

20008258

PLAT OF BOUNDARY LINE
EXTINGUISHMENT SHOWING

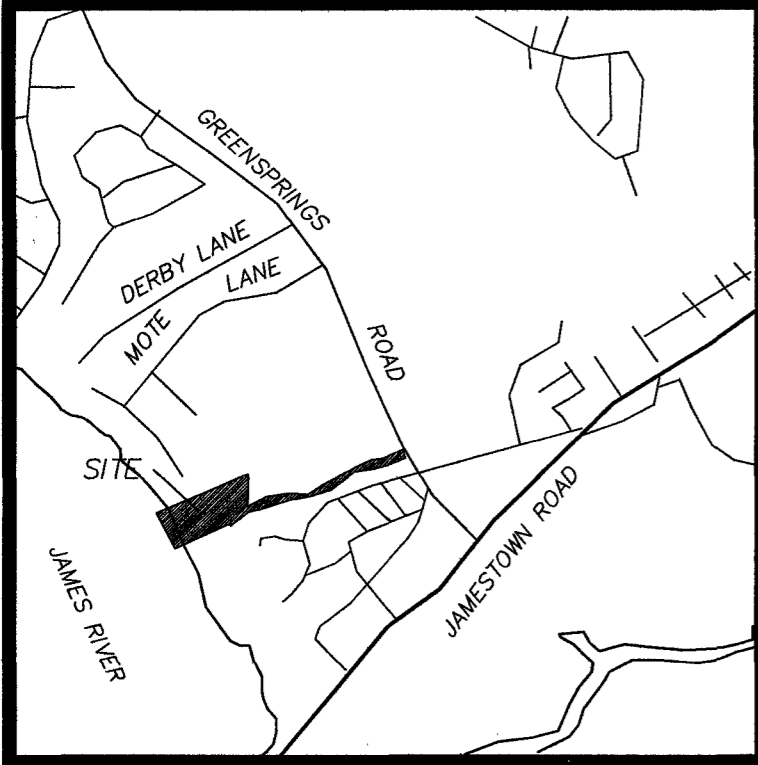
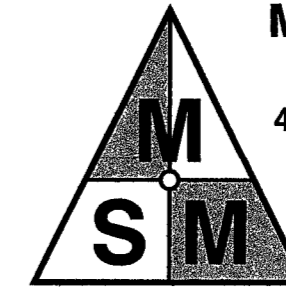
PARCEL B
AND PARCEL C

STANDING IN THE NAME OF COLONIAL PENNIMAN LLC AND 71
ACRES LLC
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: MARCH 16, 2020
SCALE: 1"=100' PROJECT NUMBER: 19-047
PAGE 1 OF 2

MICHAEL SURVEYING
& MAPPING, P.C.

41 OLD OYSTER POINT ROAD
SUITE B
NEWPORT NEWS, VA. 23602
TEL 757.873.1762
FAX 757.873.1772



VICINITY MAP

SCALE: 1"=2000'

NOTES:

- ADDRESS:
2425 MANION DRIVE - PARCEL ID. #4630100002 - PARCEL C
2485 MANION DRIVE - PARCEL ID. #4630100002B - PARCEL B
- IMPROVEMENTS NOT SHOWN
- THIS PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- REFERENCE: INST# 1600004802
- THESE PROPERTIES ARE LOCATED IN FLOOD ZONE "VE", (AREA DETERMINED TO BE WITHIN THE SPECIAL FLOOD HAZARD ZONE, BASE EL=14) AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA, MAP NUMBER 51095C0181D, DATED DECEMBER 16, 2015.
- PROPERTY IS CURRENTLY ZONED "R-8" RURAL RESIDENTIAL.
SETBACKS ARE AS FOLLOWS:
FRONT: 35' MINIMUM
REAR: 35' MINIMUM
SIDE: 15' MINIMUM
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER, ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SEC. 19-33 OF THE COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTIES SHOWN ON THIS PLAT WERE CONVEYED BY COLONIAL PENNIMAN LLC. BY INSTRUMENT, DATED SEPTEMBER 24, 2019 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #190013768.

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.

Paul W. Michael, Jr.
PAUL W. MICHAEL, JR.
DATE

3/16/2020
DATE

OWNER'S CERTIFICATE

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

BY: Dennis P. Organ DATE: 6/30/20
DENNIS P. ORGAN DATE

Dennis Organ
PRINT NAME TITLE

BY: Jennifer J. Organ DATE: 6/30/20
JENNIFER J. ORGAN DATE

Jennifer J. Organ
PRINT NAME TITLE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Spotsylvania
Diana Martin Williams 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 UNDER MY HAND THIS 30th DAY OF May, 2020

NOTARY PUBLIC: Diana Martin Williams 150363
REGISTRATION NO.

MY COMMISSION EXPIRES 1/31/2023

DIANA MARTIN WILLIAMS
NOTARY PUBLIC
REG. #150363
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2023

CERTIFICATE OF APPROVAL

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

Ellen Wode
SUBDIVISION AGENT OF
THE COUNTY OF JAMES CITY

6/4/20
DATE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 10, 2020
at 10:52 AM, PG 1
Document # 20008258
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

2 Large/Small Plat(s) Recorded
herewith as # 20008258

JCC PROJECT #S-20-0016

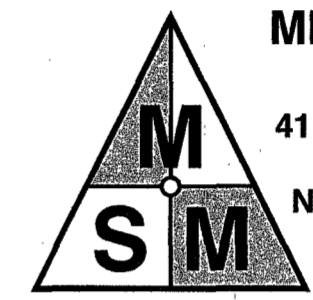
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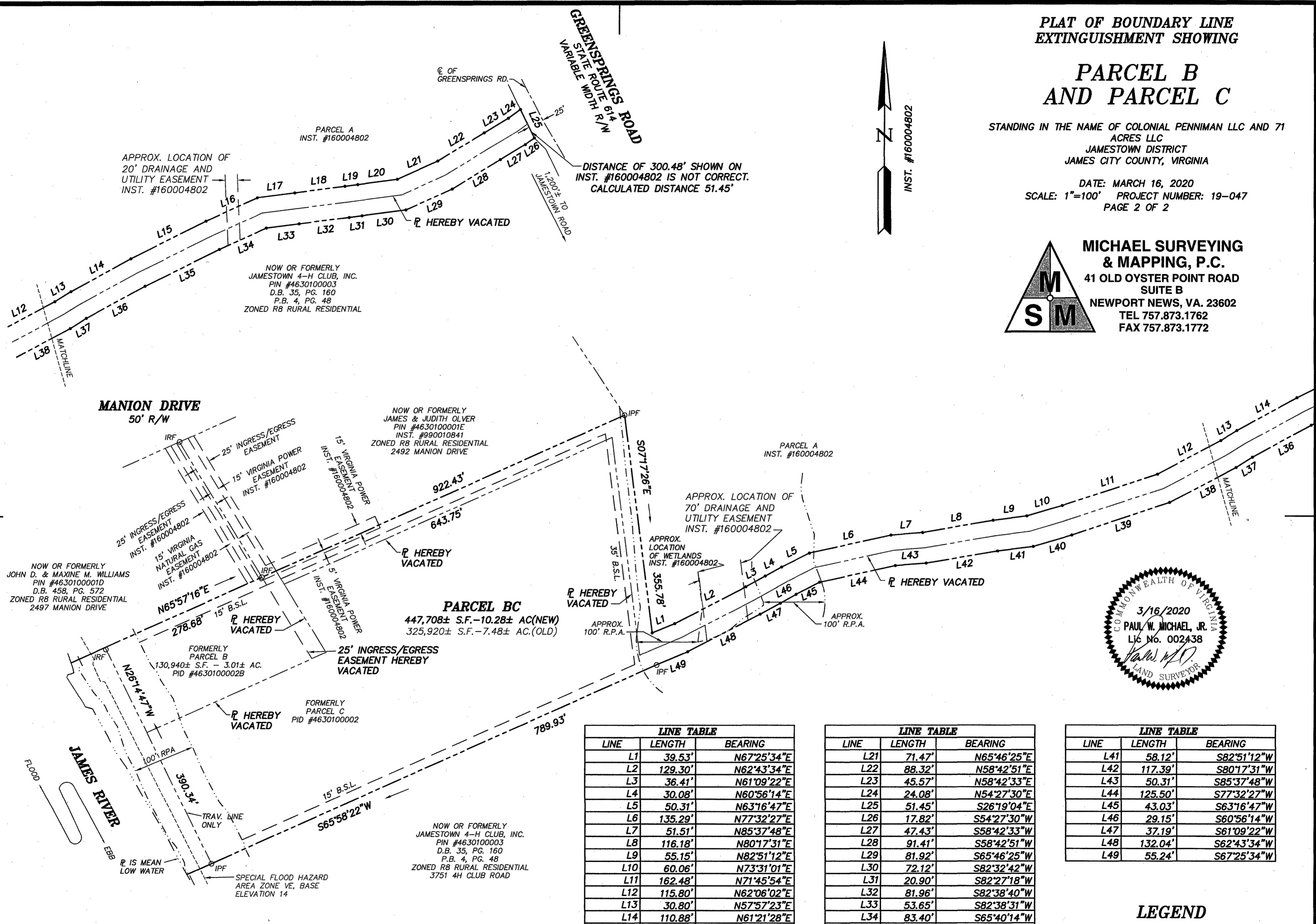
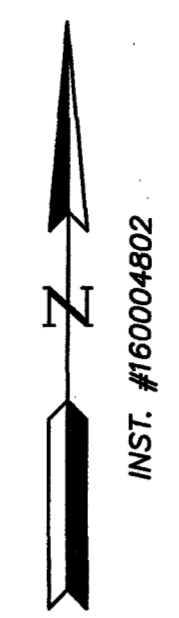
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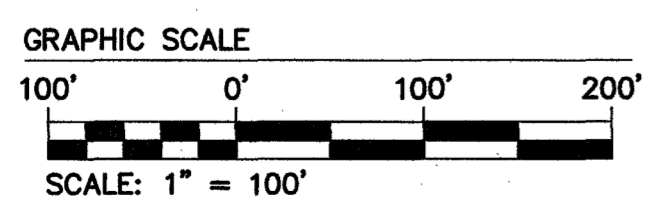
LINE TABLE		
LINE	LENGTH	BEARING
L1	39.53'	N67°25'34"E
L2	129.30'	N62°43'34"E
L3	36.41'	N61°09'22"E
L4	30.08'	N60°56'14"E
L5	50.31'	N63°16'47"E
L6	135.29'	N77°32'27"E
L7	51.51'	N85°37'48"E
L8	116.18'	N80°17'31"E
L9	55.15'	N82°51'12"E
L10	60.06'	N73°31'01"E
L11	162.48'	N71°45'54"E
L12	115.80'	N62°06'02"E
L13	30.80'	N57°57'23"E
L14	110.88'	N61°21'28"E
L15	135.87'	N63°33'20"E
L16	91.64'	N65°40'14"E
L17	61.11'	N82°38'31"E
L18	81.86'	N82°38'40"E
L19	20.86'	N82°27'18"E
L20	64.79'	N82°32'42"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	71.47'	N65°46'25"E
L22	88.32'	N58°42'51"E
L23	45.57'	N58°42'33"E
L24	24.08'	N54°27'30"E
L25	51.45'	S26°19'04"E
L26	17.82'	S54°27'30"W
L27	47.43'	S58°42'33"W
L28	91.41'	S58°42'51"W
L29	81.92'	S65°46'25"W
L30	72.12'	S82°32'42"W
L31	20.90'	S82°27'18"W
L32	81.96'	S82°38'40"W
L33	53.65'	S82°38'31"W
L34	83.40'	S65°40'14"W
L35	133.99'	S63°53'20"W
L36	108.29'	S61°21'28"W
L37	31.12'	S57°57'23"W
L38	121.84'	S62°06'02"W
L39	167.47'	S71°45'54"W
L40	64.91'	S73°31'01"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	58.12'	S82°51'12"W
L42	117.39'	S80°17'31"W
L43	50.31'	S85°37'48"W
L44	125.50'	S77°32'27"W
L45	43.03'	S63°16'47"W
L46	29.15'	S60°56'14"W
L47	37.19'	S61°09'22"W
L48	132.04'	S62°43'34"W
L49	55.24'	S67°25'34"W

LEGEND

- DENOTES IRON ROD SET
- CMF (CONC MON FOUND)
- IRF (IRON ROD FOUND)
- IPF (IRON PIPE FOUND)
- IPS (IRON PIPE SET)



City of Williamsburg & County of James City
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MAP CHECKED: BAM - 5/27/20