

190017392

S-19-0065

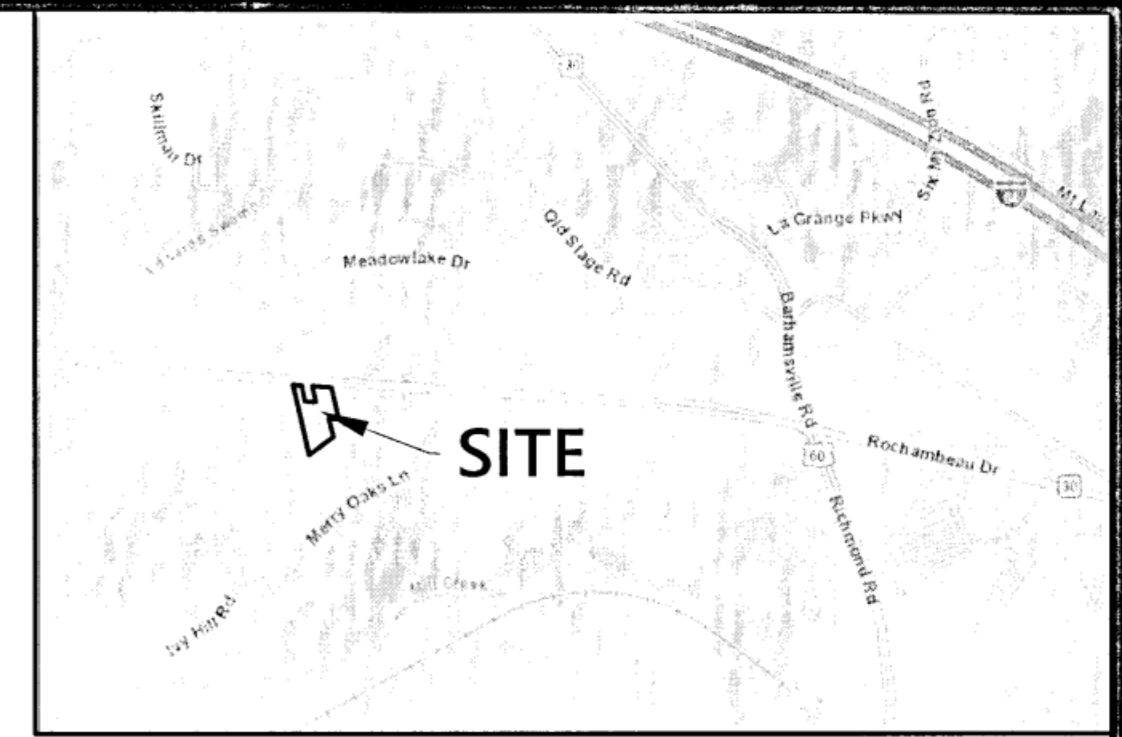
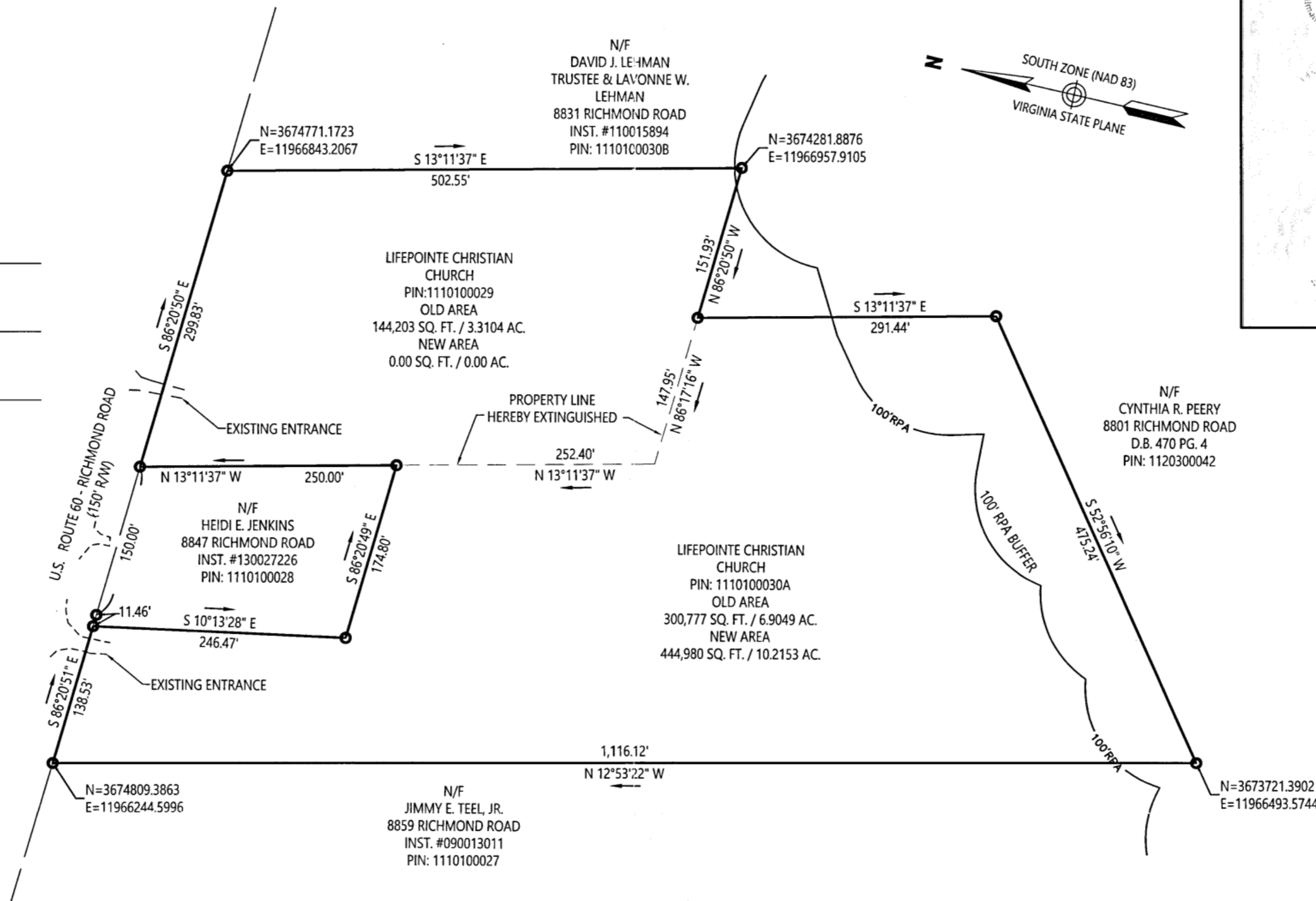
Certificate Of Source Of Title

PARCEL ID 1110100030A/1110100029 THE PROPERTIES SHOWN ON THIS PLAT WERE CONVEYED BY VICTORIA MARY CARAMANICA TO LIFEPOINTE CHRISTIAN CHURCH, BY INSTRUMENT, DATED 4/30/2018 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 180007767.

Certificate of Approval

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

Virginia Department of Transportation, Virginia Department of Health, Subdivision Agent of James City County.



Vicinity Map 1"=3,000'

PLANNING DIVISION SEP 12 2019 RECEIVED

Large Small Plat(s) Recorded herewith as # 190017392

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on November 22, 2019 at 1:11 AM PM PB PG Document # 190017392 MONA A. FOLEY, CLERK

General Notes

- 1. THESE PROPERTIES ARE ZONED A-1. 2. THESE PROPERTIES REPRESENT JAMES CITY COUNTY TAX PARCELS 1110100029 AND 1110100030A. 3. THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 51045C0039D, DATED DECEMBER '6, 2015. 4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 5. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY CONTROL MONUMENT 349. 6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 70 PG. 71 AND INST. #98013104. 7. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED ON 04/26/2018. 8. THESE PROPERTIES LIE PARTIALLY WITHIN A RESOURCE PROTECTION AREA AND ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE. 9. WETLANDS AND LANDS WITHIN 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. 10. RESOURCE PROTECTION LINE (RPA) AS SHOWN HEREON IS TAKEN FROM JAMES CITY COUNTY GEOGRAPHIC INFORMATION SYSTEM. NO FURTHER SUBDIVISION AND/OR DEVELOPMENT OF THE PARCELS SHOWN HEREON WILL BE APPROVED WITHOUT THE REQUIRED WETLAND DELINEATION AND MAPPING AND ESTABLISHMENT OF AN APPROVED RPA BUFFER PER COUNTY CODE SECTION 23-7(C). 11. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. 12. THIS PROJECT IS SUBJECT TO CONDITIONS ASSOCIATED WITH SUP-0001-2018. 13. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. 14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLATE SHALL REMAIN PRIVATE.

Surveyor's Certification

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 BOUNDARY LINE EXTINGUISHMENT PLATS WITHIN THE COUNTY. DATE 9-12-19 STEPHEN A. ROMEO, LS

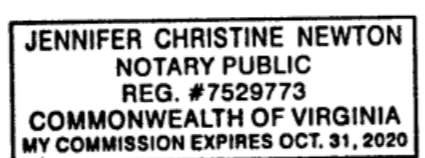


Owner's Consent

THE BOUNDARY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

9/12/19 Phillip Murdock DATE NAME PRINTED

COMMONWEALTH OF VIRGINIA City/County of James City County Jennifer Christine Newton A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 12th DAY OF September 2019 MY COMMISSION EXPIRES: 10/31/2020 NOTARY REGISTRATION NUMBER: 7529773



REFERENCES INST. NO. 180007767 (DEED) INST. NO. 98013104 (DEED) D.B. 70, PAGE 71 (PLAT)



Boundary Line Extinguishment Being The Property Of Lifepointe Christian Church Parcels 1110100030A and 1110100029 James City County, Virginia. Includes date, sheet info, project no, and logos for vhb and Transportation Land Development Environmental Services.