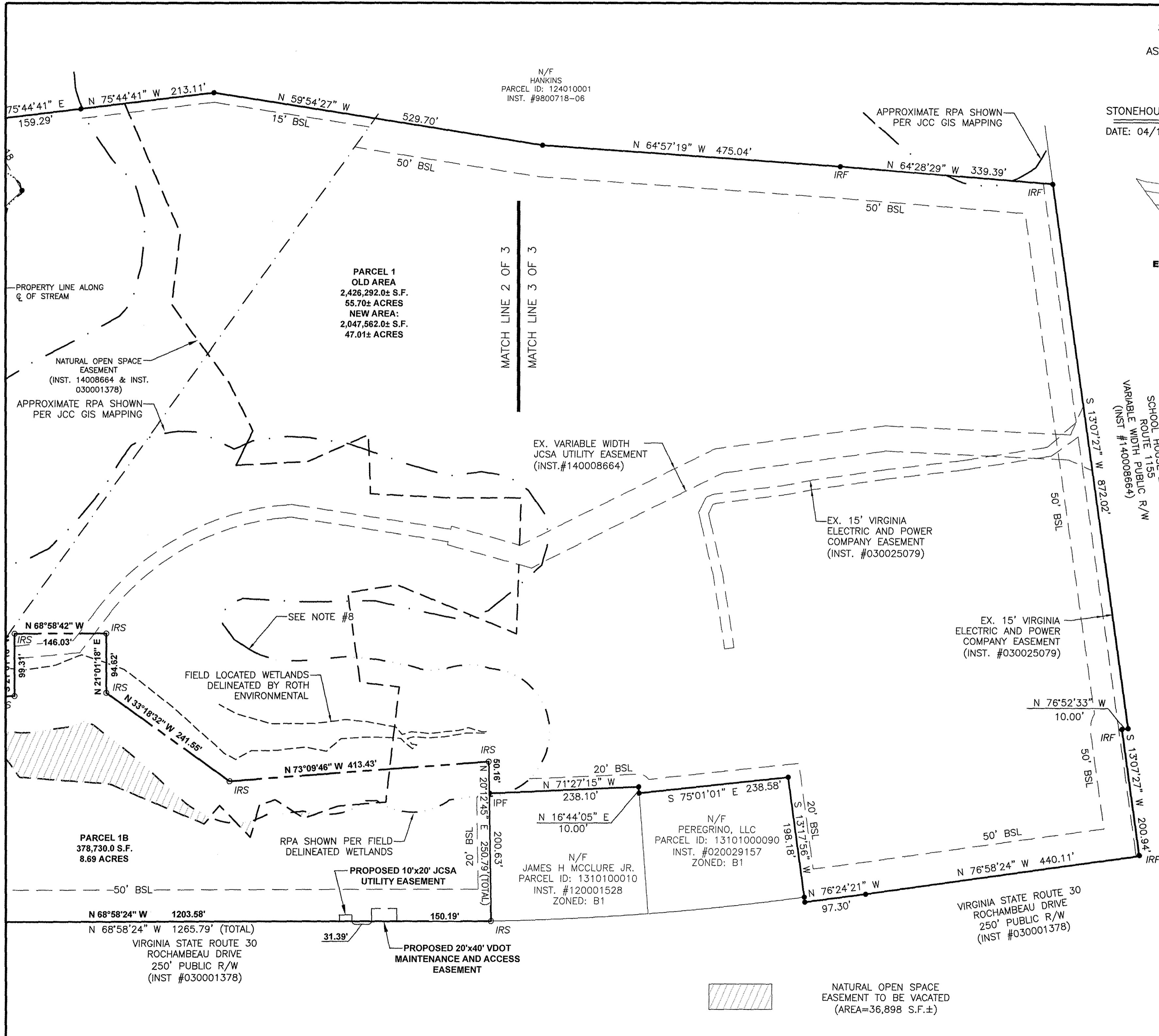
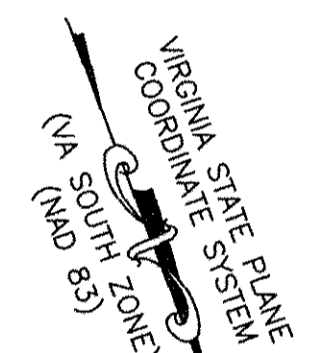
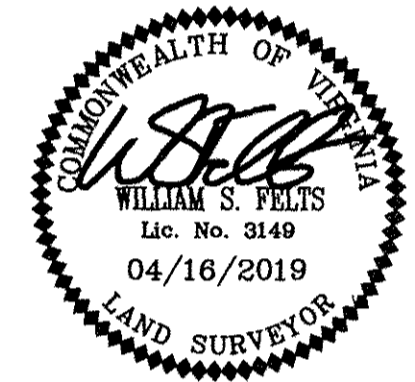
AS SHOWN ON PLAT OF THE PROPERTY OF
R.M. HAZELWOOD, JR., P.B. 83 PG. 31

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 04/16/2019 SCALE: 1"=100' LRI JOB #17-574
SHEET 3 OF 4



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JCC S-19-0004



PARCEL 1
OLD AREA
2,426,292.0± S.F.
55.70± ACRES
NEW AREA:
2,047,562.0± S.F.
47.01± ACRES

MATCH LINE 2 OF 3
MATCH LINE 3 OF 3

PROPERTY LINE ALONG
Q. OF STREAM

NATURAL OPEN SPACE
EASEMENT
(INST. 14008664 & INST.
030001378)

APPROXIMATE RPA SHOWN
PER JCC GIS MAPPING

EX. VARIABLE WIDTH
JCSA UTILITY EASEMENT
(INST.#140008664)

EX. 15' VIRGINIA
ELECTRIC AND POWER
COMPANY EASEMENT
(INST. #030025079)

EX. 15' VIRGINIA
ELECTRIC AND POWER
COMPANY EASEMENT
(INST. #030025079)

FIELD LOCATED WETLANDS
DELINEATED BY ROTH
ENVIRONMENTAL

RPA SHOWN PER FIELD
DELINEATED WETLANDS

PROPOSED 10'x20' JCSA
UTILITY EASEMENT

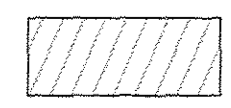
PROPOSED 20'x40' VDOT
MAINTENANCE AND ACCESS
EASEMENT

PARCEL 1B
378,730.0 S.F.
8.69 ACRES

N/F
JAMES H MCCLURE JR.
PARCEL ID: 1310100010
INST. #120001528
ZONED: B1

N/F
PEREGRINO, LLC
PARCEL ID: 1310100090
INST. #020029157
ZONED: B1

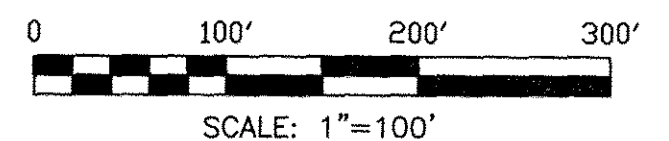
VIRGINIA STATE ROUTE 30
ROCHAMBEAU DRIVE
250' PUBLIC R/W
(INST #030001378)



NATURAL OPEN SPACE
EASEMENT TO BE VACATED
(AREA=36,898 S.F.±)

4 Large/Small Plat(s) Recorded
herewith as # 190006391

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 3, 2019
at 10:35 AM/PM; PG. 1
Document # 190006391
MONA A. FOLEY, CLERK
Monica Foley Clerk



190006391

SUBDIVISION OF PARCEL 1

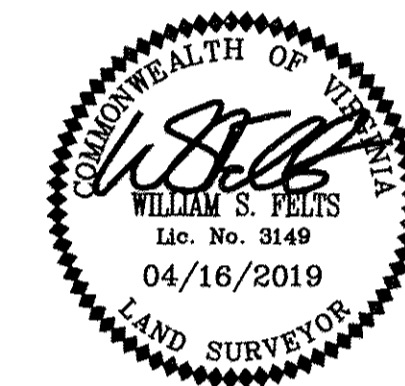
AS SHOWN ON PLAT OF THE PROPERTY OF
R.M. HAZELWOOD, JR., P.B. 83 PG. 31

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 04/16/2019 SCALE: 1"=100' LRI JOB #17-574
SHEET 4 OF 4

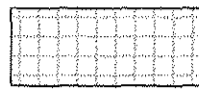


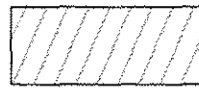
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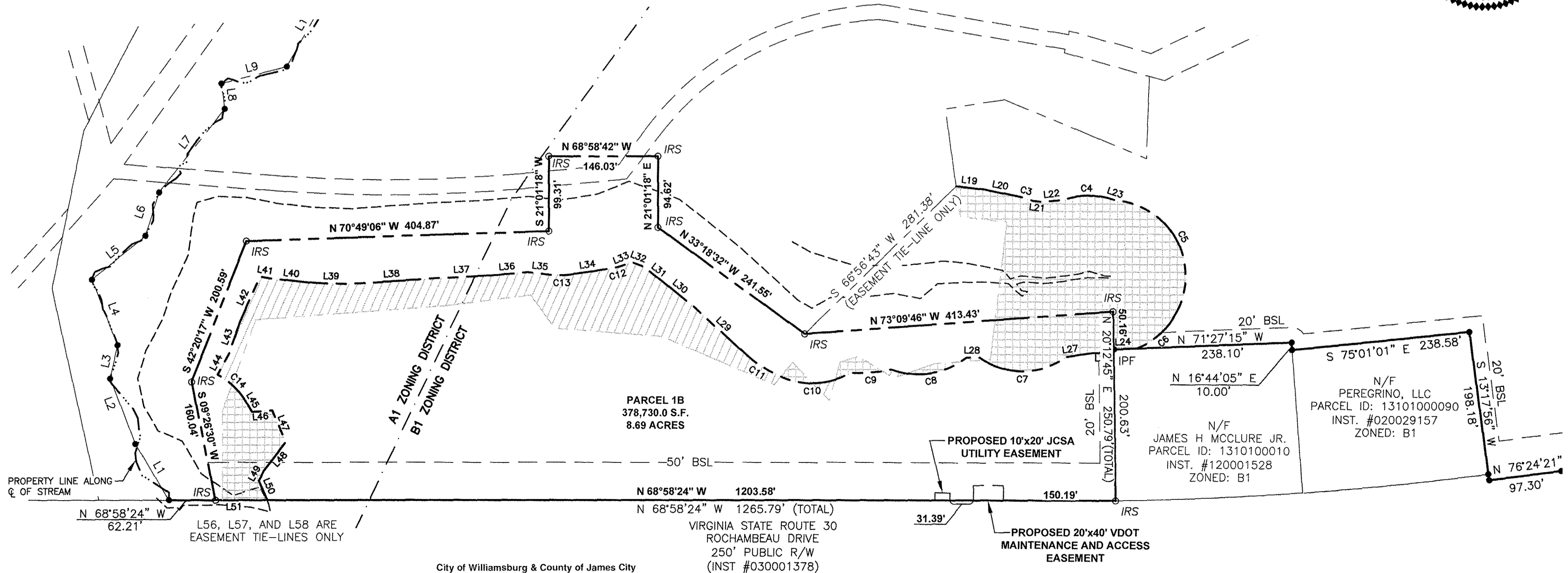
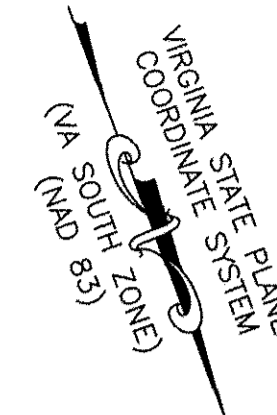


| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L19 | N 62°47'50" W | 36.54' |
| L20 | N 58°00'44" W | 45.98' |
| L21 | N 63°03'30" W | 15.11' |
| L22 | N 75°19'50" W | 26.89' |
| L23 | N 51°28'03" W | 6.58' |
| L24 | N 71°27'15" W | 29.76' |
| L25 | N 20°12'45" E | 4.84' |
| L26 | N 68°53'13" W | 28.05' |
| L27 | N 77°36'31" W | 35.34' |
| L28 | S 68°52'25" E | 17.06' |
| L29 | N 26°56'06" W | 102.66' |
| L30 | N 30°29'55" W | 49.75' |
| L31 | N 31°20'21" W | 32.42' |
| L32 | N 49°00'43" W | 16.98' |
| L33 | S 89°05'50" W | 8.49' |
| L34 | N 77°19'25" W | 49.58' |
| L35 | N 63°18'08" W | 33.89' |
| L36 | N 73°41'06" W | 51.62' |
| L37 | N 71°55'52" W | 70.43' |
| L38 | N 72°47'10" W | 116.65' |
| L39 | N 66°57'56" W | 47.20' |
| L40 | N 63°06'51" W | 60.68' |
| L41 | N 59°41'11" W | 13.05' |
| L42 | S 44°39'46" W | 64.96' |
| L43 | S 40°45'31" W | 46.22' |
| L44 | S 48°55'31" W | 30.66' |
| L45 | S 09°42'31" E | 14.54' |
| L46 | N 72°43'25" W | 27.14' |
| L47 | N 02°19'53" E | 45.55' |
| L48 | S 58°14'20" W | 47.87' |
| L49 | S 49°06'30" W | 14.89' |
| L50 | S 03°18'16" E | 28.21' |
| L51 | S 48°58'24" E | 69.51' |

 NATURAL OPEN SPACE EASEMENT HEREBY
DEDICATED TO JAMES CITY COUNTY
(AREA=61,311 S.F.±)

 NATURAL OPEN SPACE
EASEMENT TO BE VACATED
(AREA=36,898 S.F.±)

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C3 | 21.59' | 100.00' | 12°22'19" | N 51°49'35" W | 21.55' |
| C4 | 65.74' | 103.60' | 36°21'30" | N 69°55'48" W | 64.65' |
| C5 | 201.43' | 100.00' | 115°24'33" | S 06°56'49" E | 169.06' |
| C6 | 72.43' | 100.30' | 41°22'44" | S 69°55'06" W | 70.87' |
| C7 | 124.08' | 100.00' | 71°05'27" | N 69°30'12" W | 116.27' |
| C8 | 106.22' | 106.22' | 57°17'40" | S 78°07'49" E | 101.85' |
| C9 | 55.39' | 237.84' | 13°20'37" | S 73°18'33" E | 55.27' |
| C10 | 104.52' | 100.14' | 59°48'13" | N 69°55'58" W | 99.84' |
| C11 | 43.57' | 144.26' | 17°18'15" | S 36°34'46" E | 43.40' |
| C12 | 23.70' | 100.00' | 13°34'45" | S 84°06'47" E | 23.64' |
| C13 | 24.47' | 100.00' | 14°01'17" | N 70°18'46" W | 24.41' |
| C14 | 53.88' | 100.00' | 30°52'08" | N 25°08'35" W | 53.23' |
| C15 | 83.05' | 100.00' | 47°34'59" | N 29°20'22" W | 80.68' |



4 Large/Small Plat(s) Recorded
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MONA A. FOLEY, CLERK
Monica Foley Clerk

