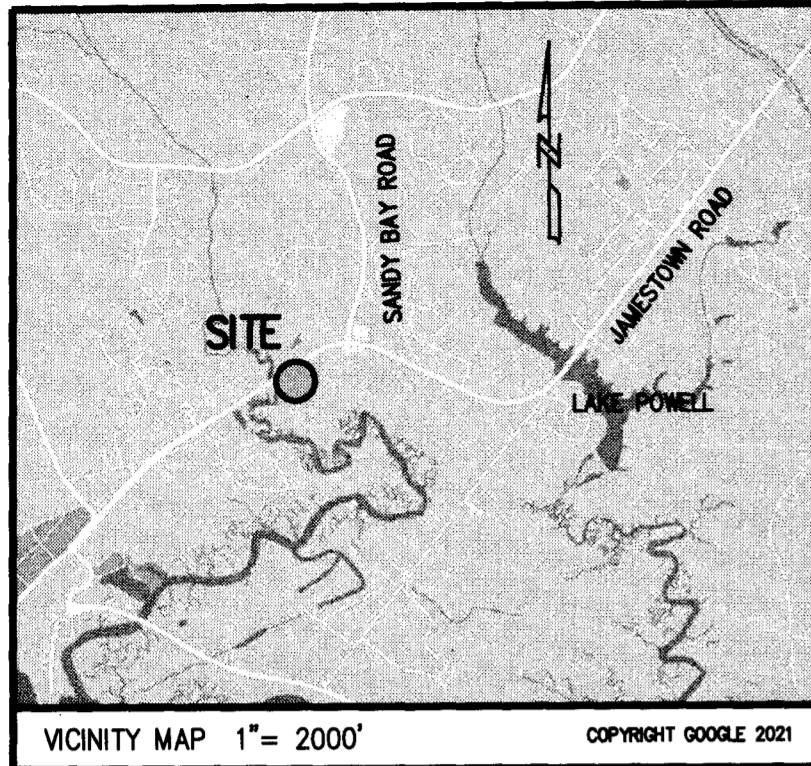


202202295



BOUNDARY LINE EXTINGUISHMENT
 BETWEEN
 JAMES CITY COUNTY TAX PARCEL
 4730100002 & 4730100003
 259 SANDY BAY ROAD & 1826 JAMESTOWN ROAD
 JAMES CITY COUNTY DISTRICT VIRGINIA
 DATE: 12/07/2021 JOB: 21-203

JCC-S-21-0081
 SHEET 1 OF 2



PROPERTY INFORMATION:

PARCEL 4730100002
 CURRENT OWNER: ALLMAR, LLC
 INSTR. #190003238
 P.B. 52, PG. 11
 ADDRESS: 259 SANDY BAY ROAD
 WILLIAMSBURG, VA 23188
 ZONED: B1 (w/ PROFFERS)
 ZONING CASE: Z-21-0013

PARCEL 4730100003
 CURRENT OWNER: ALLMAR, LLC
 INSTR. #190003238
 P.B. 50, PG. 83
 ADDRESS: 1826 JAMESTOWN ROAD
 WILLIAMSBURG, VA 23188
 ZONED: B1 (w/ PROFFERS)
 ZONING CASE: Z-21-0013

OWNERS CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE EXTINGUISHMENT BETWEEN JAMES CITY COUNTY TAX PARCEL 4730100002 & 4730100003 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

ALLMAR, LLC

BY: [Signature] 1/3/22
 SIGNATURE DATE
Laura Kinsman 1/3/22
 NAME PRINTED DATE

REQUIRED SETBACKS:

FRONT: 50 FEET
 SIDE: 20 FEET
 REAR: 20 FEET

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City, Linda Vergakis, 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 3rd DAY OF January, 2022

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES AUGUST 31, 2022
 NOTARY REGISTRATION NO. 7623437

Linda Fay Vergakis
 NOTARY PUBLIC
 Registration # 7623437
 Commonwealth of Virginia
 My Commission Expires 08/31/22

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY 1ST ADVANTAGE FEDERAL CREDIT UNION TO ALLMARK, LLC BY DEED DATED MARCH 7, 2019 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #190003238.

CERTIFICATE OF APPROVAL

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

12/20/2021 [Signature]
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

12 Jan 2022 [Signature]
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR SURVEYORS 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.

12/07/2021 [Signature]
 DATE WILLIAM S. FELTS, L.S. 3149



GENERAL NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT. BOUNDARY LINES ARE SHOWN PER PLATS OF RECORDED REFERRED TO HEREON AS WELL AS FIELD MONUMENTATION FOUND.
2. WETLANDS AS SHOWN WERE FIELD DELINEATED BY ROTH ENVIRONMENTAL, LLC.
3. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
5. PARCELS ARE LOCATED IN FIRM ZONE AE (ELEV 7), 0.2% ANNUAL CHANCE & ZONE X AS SHOWN ON FIRM #51095C0182D DATED 12/16/2015.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE COUNTY CODE.
9. EASEMENT 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.
10. BOTH PARCELS AS SHOWN ARE ASSOCIATED WITH CASE NO. Z-21-0013.
11. PARCEL AREAS ARE CALCULATED TO TIE LINES AS SHOWN.
12. EXISTING IMPROVEMENTS NOT SHOWN FOR CLARITY.
13. 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.

	OLD AREA	NEW AREA
PARCEL 4730100002	122,537 S.F. / 2.8131 AC.	
PARCEL 4730100003	23,189 S.F. / 0.5323 AC.	145,726 S.F. / 3.3454 AC.
TOTAL AREA	145,726 S.F. / 3.3454 AC.	145,726 S.F. / 3.3454 AC.

2 Large/Small Plat(s) Recorded
 herewith as # 202202295

STATE OF VIRGINIA - JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 14th DAY OF February, 2022
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:12 am
 INSTRUMENT # 202202295
 TESTE [Signature] DC

202202295

BOUNDARY LINE EXTINGUISHMENT

BETWEEN
JAMES CITY COUNTY TAX PARCEL
4730100002 & 473010003

259 SANDY BAY ROAD & 1826 JAMESTOWN ROAD
JAMES CITY COUNTY DISTRICT VIRGINIA

DATE: 12/07/2021

JOB: 21-203

JCC-S-21-0081
SHEET 2 OF 2



SANDY BAY ROAD
30' PRESCRIPTIVE EASEMENT

TIE LINE SHOWN PER P.B. 30, PG. 44
PROPERTY LINE IS ALONG CENTERLINE
OF EXISTING SANDY BAY ROAD

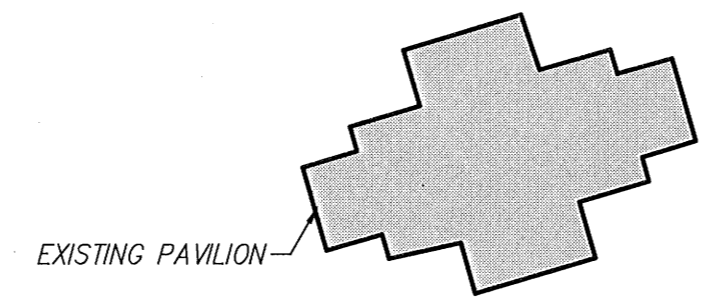
N44°09'04"E 27.57
RR SPIKE FOUND
S51°54'36"W 257.11
IPF
RR SPIKE FOUND
S65°11'20"W 120.00

PARCEL 1
N/F
ALLMAR, LLC
INSTR. #190003238
P.B. 34, PG. 31
PARCEL ID: 4730100005
ZONED: B1

N/F
ALLMAR, LLC
INSTR. #190003238
P.B. 52, PG. 11
PARCEL ID: 4730100002
ZONED: B1
EXISTING AREA
122,537 S.F. / 2.8131 AC.

S46°58'55"E 119.05
PROPERTY LINE HEREBY EXTINGUISHED

N/F
ALLMAR, LLC
INSTR. #190003238
P.B. 50, PG. 83
PARCEL ID: 4730100003
ZONED: B1
EXISTING AREA
23,189 S.F. / 0.5323 AC.
NEW AREA
145,726 S.F. / 3.3454



EXISTING PAVILION

FEMA FLOOD BOUNDARY
FOR ZONE AE ELEV 7

100' RPA BUFFER

EDGE OF WETLANDS AS
DELINEATED BY ROTH
ENVIRONMENTAL

PROPERTY LINE IS MEAN LOW WATER
(WATER LINE SHOWN AT TIME OF SURVEY ONLY)

POWHATAN CREEK

SURVEY TIE LINE

PARCEL 2
N/F
ALLMAR, LLC
INSTR. #190003238
P.B. 34, PG. 31
PARCEL ID: 4730100005
ZONED: B1

EXISTING METAL BUILDING
EXISTING PROPERTY LINE HEREBY EXTINGUISHED

S52°39'00"W 43.38

N42°55'27"W 62.32

EXISTING PROPERTY LINE
HEREBY EXTINGUISHED

RR SPIKE FOUND

N54°53'30"E 157.62

IPF 231.41' TO IPF

RR SPIKE FOUND

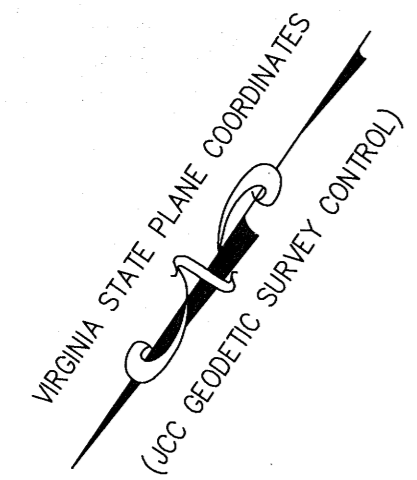
N54°42'15"E 104.37

N54°53'30"E 22.54

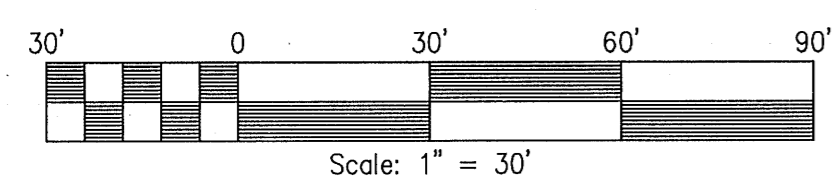
S81°06'30"E 222.56

TIE LINE TO IRF

JAMESTOWN ROAD
140' PUBLIC RIGHT-OF-WAY
P.B. 34, PG. 31



LEGEND
RR = RAIL ROAD
IPF = IRON PIPE FOUND
PPF = PINCHED PIPE FOUND
IRS = IRON ROD SET



2 Large/Small Plat(s) Recorded
herewith as # 202202295



205-E Bulifants Blvd, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
JAMES CITY THIS 14th DAY OF February, 2022
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS AT 10:12 am
INSTRUMENT # 202202295
TESTE [Signature]