

202202674

NOTES

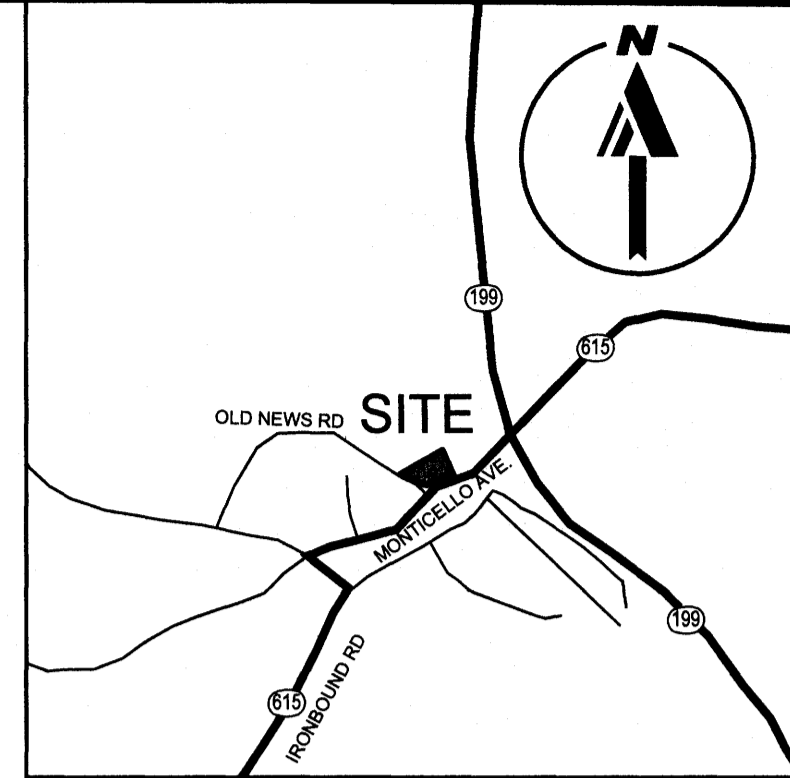
1. THE PARCEL IDENTIFICATION NUMBER FOR THE PROPERTIES SHOWN HEREON ARE 3831200002C AND 3831200002D. PROPERTY ADDRESSES ARE 4600 & 4610 MONTICELLO AVENUE.
2. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, JAMES CITY COUNTY, VIRGINIA AND INDEPENDENT CITY OF WILLIAMSBURG, PANEL 119 OF 237", MAP NUMBER 51095C0119D, WITH A MAP REVISED DATE OF DECEMBER 16, 2015.
3. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. DC2001685, WITH A COMMITMENT DATE OF SEPTEMBER 15, 2020. THIS PLAT IS BASED ON RECORD INFORMATION. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN.
4. THIS PLAT REPRESENTS A CURRENT FIELD RUN SURVEY.
5. THE PURPOSE OF THIS PLAT IS TO COMBINE EXISTING PARCELS 2C AND 2D INTO NEW PARCEL 2H.
6. PROPERTIES ARE CURRENTLY ZONED R4 (RESIDENTIAL PLANNED COMMUNITY).
7. THIS SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
8. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY ZONING ORDINANCE.

CERTIFICATE OF NOTARIZATION

THE COMMONWEALTH OF VIRGINIA
 THE CITY/COUNTY OF Norfolk
 I, Mary Ann Bryant, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO 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 13 DAY OF January, 2022.
 MY COMMISSION EXPIRES: 4-30-2022
 NOTARY REGISTRATION NUMBER: 360616

OWNERS' CERTIFICATE

THE SUBDIVISION OF LAND SHOWN AND EASEMENTS CONVEYED ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.
 DATE: 1/13/22
 SIGNATURE: Frank H. Cowling, Jr.
 NAME PRINTED: FRANK H. COWLING, JR.



AREA TABULATION

PARCEL 2C	50,652 S.F.	OR	1.163 AC.
PARCEL 2D	58,006 S.F.	OR	1.332 AC.
TOTAL	108,658 S.F.	OR	2.495 AC.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 DATE: 14 Feb 2022
 SUBDIVISION AGENT OF JAMES CITY COUNTY: [Signature]

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC. TO MONTICELLO MARKETPLACE ASSOCIATES L.L.C. BY DEED, DATED SEPTEMBER 4, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 806, PAGE 43.

LEGEND

- [RBC] INDICATES REBAR W/CAP FOUND
- [RBR] INDICATES REBAR FOUND
- INDICATES PROPERTY CORNER TO BE SET

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on Feb. 17, 2022
 at 2:21 AM PM PG —
 Document # 202202674
 MONA A. FOLEY, CLERK
[Signature], Clerk

PARCEL 1
 MONTICELLO MARKETPLACE ASSOCIATES L.L.C.
 PLAT BOOK 66 PAGES 60 & 61

APPROX. LOCATION PERMANENT ACCESS EASEMENT
 PLAT BOOK 66 PAGE 94
 INSTR. #970010029

PARCEL 2C
 MONTICELLO MARKETPLACE ASSOCIATES L.L.C.
 P.B. 66 PG. 60 & 61

LANDS OF MONTICELLO MARKETPLACE ASSOCIATES L.L.C.
 DEED BOOK 806 PAGE 43
 GPIN: 3831200002C

PARCEL 2H
AREA: 108,658 S.F. OR 2.495 AC.

PARCEL 2D
 MONTICELLO MARKETPLACE ASSOCIATES L.L.C.
 P.B. 66 PG. 60 & 61

LANDS OF MONTICELLO MARKETPLACE ASSOCIATES, L.L.C.
 DEED BOOK 806 PAGE 43
 GPIN: 3831200002D

PARCEL 2E
 MONTICELLO MARKETPLACE ASSOCIATES L.L.C.
 PLAT BOOK 66 PAGES 60 & 61

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	627.96'	58.23'	N70°41'18"W	58.21'	005°18'46"	29.14'

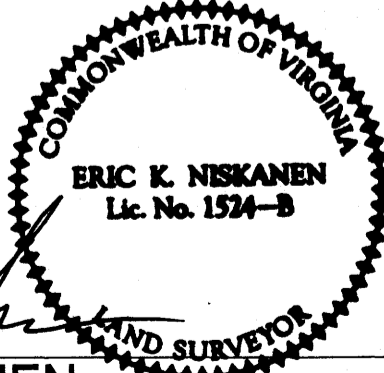
LINE	BEARING	DISTANCE
L1	N60° 47' 45"W	43.00'
L2	N60° 09' 05"E	10.93'
L3	S81° 14' 12"E	1.80'
L4	S60° 47' 45"E	93.04'

R=627.96'
TAN=110.52'
Δ=019°57'50"
L=218.81'
CHB=N65°26'35"W
CHD=217.70'

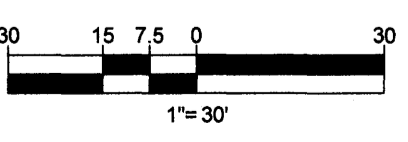
R=995.37'
TAN=153.91'
Δ=017°34'47"
L=305.40'
CHB=S70°00'55"W
CHD=304.21'

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 JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.



Eric K. Niskanen
ERIC K. NISKANEN
 VIRGINIA LICENSED LAND SURVEYOR NO. 1524-B
 DATE: 1-7-22



BOHLER ENGINEERING
 12825 WORLDGATE DRIVE, SUITE 700
 HERNDON, VIRGINIA 20170
 703.709.9500
 www.bohlerengineering.com
 ■ UPRSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC