

20006150

CERTIFICATION OF SOURCE OF TITLE (NEW PARCEL 29)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY UNIVERSITY SQUARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP TO FRANCISCUS AT PROMENADE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MAY 20, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 160010182.

OWNER'S CERTIFICATION

THE LOT LINE ADJUSTMENT AND EASEMENT DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FRANCISCUS AT PROMENADE LLC

BY FRANCISCUS AT PROMENADE LLC

BY: [Signature] 4/16/2020
 HENRY L. BOWMAN, PRESIDENT DATE

CERTIFICATION OF SOURCE OF TITLE (PARCELS 27 AND 28)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY JEFFERSON-PILOT LIFE INSURANCE COMPANY TO UNIVERSITY SQUARE ASSOCIATES BY DEED DATED AUGUST 6, 1987 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 357, PG. 125.

OWNER'S CERTIFICATION

THE LOT LINE ADJUSTMENT AND EASEMENT DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

UNIVERSITY SQUARE ASSOCIATES

BY MARKET PLANNERS, INC., MANAGING PARTNER

BY: [Signature] 4/16/2020
 HENRY L. BOWMAN, PRESIDENT DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Norfolk

I, Kathryn M Estep, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 16th DAY OF April, 2020.

MY COMMISSION EXPIRES: 2/28/22

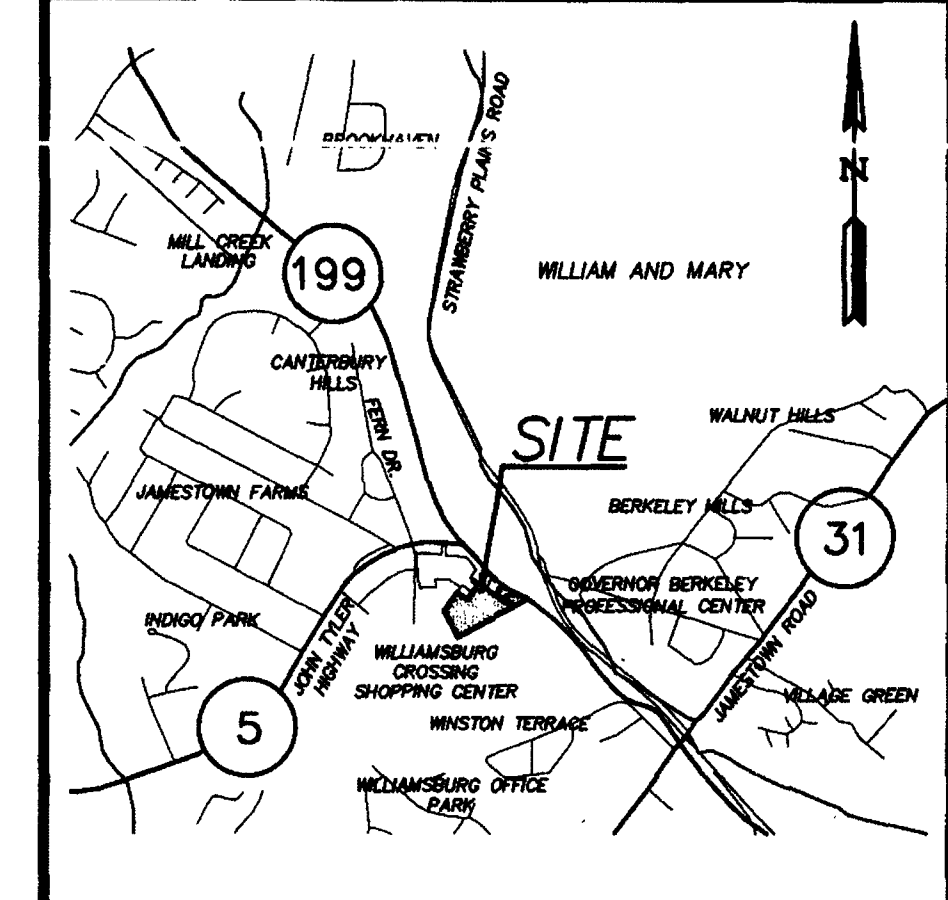
NOTARY REGISTRATION NUMBER: 264416

[Signature]
 NOTARY PUBLIC SIGNATURE



GENERAL NOTES

1. PROPERTIES ARE ZONED MU (MIXED USE WITH PROFFERS). FOR ORIGINAL PROFFERS AND MASTER PLAN PLEASE REFER TO JCC CASE NUMBERS Z-0003-2014/MP-0003-2014, APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON DECEMBER 9, 2014. FOR AMENDED PROFFERS AND MASTER PLAN PLEASE REFER TO JCC CASE NUMBERS Z-0001-2016, Z-0005-2016 AND Z-19-0014 APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON APRIL 12, 2019, JUNE 14, 2016 AND JANUARY 14, 2020 RESPECTIVELY. PLEASE REFER TO JCC CASE NUMBER SP-19-0099 FOR THE SITE PLAN ASSOCIATED WITH THIS DEVELOPMENT.
2. PROPERTY PARCEL ID'S ARE 4812200027, 4812200028 AND 4812200029. PROPERTY ADDRESSES ARE 5307, 5311 AND 5304 JOHN TYLER HIGHWAY.
3. THIS SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
4. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0138D, PANEL 0138, FOR COMMUNITY NUMBER 510201, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VA ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-38 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
9. THIS PLAT IS BASED ON RECORD INFORMATION. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
10. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
11. ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
12. THE ROADS IN THIS SUBDIVISION DO NOT MEET THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL NOT BE MAINTAINED BY EITHER THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION. THE ROADS WILL HAVE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE DEPARTMENT REQUIREMENTS IN EFFECT AT THE TIME OF THE REQUEST BY THE PROPERTY OWNERS PRIOR TO REQUESTING THE ADDITION OF THE ROAD INTO THE STATE MAINTAINED SYSTEM.
13. VDOT SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY SIDEWALK SHOWN ON THE CONSTRUCTION PLANS ASSOCIATED WITH THIS PLAT.
14. ALL NON PUBLIC DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO FRANCISCUS AT PROMENADE LLC, ITS SUCCESSORS OR ASSIGNS.



LOCATION MAP SCALE 1"=2,000'±

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] 1-30-2020
 SAMUEL J. BIKKERS, L.S. #002304 DATE

CERTIFICATE OF APPROVAL

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

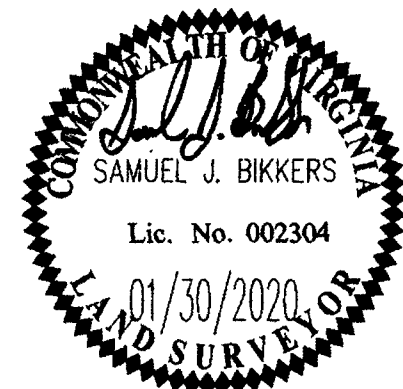
[Signature] 28 April 2020
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

2 Large/Small Plat(s) Recorded
 herewith as # 20006150

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 5th DAY OF May, 2020
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:07 AM/PM
 INSTRUMENT # 20006150

TESTE: MONA A. FOLEY, CLERK
 MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
3	4/10/2020	REVISED PER COUNTY COMMENTS DATED APRIL 2, 2020	JFS
2	4/01/2020	PARCEL CHANGE FOR NEW SIDEWALK	JFS
1	3/20/2020	REVISED PER COUNTY COMMENTS DATED MARCH 16, 2020	JFS



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Hampton Roads | Central Virginia | Middle Peninsula

JCC CASE NO. S-20-0005

PLAT OF BOUNDARY LINE ADJUSTMENT
 BEING PARCELS 27 AND 28
 OWNED BY UNIVERSITY SQUARE ASSOCIATES
 AND A PORTION OF NEW PARCEL 29
 OWNED BY FRANCISCUS AT PROMENADE LLC

JAMESTOWN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	8642-19
Scale:	Date:
NOTED	01-30-2020
Sheet Number	
1 OF 2	