

CERTIFICATION OF SOURCE OF TITLE:

JAMES CITY COUNTY PARCEL ID No. (PIN) 3040100001

THE PROPERTY SHOWN ON THIS PLAT AS JAMES CITY COUNTY PARCEL ID NO. 3040100001, WAS CONFIRMED BY J. B. COWLES, JR., SPECIAL COMMISSIONER, TO C. C. NEW, A. L. MINOR, AND WILLIAM ALBERT THOMPSON, TRUSTEES OF THE JAMES RIVER BAPTIST CHURCH, BY DEED DATED JUNE 26, 1961, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA ON JUNE 21, 1961 IN DEED BOOK 81, PAGES 217 AND 218.

THE PORTION OF THIS PROPERTY, NORTH OF THE CHURCH SANCTUARY WAS CONVEYED BY BEDFORD TIMBER AND LAND CORPORATION, A VIRGINIA CORPORATION, TO J. C. WARBURTON, A. TILDEN SMITH AND A. L. MINOR, TRUSTEES OF JAMES RIVER BAPTIST CHURCH, BY DEED DATED OCTOBER 15, 1934, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON DECEMBER 3, 1934 IN DEED BOOK 28, PAGES 230 AND 231.

THE PORTION OF THE PROPERTY, WEST AND SOUTH OF THE CHURCH SANCTUARY WAS CONVEYED BY JOHN CURRIE WILLIS AND FLETCHER BRYAN WILLIS, HIS WIFE TO C. C. NEW, A. L. MINOR AND WILLIAM ALBERT THOMPSON, TRUSTEES OF JAMES RIVER BAPTIST CHURCH, BY DEED DATED FEBRUARY 27, 1962, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA ON MARCH 19, 1962 IN DEED BOOK 84, PAGES 551 AND 552. NOTE: PLAT RECORDED IN PLAT BOOK 19, PAGE 45.

CERTIFICATION OF SOURCE OF TITLE:

JAMES CITY COUNTY PARCEL ID No. (PIN) 3040100007

THE PROPERTY SHOWN ON THIS PLAT AS JAMES CITY COUNTY PARCEL ID NO. 3040100007, WAS CONVEYED BY MERIDIAN LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO DOUGLAS L. MALLORY, JOHN HAMILTON, AND THOMAS GREENE, TRUSTEES OF JAMES RIVER BAPTIST CHURCH, BY DEED DATED DECEMBER 11, 2018, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA ON DECEMBER 19, 2018 IN INSTRUMENT No. 180020096.

BOTH PARCELS ARE SUBJECT TO A DEED OF TRUST, DATED DECEMBER 18, 2018, GIVEN BY TRUSTEES OF THE JAMES RIVER BAPTIST CHURCH, AS BORROWER ("GRANTOR"), TO CITIZENS AND FARMERS BANK, AS TRUSTEE ("LENDER" AND "BENEFICIARY"), AND JAMES H. HUDSON, III ("GRANTEE" AND "TRUSTEE"), RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA ON DECEMBER 19, 2018 IN INSTRUMENT No. 180020097.

OWNER'S CERTIFICATE:

THE BOUNDARY LINE EXTINGUISHMENT, CONSOLIDATION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS JAMES CITY COUNTY PARCEL ID NO. 3040100001 AND NO. 3040100007 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR: TRUSTEES OF JAMES RIVER BAPTIST CHURCH

By: Douglas L. Mallory, Trustee 11-1-22

By: John Hamilton, Trustee 11-1-22

By: Robert L. Wilkerson, Trustee 11-1-22

CERTIFICATE OF NOTARIZATION, OWNER'S:

COMMONWEALTH / STATE OF Virginia

CITY / COUNTY OF James City County

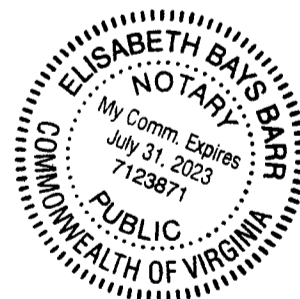
I, Elizabeth Baysam, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 1 DAY OF November, 2022

MY COMMISSION EXPIRES 7/31/2023

Notary Signature: Elizabeth Baysam

NOTARY REGISTRATION NUMBER: 71238013



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

By: Samuel J. Birkers, L.S. #002304 5-26-2021

GENERAL NOTES:

- 1. THIS PLAT IS COMPILED USING PRIOR FIELD SURVEYS, DEEDS AND PLATS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
2. THE PROPERTY IS CURRENTLY ALL OF TAX PARCEL ID No. (PIN) 3040100001 AND PARCEL ID No. (PIN) 3040100007.
3. THE PROPERTY IS CURRENTLY ADDRESSED AS No. 4931 CENTERVILLE ROAD, AND No. 4901 CENTERVILLE ROAD ACCORDINGLY.
4. THE PROPERTY IS CURRENTLY ZONED GENERAL AGRICULTURAL DISTRICT, A-1.
5. THE IMPROVEMENTS ON PARCEL ID No. 3040100001 ARE CURRENTLY CONNECTED AND SERVICED BY PUBLIC WATER AND SEWER SERVICES PROVIDED BY JCSA.
6. THE PROPERTY LIES IN THREE (3) ZONES, FLOOD ZONE AE, (BASE FLOOD ELEVATION DETERMINED (EL7)); FLOOD ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. No. 51095C0112D AND F.I.R.M. No. 51095C0116D, REVISED DATE DECEMBER 16, 2015.
7. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY CODE.
11. SETBACKS PER THE CURRENT JAMES CITY COUNTY ZONING ORDINANCE, GENERAL AGRICULTURAL DISTRICT, A-1, ARE AS FOLLOWS:
FRONT = STRUCTURES, EXCEPT THOSE ASSOCIATED WITH INTENSIVE AGRICULTURAL USES, SHALL BE A MINIMUM OF 50 FEET FROM ANY STREET RIGHT-OF-WAY 50 FEET OR GREATER IN WIDTH. IF THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET IN WIDTH, STRUCTURES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM CENTERLINE OF THE STREET; EXCEPT THAT WHERE THE MINIMUM LOT AREA IS THREE ACRES OR MORE, THE MINIMUM SETBACK SHALL BE 75 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH AND 100 FEET FROM THE CENTERLINE OF ANY STREET RIGHT-OF-WAY LESS THAN 50 FEET IN WIDTH.
SIDE YARD = 15 FEET.
REAR YARD = 35 FEET.
12. MONUMENTS SHALL BE SET PER SEC. 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE. AS A RESULT OF THIS PLAT, NO NEW CORNERS ARE BEING CREATED AND NO NEW MONUMENTS WILL BE SET.

OWNER'S CERTIFICATE, DEED OF TRUST:

THE BOUNDARY LINE EXTINGUISHMENT, CONSOLIDATION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS JAMES CITY COUNTY PARCEL ID NO. 3040100001 AND NO. 3040100007 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR: CITIZENS AND FARMERS BANK, AS BENEFICIARY

By: James H. Hudson, III, Trustee 10/24/22

CERTIFICATE OF NOTARIZATION, DEED OF TRUST:

COMMONWEALTH / STATE OF Virginia

CITY / COUNTY OF King William

I, Elizabeth D. Gregory, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 24th DAY OF October, 2022

MY COMMISSION EXPIRES 12-31-25

Notary Signature: Elizabeth D. Gregory

NOTARY REGISTRATION NUMBER: 360767

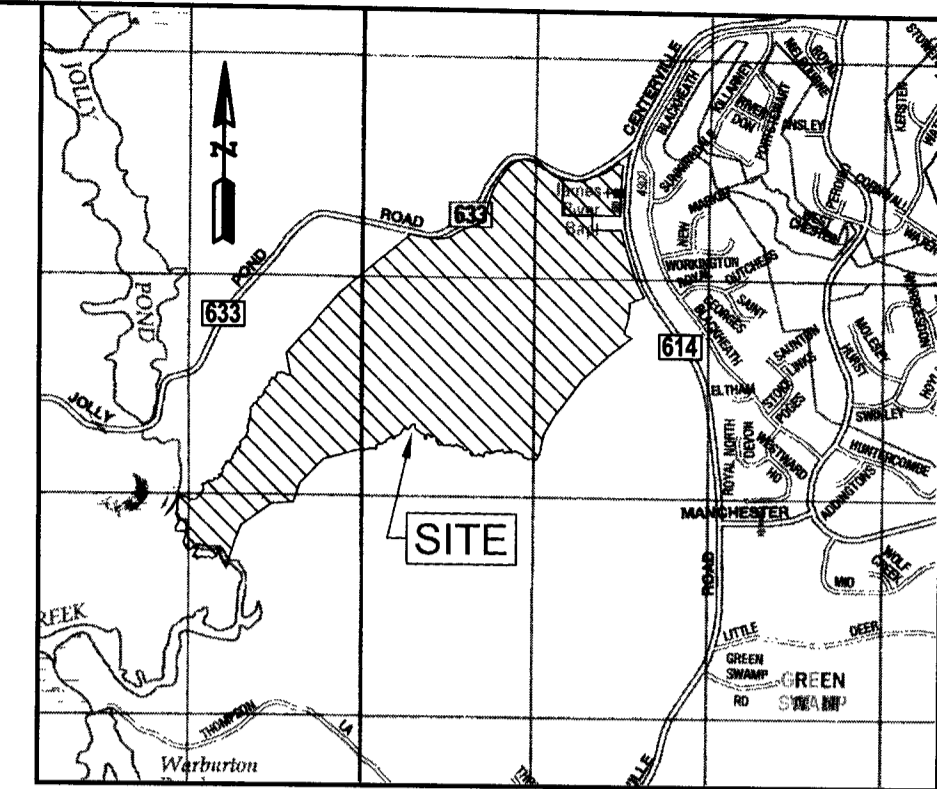


CERTIFICATE OF APPROVAL

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

By: Virginia Department of Transportation 11/7/2022

By: Samuel J. Birkers, L.S. #002304 9 Dec 2022



VICINITY MAP SCALE 1" = 2000'

Map copyright © Kappa Map Group LLC, (386) 873-3011. Used with permission - Permitted Use Number BJE051082

INDEX OF SHEETS:

Table with 2 columns: SHEET NO. and SHEET DESCRIPTION. Includes entries for Cover Sheet, Northern and Southern portions of property, and Survey showing improvements.

AREA TABULATION:

Table with 3 columns: Description, Area (SQ. FT.), and Acres. Includes rows for Old Area of Parcel ID No. 3040100001, Old Area of Parcel ID No. 3040100007, New Area of Parcel ID No. 3040100001, and Total Area.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3rd DAY OF January, 2023 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 10:10 AM PM, INSTRUMENT # 202300005, TESTE: MONA A. FOLEY, CLERK

4 Large/Small Plat(s) Recorded herewith as # 202300005

REF: JCC CASE NO. S-22-0012

Revision table with columns: Rev., Date, Description, Revised By.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188, Phone: (757) 253-0040, www.aesva.com

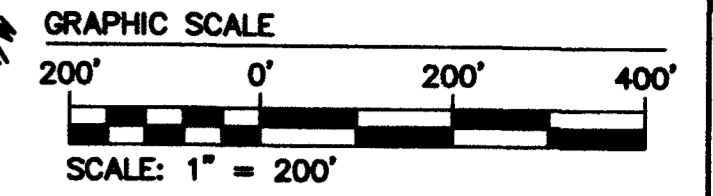
PLAT OF BOUNDARY LINE EXTINGUISHMENT, CONSOLIDATION OF LAND, JAMES CITY COUNTY TAX ASSESSOR'S PARCELS (PIN) 3040100001 AND (PIN) 3040100007, OWNED BY TRUSTEES OF JAMES RIVER BAPTIST CHURCH, BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

Project Contacts: SJB / CMA, Project Number: W09552-04, Scale: NOTED, Date: 05-26-2022, Sheet Number: 1 of 4

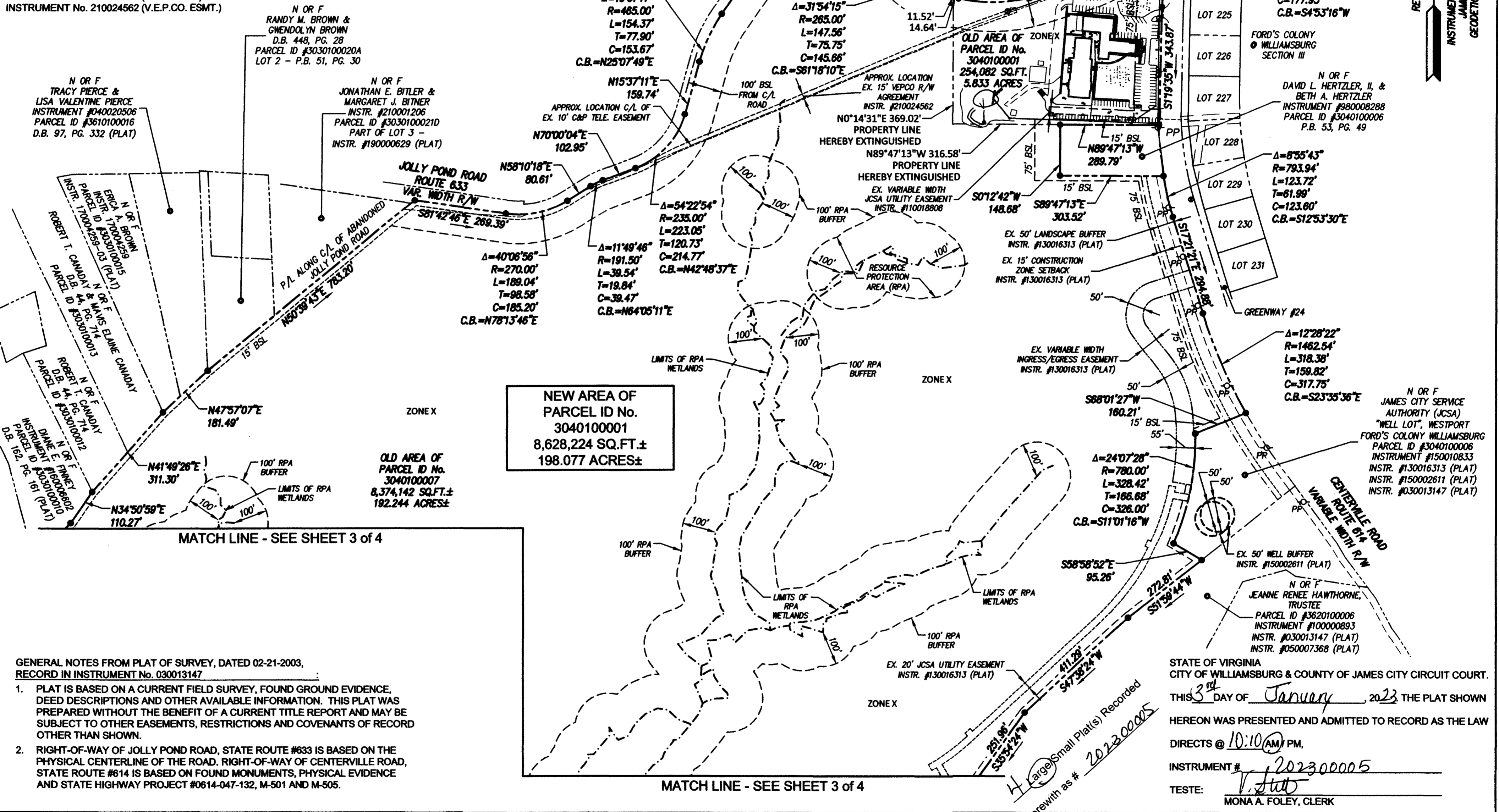
20230005

REFERENCES:
 DEED BOOK 124, PAGE 690
 DEED BOOK 189, PAGE 642
 DEED BOOK 215, PAGE 447
 DEED BOOK 219, PAGE 632
 DEED BOOK 228, PAGE 596
 DEED BOOK 228, PAGE 643
 DEED BOOK 377, PAGE 59
 PLAT BOOK 27, PAGE 1
 DEED BOOK 30, PAGE 524 (R/W TAKE)
 STATE HWY. PROJECT #1351-K
 DEED BOOK 444, PAGE 595 (R/W TAKE)
 STATE HWY. PLAT BOOK 6, PAGES 50-59
 DEED BOOK 40, PAGE 580 (V.E.P.CO. ESMT.)
 DEED BOOK 85, PAGE 598 (C&P TELE. CO. ESMT.)
 DEED BOOK 96, PAGE 585 (C&P TELE. CO. ESMT.)
 INSTRUMENT No. 110018808 (JCSA ESMT.)
 INSTRUMENT No. 210024562 (V.E.P.CO. ESMT.)

SEE SHEET 4 OF 4, FOR A SCALE: 1" = 50', SURVEY
 SHOWING IMPROVEMENTS ON PARCEL No. 3040100001



RECORD MERIDIAN
 INSTRUMENT #030013147 (PLAT)
 JAMES CITY COUNTY
 GEODETIC CONTROL MERIDIAN



N OR F
 TRACY PIERCE &
 LISA VALENTINE PIERCE
 INSTRUMENT #040020506
 PARCEL ID #3610100016
 D.B. 97, PG. 332 (PLAT)

N OR F
 RANDY M. BROWN &
 GHENDOLYN BROWN
 D.B. 448, PG. 28
 PARCEL ID #3030100020A
 LOT 2 - P.B. 51, PG. 30

N OR F
 JONATHAN E. BITLER &
 MARGARET J. BITNER
 INSTR. #210001206
 PARCEL ID #3030100021D
 PART OF LOT 3 -
 INSTR. #190000629 (PLAT)

N OR F
 DAVID L. HERTZLER, II, &
 BETH A. HERTZLER
 INSTRUMENT #980008288
 PARCEL ID #3040100006
 P.B. 53, PG. 49

Δ=8°55'43"
 R=793.94'
 L=123.72'
 T=61.99'
 C=123.60'
 C.B.=S12°53'30"E

Δ=12°28'22"
 R=1462.54'
 L=318.38'
 T=159.82'
 C=317.75'
 C.B.=S23°35'36"E

N OR F
 JAMES CITY SERVICE
 AUTHORITY (JCSA)
 "WELL LOT", WESTPORT
 FORD'S COLONY WILLIAMSBURG
 PARCEL ID #3040100006
 INSTRUMENT #150010833
 INSTR. #130016313 (PLAT)
 INSTR. #150002611 (PLAT)
 INSTR. #030013147 (PLAT)

N OR F
 JEANNE RENEE HAWTHORNE,
 TRUSTEE
 PARCEL ID #3620100006
 INSTRUMENT #100000893
 INSTR. #030013147 (PLAT)
 INSTR. #050007368 (PLAT)

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 3rd DAY OF January, 2023 THE PLAT SHOWN
 HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
 DIRECTS @ 10:10 AM PM,
 INSTRUMENT # 20230005
 TESTE: *V. J. Fole*
 MONA A. FOLEY, CLERK

- GENERAL NOTES FROM PLAT OF SURVEY, DATED 02-21-2003,
 RECORD IN INSTRUMENT No. 030013147
- PLAT IS BASED ON A CURRENT FIELD SURVEY, FOUND GROUND EVIDENCE, DEED DESCRIPTIONS AND OTHER AVAILABLE INFORMATION. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO OTHER EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD OTHER THAN SHOWN.
 - RIGHT-OF-WAY OF JOLLY POND ROAD, STATE ROUTE #633 IS BASED ON THE PHYSICAL CENTERLINE OF THE ROAD. RIGHT-OF-WAY OF CENTERVILLE ROAD, STATE ROUTE #614 IS BASED ON FOUND MONUMENTS, PHYSICAL EVIDENCE AND STATE HIGHWAY PROJECT #0614-047-132, M-501 AND M-505.

Rev.	Date	Description	Revised By
1	08-19-2022	REVISED PER JAMES CITY COUNTY COMMENT LETTER, DATED 7-1-2022	CMA

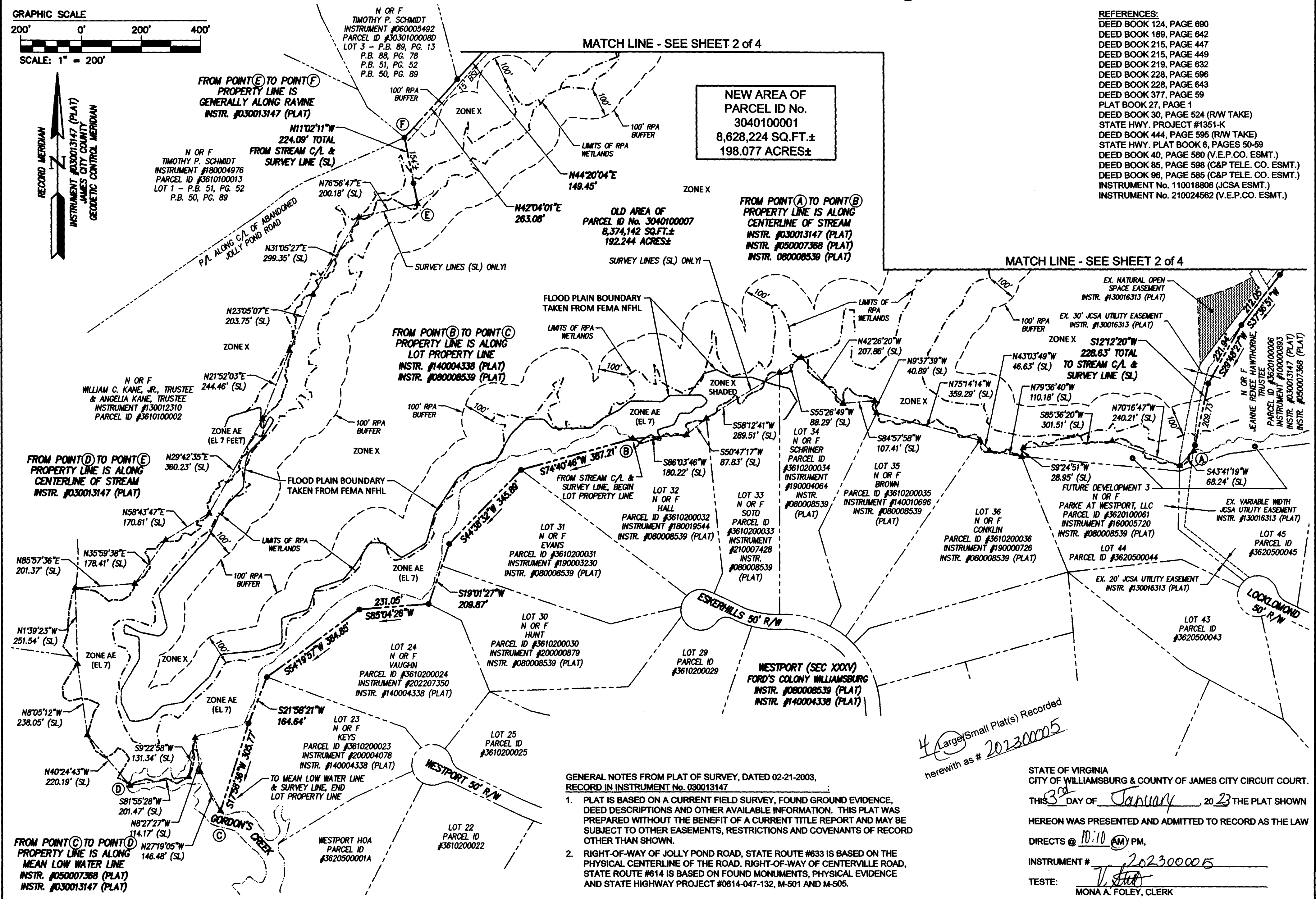
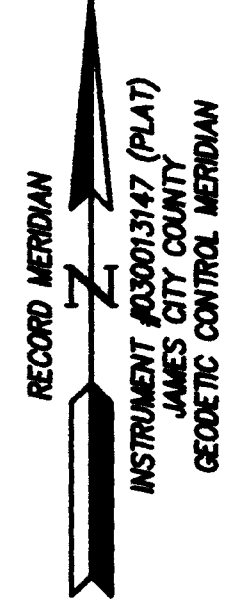
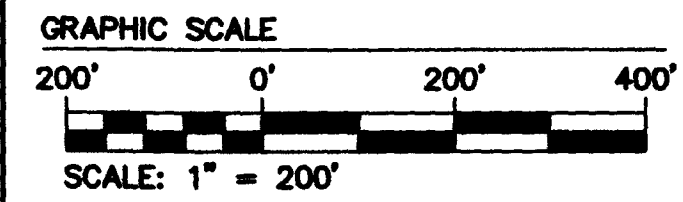


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 Phone: (757) 253-0040
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PLAT OF BOUNDARY LINE EXTINGUISHMENT,
 CONSOLIDATION OF LAND
JAMES CITY COUNTY TAX ASSESSOR'S PARCELS
 (PIN) 3040100001 AND (PIN) 3040100007
 OWNED BY
TRUSTEES OF JAMES RIVER BAPTIST CHURCH
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / CMA
 Project Number: W09552-04
 Scale: 1" = 200' Date: 05-26-2022
 Sheet Number
2 of 4

202300005



- REFERENCES:
- DEED BOOK 124, PAGE 690
 - DEED BOOK 189, PAGE 642
 - DEED BOOK 215, PAGE 447
 - DEED BOOK 215, PAGE 449
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 - INSTRUMENT No. 110018908 (JCSA ESMT.)
 - INSTRUMENT No. 210024562 (V.E.P.CO. ESMT.)

NEW AREA OF
PARCEL ID No.
3040100001
8,628,224 SQ.FT.±
198.077 ACRES±

FROM POINT (A) TO POINT (B)
PROPERTY LINE IS ALONG
CENTERLINE OF STREAM
INSTR. #030013147 (PLAT)
INSTR. #050007368 (PLAT)
INSTR. 080008539 (PLAT)

FROM POINT (B) TO POINT (C)
PROPERTY LINE IS ALONG
LOT PROPERTY LINE
INSTR. #140004338 (PLAT)
INSTR. #080008539 (PLAT)

FROM POINT (D) TO POINT (E)
PROPERTY LINE IS ALONG
CENTERLINE OF STREAM
INSTR. #030013147 (PLAT)

FROM POINT (E) TO POINT (F)
PROPERTY LINE IS
GENERALLY ALONG RAVINE
INSTR. #030013147 (PLAT)

N OR F
TIMOTHY P. SCHMIDT
INSTRUMENT #180004976
PARCEL ID #3610100013
LOT 1 - P.B. 51, PG. 52
P.B. 50, PG. 89

N OR F
TIMOTHY P. SCHMIDT
INSTRUMENT #060005492
PARCEL ID #3030100008D
LOT 3 - P.B. 89, PG. 13
P.B. 88, PG. 78
P.B. 51, PG. 52
P.B. 50, PG. 89

N OR F
WILLIAM C. KANE, JR., TRUSTEE
& ANGELIA KANE, TRUSTEE
INSTRUMENT #130012310
PARCEL ID #3610100002

FLOOD PLAIN BOUNDARY
TAKEN FROM FEMA NFHL

FLOOD PLAIN BOUNDARY
TAKEN FROM FEMA NFHL

FROM STREAM C/L &
SURVEY LINE, BEGIN
LOT PROPERTY LINE

TO MEAN LOW WATER LINE
& SURVEY LINE, END
LOT PROPERTY LINE

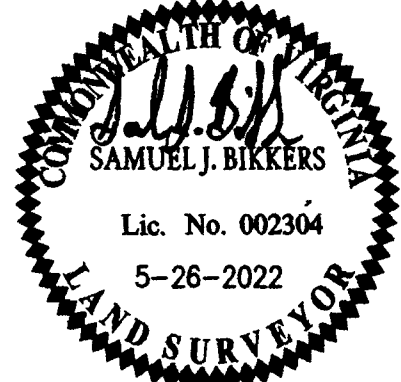
GENERAL NOTES FROM PLAT OF SURVEY, DATED 02-21-2003,
RECORD IN INSTRUMENT No. 030013147

- PLAT IS BASED ON A CURRENT FIELD SURVEY, FOUND GROUND EVIDENCE, DEED DESCRIPTIONS AND OTHER AVAILABLE INFORMATION. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO OTHER EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD OTHER THAN SHOWN.
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4 Large/Small Plat(s) Recorded
herewith as # 202300005

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 3rd DAY OF January, 2023 THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS @ 10:10 AM PM,
INSTRUMENT # 202300005
TESTE: *T. Hild*
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	08-19-2022	REVISED PER JAMES CITY COUNTY COMMENT LETTER, DATED 7-1-2022	CMA



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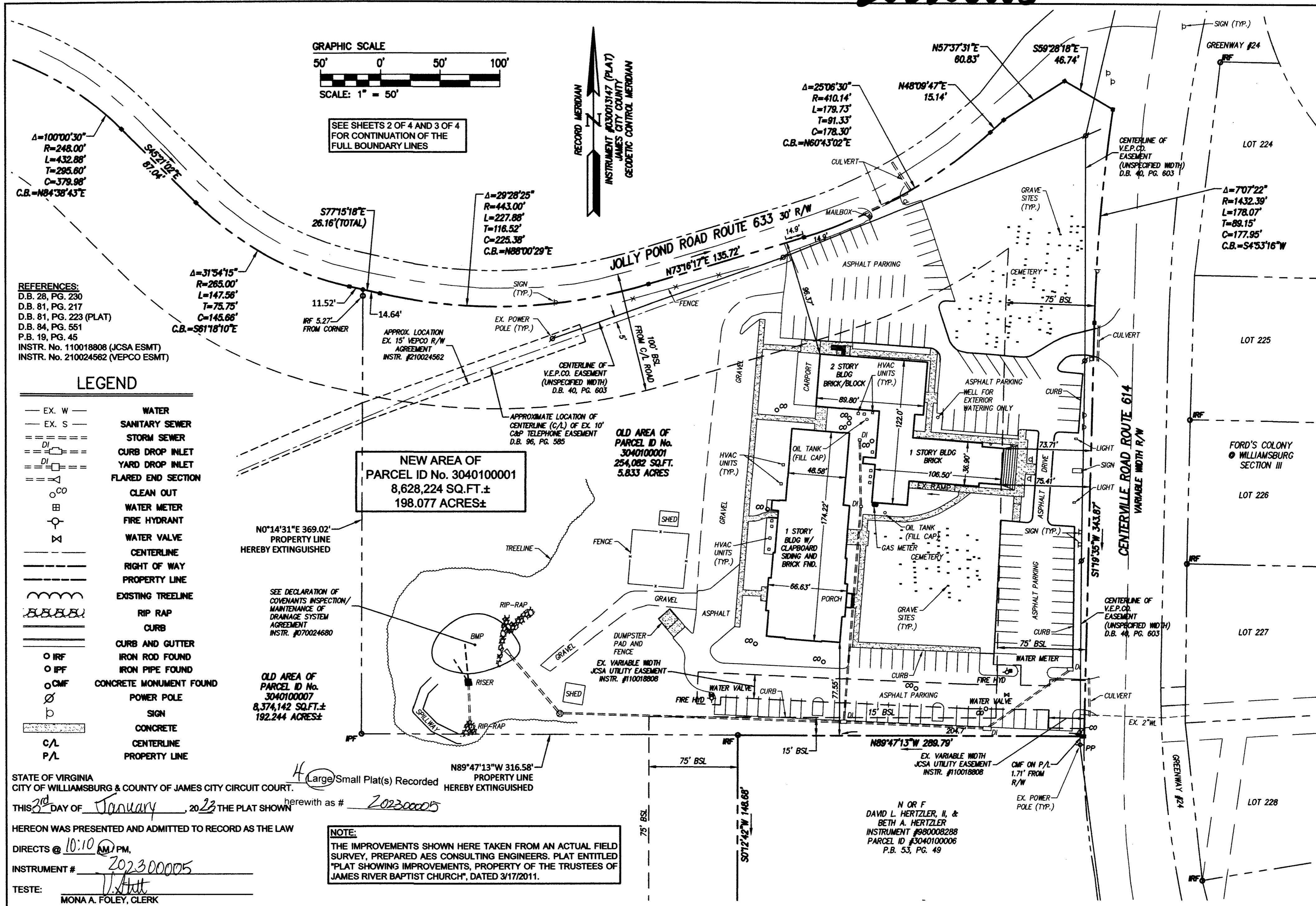
Hampton Roads | Central Virginia | Middle Peninsula

REF: JCC CASE NO. S-22-0012

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BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB / CMA
Project Number:	W09552-04
Scale:	1" = 200'
Date:	05-26-2022
Sheet Number	3 of 4

202300005



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BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

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Scale: 1" = 50' Date: 05-26-2022
Sheet Number
4 of 4