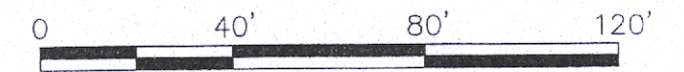


S-0037-2011

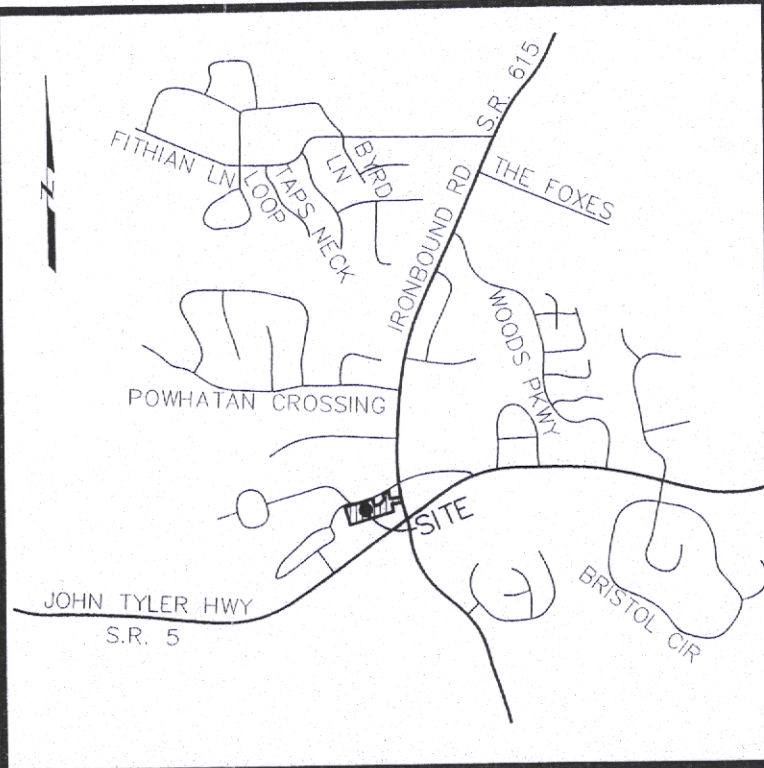
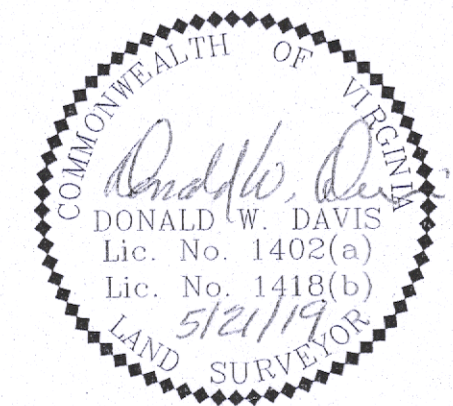
SUBDIVISION OF PARCEL "D"
POWHATAN OFFICE PARK SUBDIVISION
BERKELEY MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 40' DATE: MAY 21, 2019

DAVIS & ASSOCIATES, P.C.
LAND SURVEYORS AND PLANNERS
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VIRGINIA 23693
(757)867-8583

SHEET 1 OF 2



GRAPHIC SCALE
1"=40'



VICINITY MAP
SCALE: 1" = 2,000'

THE SUBDIVISION AS SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY EXIST.

Kenneth C. Spencer 12/18/19
KENNETH C. SPENCER DATE:

Cowles M. Spencer 05/18/2019
COWLES M. SPENCER DATE:

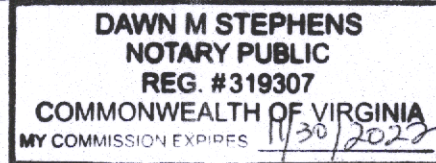
TRUSTEE'S CONSENT:

Henry A. Boyd, Jr. 12/18/2019
HENRY A. BOYD, JR. - OFFICER DATE
RESOURCE SERVICE CORPORATION

BENEFICIARY: FULTON BANK
DEED OF TRUST DATED: JULY 24, 2013
RECORDED AS INSTRUMENT No.: 130017404

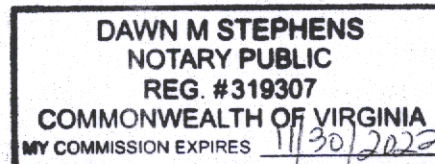
NOTARY PUBLIC FOR:
KENNETH C. SPENCER
STATE OF Virginia
COUNTY/CITY OF York TO WIT:

I, Dawn M Stephens, A NOTARY PUBLIC IN AND FOR THE State OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 18 DAY OF December, 2019.
Dawn M Stephens 319307
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 11/30/2022



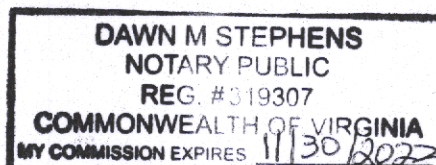
NOTARY PUBLIC FOR:
COWLES M. SPENCER
STATE OF Virginia
COUNTY/CITY OF York TO WIT:

I, Dawn M Stephens, A NOTARY PUBLIC IN AND FOR THE State OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 18 DAY OF December, 2019.
Dawn M Stephens 319307
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 11/30/2022



NOTARY PUBLIC FOR:
TRUSTEES
STATE OF Virginia
COUNTY/CITY OF York TO WIT:

I, Dawn M Stephens, A NOTARY PUBLIC IN AND FOR THE State OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 18 DAY OF December, 2019.
Dawn M Stephens 319307
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 11/30/2022



NOTES:

- OWNER:
SPENCER BROTHERS BUILDERS, INC.
110 MID-ATLANTIC PLACE
YORKTOWN, VIRGINIA 23693
- SITE:
3204 IRONBOUND ROAD
WILLIAMSBURG, VIRGINIA 23188
TAX PARCEL: 4710100031D
REFERENCE: P.B. 52, PG. 46
- ZONE: B-1 (GENERAL BUSINESS)
FRONT SETBACK: 50'
SIDE SETBACK: 20'
REAR SETBACK: 20'
- TOTAL AREA OF SITE = 93,943 S.F. / 2.157 AC.
- THE SITE IS SERVED BY PUBLIC SEWER AND PUBLIC WATER PROVIDED BY THE JAMES CITY SERVICE AUTHORITY.
- PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510201, MAP NUMBER: 51095C0119D, REVISED DATE: DECEMBER 16, 2015
- ALL UTILITIES TO BE PLACED UNDERGROUND
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE
- UTILITY EASEMENTS DESIGNATED AS "JCSA UTILITY EASEMENT" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT FROM ANY CAUSE.
- INGRESS/EGRESS & PARKING EASEMENT ACROSS ALL DRIVE AISLES FOR ACCESS TO INGRAM ROAD COMMON TO PARCELS D-1, D-2 & D-3.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS, (VR-173-02-01) AND ANY LOCAL ORDINANCES ADOPTED PURSUANT THERETO. THESE REGULATIONS AND ORDINANCES MAY PLACE ADDITIONAL REQUIREMENTS ON LOTS RECORDED AFTER SEPTEMBER 30, 1989, AND MAY LIMIT DEVELOPMENT OF LOTS. OWNERS SHOULD FAMILIARIZE THEMSELVES WITH THE REGULATIONS AND ORDINANCES AND ARE ENCOURAGED TO CONTACT THE JAMES CITY COUNTY DIRECTOR OF CODE COMPLIANCE FOR MORE INFORMATION.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- MONUMENTS TO BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF JAMES CITY, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF:

SPENCER BROTHERS BUILDERS, INC. AND WAS ACQUIRED IN PART FROM RONALD A. STAPLES BY DEED DATED FEBRUARY 13, 1996 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 776, PAGE 709. AND C. LEWIS WALTRIP, II BY DEED DATED APRIL 1, 1996 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 781, PAGE 125

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 1, 2020.

Donald W. Davis 5/21/19
DONALD W. DAVIS, L.S. DATE

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

Ellen Cook 12/18/19
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE:

Alan Berlin 10 Dec 2019
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE:

STATE OF VIRGINIA
JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE JAMES CITY COUNTY CIRCUIT COURT THIS _____ DAY OF _____ 20____, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # _____

TESTE: _____
CLERK

BY: _____

EASEMENT LEGEND

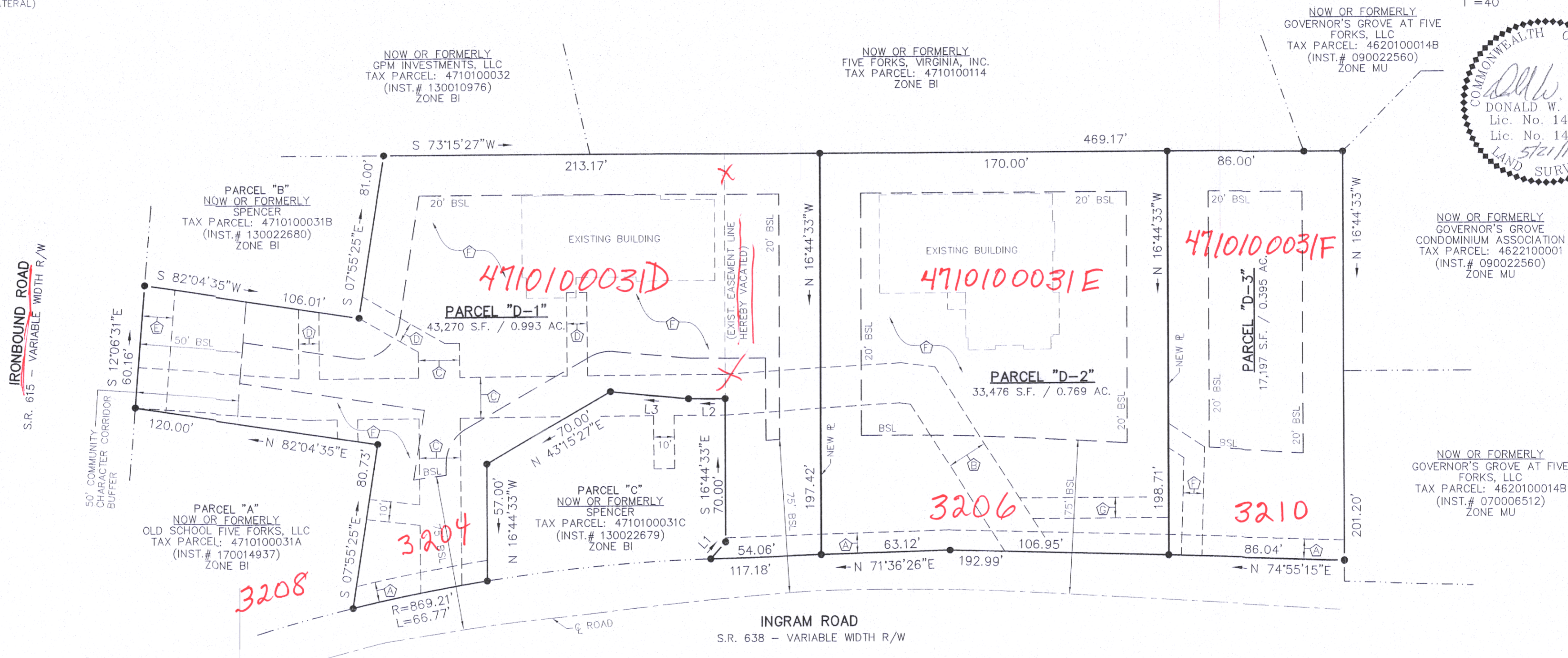
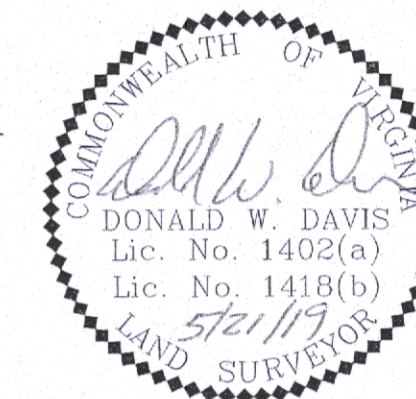
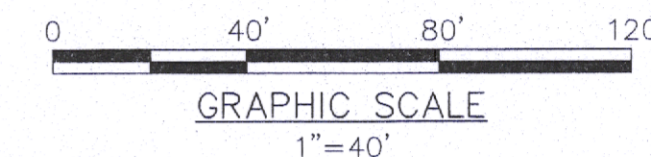
- A EXIST. 10' COX COMMUNICATIONS EASEMENT (INST.# 080005083)
- B EXIST. VARIABLE WIDTH JCSA UTILITY EASEMENT (INST.# 080006754)
- C EXIST. 20' UTILITY EASEMENT (D.B. 52, PG. 46)
- D EXIST. 10' UTILITY EASEMENT (D.B. 52, PG. 46)
- E EXIST. 15' DOMINION VIRGINIA POWER EASEMENT (INST.# 040006420)
- F EXIST. INGRESS/EGRESS & PARKING EASEMENT ACROSS PARCEL "D" FOR ACCESS TO INGRAM RD (P.B. 52, PG. 46)
- G 10' PRIVATE UTILITY EASEMENT HEREBY DEDICATED TO THE BENEFIT OF PARCEL "D-3"
- F 10' PRIVATE UTILITY EASEMENT HEREBY DEDICATED TO THE BENEFIT OF PARCEL D-2 (CENTERED OVER SEWER LATERAL)

LINE	BEARING	DISTANCE
L1	S 24°51'21"W	10.97'
L2	N 73°15'27"E	18.00'
L3	N 78°46'50"E	38.30'

SUBDIVISION OF PARCEL "D"
POWHATAN OFFICE PARK SUBDIVISION
BERKELEY MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 40' DATE: MAY 21, 2019

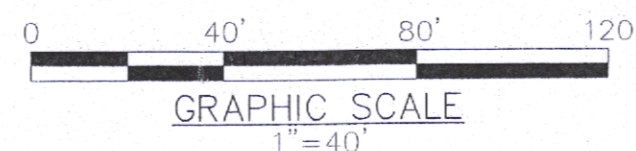
DAVIS & ASSOCIATES, P.C.
LAND SURVEYORS AND PLANNERS
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VIRGINIA 23693
(757)867-8583

SHEET 2 OF 2



- SYMBOLS -

- DENOTES IRON PIPE FOUND (IPF)
- DENOTES IRON ROD FOUND (IRF)
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES (IRS)
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES PROPERTY LINE
- - - DENOTES ADJACENT PROPERTY LINE
- - - DENOTES EASEMENT LINE
- - - DENOTES RPA LINE
- 50' BSL DENOTES BUILDING SETBACK



FINAL ADDRESSES:

RECEIVED *Janis Schaffer*
CODED *12/30/19*

STATE OF VIRGINIA
JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE JAMES CITY COUNTY CIRCUIT COURT THIS _____ DAY OF _____, 20____, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # _____

TESTE: _____
CLERK

BY: _____