

190014866

CERTIFICATE 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., A VIRGINIA LIMITED LIABILITY COMPANY TO COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, 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 AND PARCEL B 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 I, INC., A VIRGINIA CORPORATION, ITS MANAGER

BY: [Signature] NANCY L. LEVIN, PRESIDENT DATE 10/7/2019

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Department News

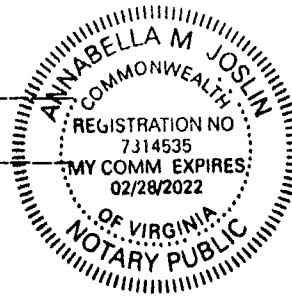
I, Annabella M. Joslin, A NOTARY PUBLIC, IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY MY HAND THIS 7 DAY OF October, 2019

[Signature] NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: 2-28-22

NOTARY REGISTRATION NUMBER: 7314535



NOTEHOLDER: NEWPORT NEWS SHIPBUILDING EMPLOYEES CREDIT UNION, INC.

TRUSTEE: J.B. Mears JAMES B. MEARS

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News

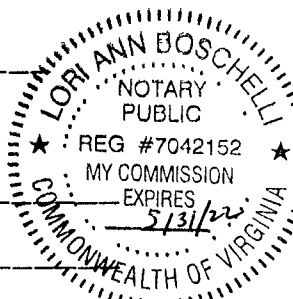
I, Lori A. Boschelli, A NOTARY PUBLIC, IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY MY HAND THIS 8 DAY OF October, 2019

[Signature] NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: MAY 31, 2022

NOTARY REGISTRATION NUMBER: 7042152



Site Improvement Associates, Inc. Civil Engineers, Surveyors, & Site Contractors. Where Engineering and Construction Come Together.

Table with 3 columns: No., Date, Description. Row 1: 3, 10-04-19, TRUSTEE NAME SUBSTITUTION. Row 2: 2, 10-02-19, REVISED PER JCC COMMENTS, LETTER DATED OCTOBER 1, 2019. Row 3: 1, 9-30-19, REVISED PER JCSA COMMENTS, MEMO DATED SEPTEMBER 19, 2019.

CERTIFICATE OF SOURCE OF TITLE

PARCEL B - JAMES CITY COUNTY TAX PARCEL # 3842300002

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL A, WAS CONVEYED BY COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO COURT SUPPORT OFFICE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, 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 3, 2000 AS INSTRUMENT NO. 020006685.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL A AND PARCEL B 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, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

BY: COURTHOUSE GREEN OF WILLIAMSBURG I, INC., A VIRGINIA CORPORATION, ITS MANAGER

BY: [Signature] NANCY L. LEVIN, PRESIDENT DATE 10/7/2019

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Department News

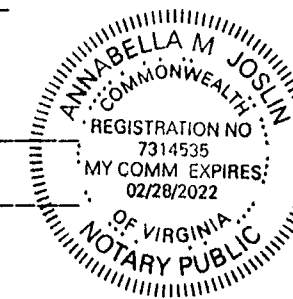
I, Annabella M. Joslin, A NOTARY PUBLIC, IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY MY HAND THIS 7 DAY OF October, 2019

[Signature] NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: 2-28-22

NOTARY REGISTRATION NUMBER: 7314535



NOTEHOLDER: NEWPORT NEWS SHIPBUILDING EMPLOYEES CREDIT UNION, INC

TRUSTEE: J.B. Mears JAMES B. MEARS

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News

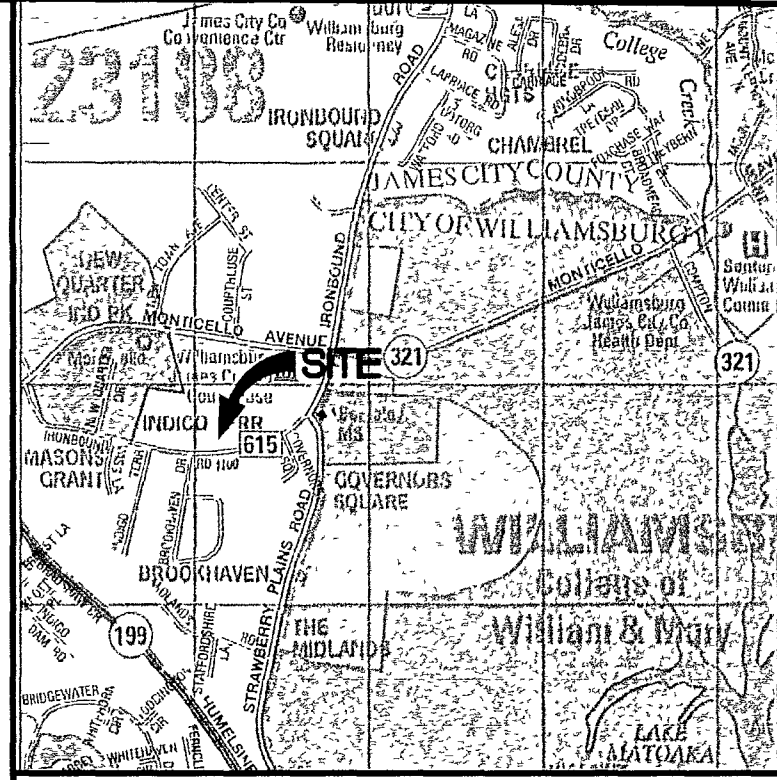
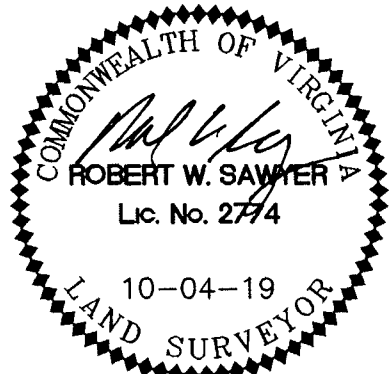
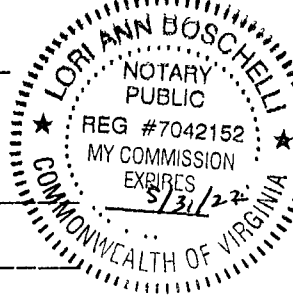
I, Lori A. Boschelli, A NOTARY PUBLIC, IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY MY HAND THIS 8 DAY OF October, 2019

[Signature] NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: MAY 31, 2022

NOTARY REGISTRATION NUMBER: 7042152



VICINITY MAP SCALE: 1" = 2000'

Map Copyright © Kappa Map Group, LLC, (800) 829-6277 Used with Permission, Permitted Use Number 20140620

THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS:

TO EXTINGUISH TWO SEGMENTS OF THE EXISTING PROPERTY LINE AND ESTABLISH A NEW SEGMENT BETWEEN PARCELS A AND B TO ALLOW FOR A PROPOSED DEVELOPMENT ON PARCEL A TO MEET THE 20' YARD REQUIREMENTS AS REQUIRED BY CURRENT M-1 ZONING.

SURVEYOR'S 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.

[Signature] ROBERT W. SAWYER, S. # 2774 DATE 10-04-19

CERTIFICATE OF APPROVAL

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

[Signature] ELLER COOK SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 10/10/19

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.

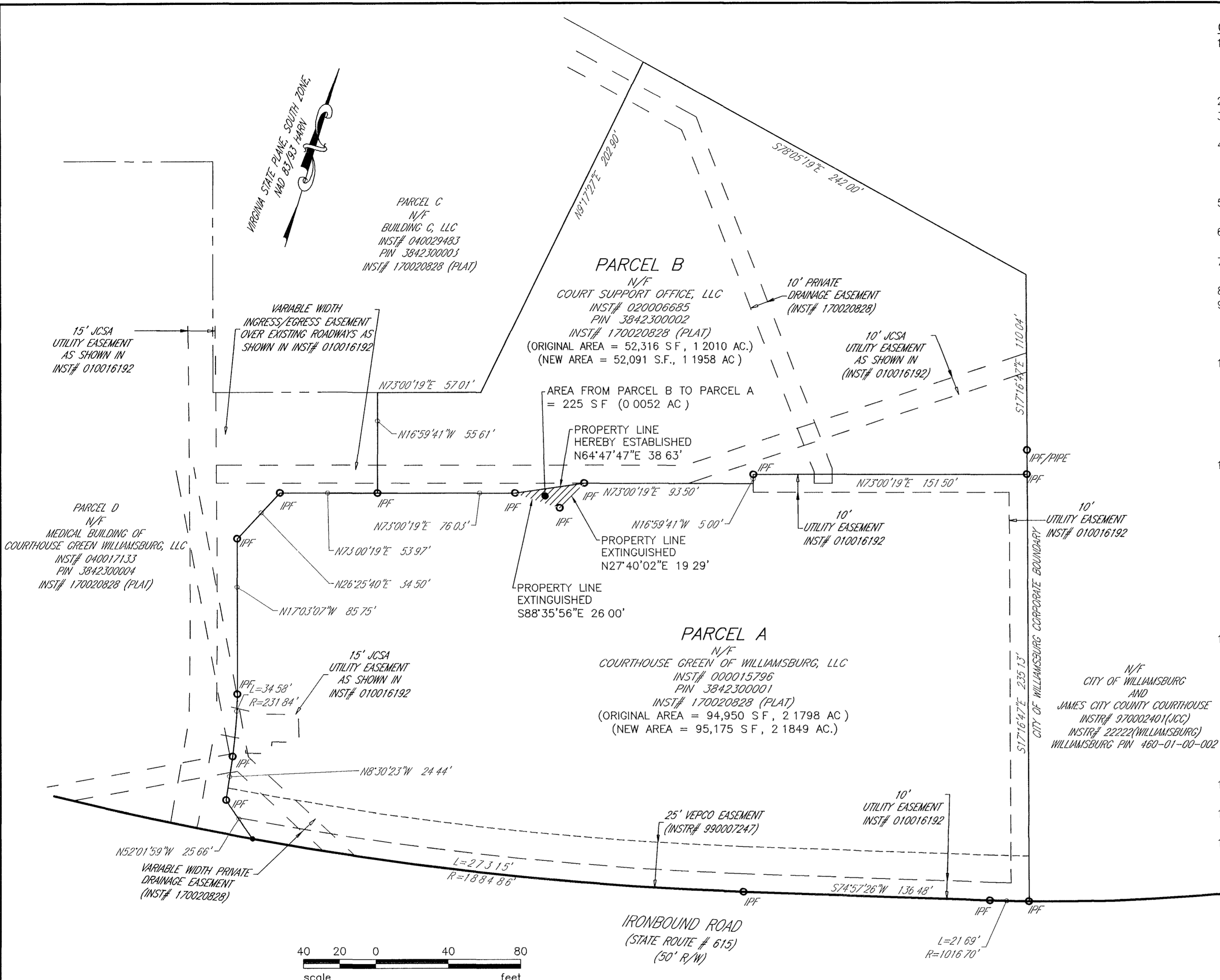
THIS 10 DAY OF October, 2019, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 3:12 AM (PM) INSTRUMENT # 190014866

TESTEE: MONA A. FOLEY, CLERK 2 Large/Small Plat(s) Recorded herewith as # 190014866

PLAT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL A AND PARCEL B

PROPERTY OF COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C. AND COURT SUPPORT OFFICE, L.L.C. (PARCEL ID #'S 3842300001 & 3842300002) JAMES CITY COUNTY, VIRGINIA SEPTEMBER 6, 2019

JAMES CITY COUNTY CASE # S-19-0080



- GENERAL NOTES:**
- 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
 - PROPERTIES ARE ZONED "M1" (LIMITED BUSINESS/INDUSTRIAL).
 - PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER PROVIDED BY JCSA
 - PROPERTIES LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM COMMUNITY-PANEL NO 51095-C0138D EFFECTIVE DATE DECEMBER 16, 2015.
 - A 10' UTILITY EASEMENT EXISTS ALONG THE PERIMETER OF EACH PARCEL PER INSTRUMENT #010016192.
 - THE EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C, AND D PER INSTRUMENT #01010016192.
 - THE EXISTING LANDSCAPE EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C, AND D PER INSTRUMENT #01010016192.
 - 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).
 - 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
 - BOUNDARY LINES FOR PARCELS A, B, C, AND D WERE FURTHER ADJUSTED AS RECORDED BY CERTAIN PLAT ENTITLED "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, L.L.C.; BUILDING C, L.L.C.; AND MEDICAL BUILDING OF COURTHOUSE GREEN WILLIAMSBURG, L.L.C JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA" DATED NOVEMBER 1, 2017, MADE BY AES CONSULTING ENGINEERS AND RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE FOR THE CITY OF WILLIAMSBURG/COUNTY OF JAMES CITY BY INSTRUMENT #170020828.
 - JAMES CITY SERVICE AUTHORITY NOTES.
 - 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.
 - Any existing unused wells shall be abandoned in accordance with State Private Well Regulations and James City County Code.
 - Unless otherwise noted, all drainage easements designated on this plat shall remain private
 - All utilities shall be placed underground in accordance with Section 19-33 of the James City County Subdivision Ordinance
 - Monuments shall be set in accordance with sections 19-34 through 19-36 of the James City County Subdivision Ordinance

LEGEND:
 ○ IPF= IRON PIN FOUND
 ○ IPF/PIPE = IRON PIPE FOUND

**PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN
PARCEL A AND PARCEL B**

PROPERTY OF COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C.
AND COURT SUPPORT OFFICE, L.L.C.
(PARCEL ID #'S 3842300001 & 3842300002)
JAMES CITY COUNTY, VIRGINIA
SEPTEMBER 6, 2019

JAMES CITY COUNTY CASE # S-19-0080

SIA Site Improvement Associates, Inc.
Civil Engineers, Surveyors, & Site Contractors
Where Engineering and Construction Come Together

800 Juniper Crescent, Suite A Office 757-671-9000
Chesapeake, VA 23320

City of Williamsburg & County of James City
Circuit Court This PLAT was recorded on
Oct 10, 2019
at 3:12 AM/PM, PB PG
Document # 190014866
MONA A FOLEY, CLERK
Mona A Foley, Clerk

No.	Date	Description
3	10-04-19	TRUSTEE NAME SUBSTITUTION
2	10-02-19	REVISED PER JCC COMMENTS, LETTER DATED OCTOBER 1, 2019
1	9-30-19	REVISED PER JCSA COMMENTS, MEMO DATED SEPTEMBER 19, 2019
REVISIONS		

