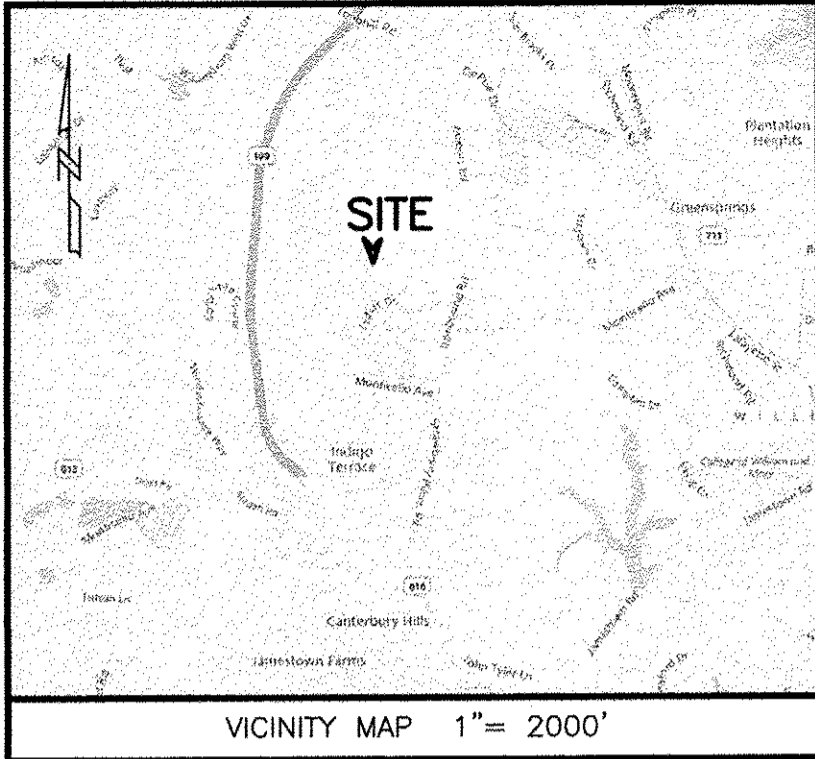
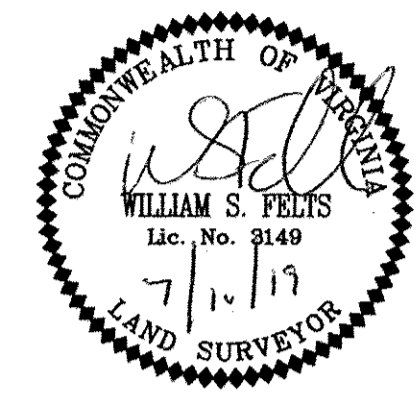


190011798



BOUNDARY LINE ADJUSTMENT BETWEEN
PARCEL 21-C & 21-C-2
NEW TOWN, BLOCK 21, SECTION 3 & SECTION 6
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 07/10/2019 JOB # 14-290

LandTech Resources, Inc.
Engineering & Surveying Consultants
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



SHEET 1 OF 2
JCC S-19-0054

PROPERTY INFORMATION

LOT 21-C
PARCEL ID #3824300021C
OWNER:
DPP WEST, L.L.C.
INST. #140019317
ADDRESS:
#5501 DISCOVERY PARK BLVD.
WILLIAMSBURG, VIRGINIA 23188

LOT 21-C-2
PARCEL ID #3824300022
OWNER:
DPP WEST, L.L.C.
INST. #140019317
ADDRESS:
#5585 DISCOVERY PARK BLVD.
WILLIAMSBURG, VIRGINIA 23188

ZONING DISTRICT: MU (MIXED USE) w/ PROFFERS
DESIGN GUIDELINES AND MASTER PLAN
PER Z-0005-2004/MP-0005-2004 & Z-0007-2006

THERE ARE NO BUILDING SETBACKS REQUIRED PER THE ZONING ORDINANCE FOR MU, MIXED USE ZONED PROPERTY BUT REFER TO THE NEW TOWN PROFFERS, DESIGN GUIDELINES AND/OR PROPERTY OWNER ASSOCIATION COVENANTS FOR BUILDING REQUIREMENTS. THE JCC PLANNING COMMISSION GRANTED A UNIVERSAL WAIVER TO THE 50' FRONT SETBACK REQUIREMENT ON JUNE 5, 2006 FOR STRUCTURES ALONG DISCOVERY PARK BLVD., PROVIDED THAT PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN GUIDELINES.

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0136D DATED DECEMBER 16, 2015.
7. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
11. THIS PROJECT IS SUBJECT TO PROFFERS ASSOCIATED WITH Z-05-04, Z-07-06, AND Z-0004-2016.

AREA TABULATION

EXISTING LOT 21-C	134,132± S.F. / 3.0792± AC.
PROPOSED LOT 21-C	135,341± S.F. / 3.1070± AC.
EXISTING LOT 21-C-2	56,536± S.F. / 1.2979± AC.
PROPOSED LOT 21-C-2	55,325± S.F. / 1.2701± AC.

OWNERS CERTIFICATE: DPP WEST, LLC

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL 21-C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

[Signature] 8/7/19
SIGNATURE DATE
TEREK ROBERTSON Member
NAME PRINTED TITLE

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 7th DAY OF AUGUST, 2019. MY COMMISSION EXPIRES AUGUST 31, 2022.

[Signature]
NOTARY PUBLIC
REGISTRATION NO. 7623437
Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22

CERTIFICATE OF SOURCE OF TITLE (LOT 21-C & LOT 21-C-2)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF DPP WEST, LLC AND WAS ACQUIRED FROM NEW TOWN ASSOCIATES, LLC BY THAT CERTAIN DEED DATED NOVEMBER 20, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 140019317.

CERTIFICATE OF APPROVAL

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

8/9/19 Ellen Cook
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY
7 Aug 2019 Kim Beach
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

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.

7/10/19
DATE WILLIAM S. FELTS, L.S. 3149

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 16th DAY OF August, 2019. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:12 a.m. INSTRUMENT # 190011798
TESTE MONA A. FOLEY, CLERK

2 Large/Small Plat(s) Recorded
herewith as # 190011798