

190006806

CERTIFICATION OF SOURCE OF TITLE - TAX PARCEL 0530100002

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY W.S. HORNSBY AND KARENE D. HORNSBY, his wife, C.W. HORNSBY AND REBECCA B. HORNSBY, his wife, R.S. HORNSBY AND LOIS S. HORNSBY, his wife, MARIAN H. BOWDITCH AND W.H. BOWDITCH, her husband, N.T. HORNSBY AND JEAN G. HORNSBY, his wife, J.W. HORNSBY, JR., AND SUSAN H. HORNSBY, his wife, AND HORNSBY REAL ESTATE CORPORATION, A VIRGINIA CORPORATION TO HORNSBY INVESTMENT COMPANY, A GENERAL PARTNERSHIP BY DEED DATED FEBRUARY 8, 1972 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 136, PAGES 85-88.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT BETWEEN TAX PARCEL 0530100002 AND TAX PARCEL 0440100032 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

FOR HORNSBY INVESTMENT COMPANY, A GENERAL PARTNERSHIP

BY: (SIGNATURE) Lois S. Hornsby DATE 4/30/2019

LOIS S. HORNSBY GENERAL PARTNER
PRINTED NAME: TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY
TO-WIT:

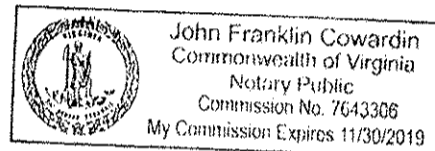
I, JOHN FRANKLIN COWARDIN A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 30th DAY OF APRIL, 2019.

MY COMMISSION EXPIRES Nov 30 2019

NOTARY PUBLIC (SIGNATURE) John Franklin Cowardin

NOTARY REGISTRATION NUMBER: 7643306



CERTIFICATION OF SOURCE OF TITLE - TAX PARCEL 0440100032

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY 6430 ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO AMERICAN DYNC HOLDINGS TOANO, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 17, 2008 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT 080007215.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT BETWEEN TAX PARCEL 0530100002 AND TAX PARCEL 0440100032 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

FOR AMERICAN DYNC HOLDINGS TOANO, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: (SIGNATURE) Danahay C. Demmy DATE 5-11-19

PRINTED NAME: Danahay C. Demmy TITLE Partner

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City County
TO-WIT:

I, Elizabeth Bays Ban 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 1st DAY OF May, 2019.

MY COMMISSION EXPIRES Elizabeth Bays Ban 7/31/2019

NOTARY PUBLIC (SIGNATURE) Elizabeth Bays Ban

NOTARY REGISTRATION NUMBER: 7123871

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.

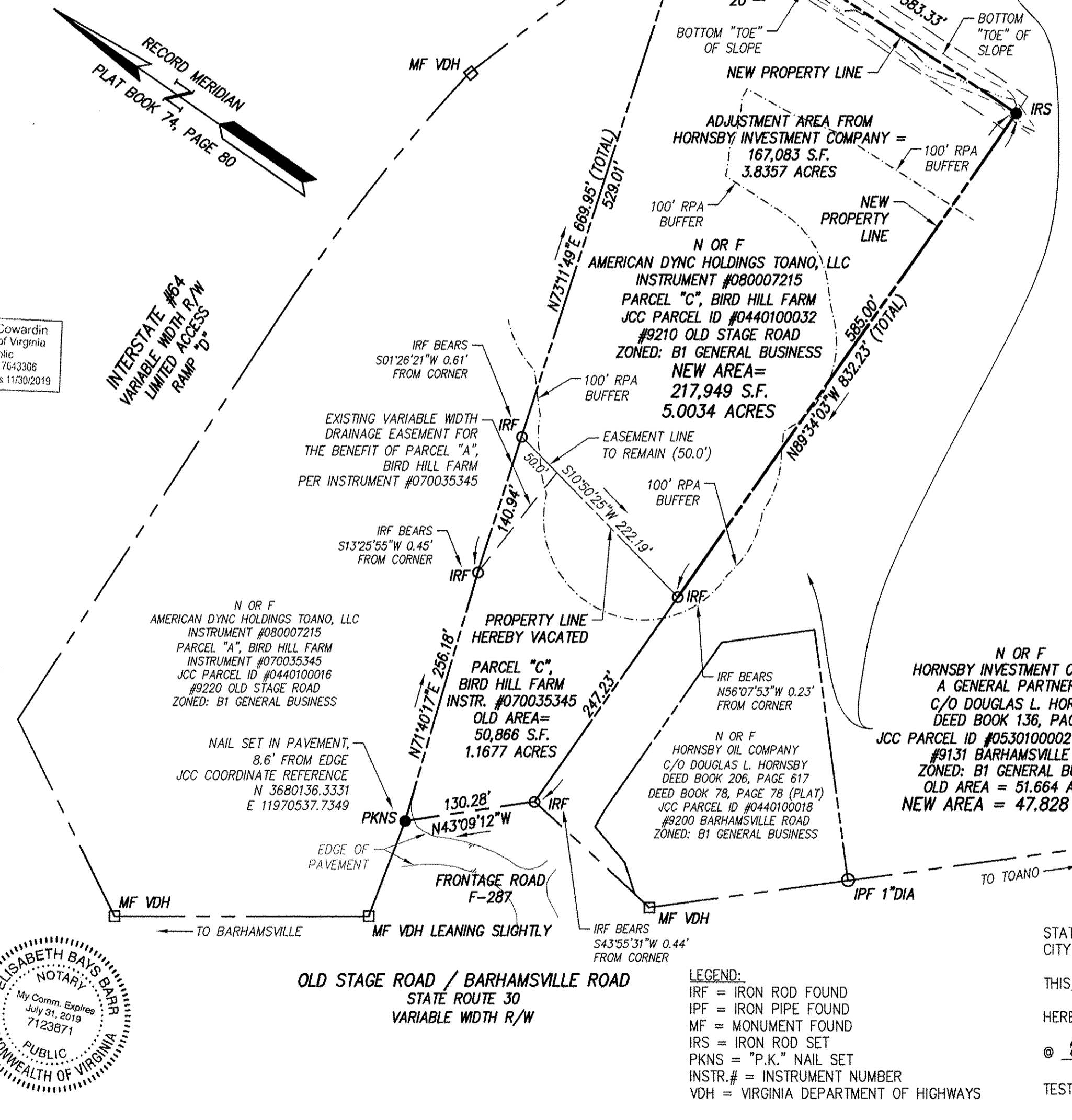
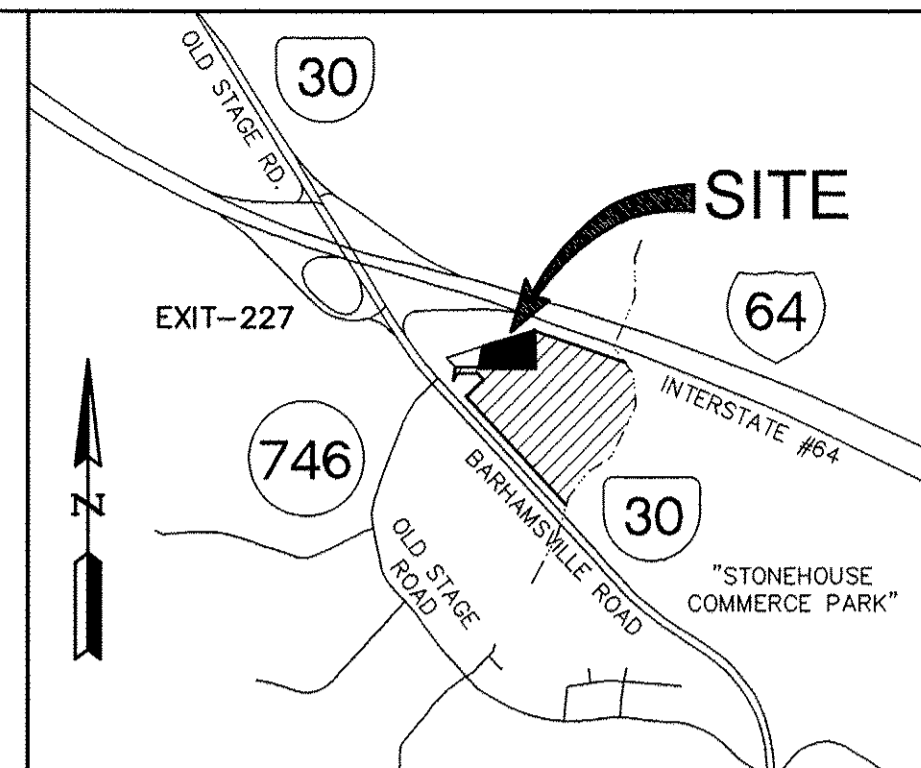
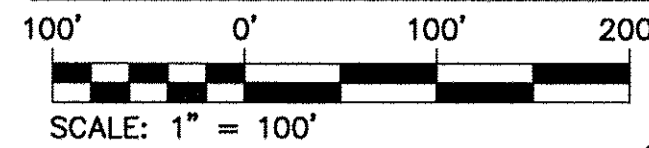
(SIGNATURE) Samuel J. Bickers DATE 12-11-2018
SAMUEL J. BICKERS, L.S. #002304

CERTIFICATE OF APPROVAL

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

(SIGNATURE) Ellen Cook DATE 5/3/19
SUBDIVISION AGENT OF JAMES CITY COUNTY

GRAPHIC SCALE



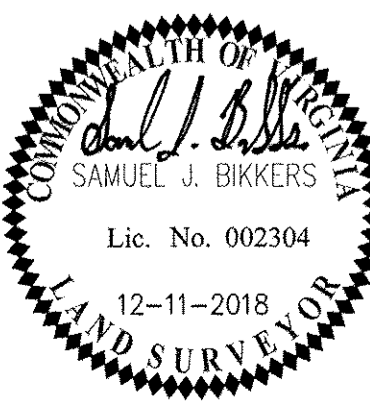
LOCATION MAP: SCALE: 1" = 2000'

- GENERAL NOTES
1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS 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. BOTH PROPERTIES ARE ZONED "B-1" (GENERAL BUSINESS).
3. BOTH PROPERTIES ARE LOCATED WITHIN THE PRIMARY SERVICE AREA.
4. NEW MONUMENTS TO BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY CODE.
5. BUILDING SETBACKS: (MINIMUM YARD REQUIREMENTS) FRONT = 50' SIDE = 20' REAR = 20'
6. PROPERTIES LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0037D, MAP REVISED DATE DECEMBER 16, 2015.
7. WETLANDS AND RPA BUFFER SHOWN IS TAKEN FROM PLANS PREPARED BY CHA, SPECIAL USE PERMIT (SUP-0012-2017).
8. 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.
9. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY CODE.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

Large/Small Plat(s) Recorded herewith as # 190006806

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10 DAY OF May, 2019. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 8:59 AM / PM, INSTRUMENT # 190006806 TESTE: Monica A. Foley CLERK

Table with 4 columns: Rev., Date, Description, Revised By.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF HORNSBY INVESTMENT COMPANY AND PARCEL C, BIRD HILL FARM, BEING THE PROPERTY OF AMERICAN DYNC HOLDINGS TOANO, LLC. STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / GAM, Project Number: W10564-00, Scale: 1" = 100', Date: 12-11-2018, Sheet Number: 1 OF 1

S:\038\10564 - Hornsby BLA00 - 8131 Barhamsville Road\Survey\2019\20190517\190006806_A_Plat_C_and_Hornsby\Fig. 2022\2019.05.17.40.AN_mha.swp