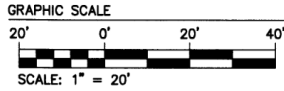


202300954

**PROPERTY DESCRIPTION**

**TAX PARCEL (12-4) (01-0-0061)**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED IN THE STONEHOUSE DISTRICT OF THE COUNTY OF JAMES CITY VIRGINIA, FORMERLY KNOWN AS TAX PARCEL 1240100061 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD SET, SAID IRON ROD SET BEING A CORNER TO THIS PARCEL AND OTHER LANDS STANDING IN THE NAME OF JAMES CITY COUNTY (FIRE STATION PARCEL) LYING ON THE WESTERLY RIGHT OF WAY OF CHURCH LANE (S.R. 1001) AND BEING 225' MORE OR LESS SOUTH OF THE RIGHT OF WAY OF U.S. ROUTE 60; THENCE LEAVING THE FIRE STATION PARCEL AND ALONG THE RIGHT OF WAY OF CHURCH LANE S25°42'40"W, A DISTANCE OF 121.48' TO AN IRON ROD SET; THENCE LEAVING THE RIGHT OF WAY OF CHURCH LANE N71°27'20"W, A DISTANCE OF 90.64' TO AN IRON ROD SET BEING A CORNER TO THIS PARCEL, AND ON THE LINE OF COLEMAN-ELDER LLC (7849 CHURCH LANE) AND A CORNER TO THE FIRE STATION PARCEL; THENCE LEAVING OTHER LANDS OF COLEMAN-ELDER LLC (7849 CHURCH LANE) AND ALONG THE LINE OF THE FIRE STATION PARCEL N16°32'48"E, A DISTANCE OF 120.60' TO AN IRON ROD SET; THENCE S71°27'20"E, A DISTANCE OF 110.00' TO AN IRON ROD SET BEING THE POINT OF BEGINNING CONTAINING 12,092 SQUARE FEET OR 0.278 ACRES, MORE OR LESS.



PROPERTY LINE PER D.B. 209, PG 686 AND INSTRUMENT NO. 140010926

N/F JAMES CITY COUNTY EOC BUILDING AND FIRE STATION 3135 FORGE ROAD PARCEL ID 1230100027 DEED BOOK 87, PAGE 4 INSTRUMENT NO. 140010926 (PLAT) ZONED: PUBLIC LANDS

IPF LEANING (2.07' FROM CORNER)

N/F JAMES CITY COUNTY EOC BUILDING AND FIRE STATION 3135 FORGE ROAD PARCEL ID 1230100027 DEED BOOK 87, PAGE 4 INSTRUMENT NO. 140010926 (PLAT) ZONED: PUBLIC LANDS

RIGHT OF WAY LINE PER D.B. 87, PG 4 AND P.B. 20, PG. 15  
**JAMES CITY COUNTY**  
 FORMER PARCEL ID 1240100061  
 (NO ADDRESS)  
 INSTRUMENT NO. 140007756  
 ZONED: PUBLIC LANDS  
 AREA= 12,092 S.F.± OR 0.278 AC±

PROPERTY LINE PER D.B. 87, PG 4 AND INSTRUMENT NO. 140010926

N/F COLEMAN-ELDER LLC 7849 CHURCH LANE PARCEL ID 1230100031 INSTRUMENT NO. 150011475 ZONED: A1

IPF BENT (1.14' FROM P/L)

IPF BENT (2.1' FROM CORNER)

IPF IN CONCRETE

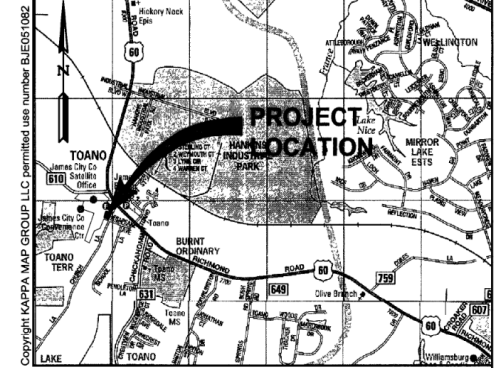
N/F MOUNT VERNON METHODIST CHURCH AND PARSONAGE 7801 CHURCH LANE PARCEL ID 1230100032 D.B. 4, PG. 666 ZONED: A1

IPF IN CONCRETE

CHURCH LA. S.R. 1001  
 VARIABLE WIDTH R/W

**LEGEND**

- BSL BUILDING SETBACK LINE PER ZONING
- IPF ○ IRON PIPE FOUND
- IRS ● IRON ROD SET
- POB POINT OF BEGINNING
- RIGHT-OF-WAY LINE
- PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- CENTERLINE PAVEMENT



VICINITY MAP SCALE: 1" = 2000'

**GENERAL NOTES:**

1. PROPERTY LINES AS SHOWN WERE TAKEN FROM FOUND GROUND EVIDENCE, RECORD AND OTHER AVAILABLE INFORMATION. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
2. PROPERTY OWNER: JAMES CITY COUNTY, BY DEED DATED JULY 7, 1962 FROM J.E. WRAY, NORMAN T. HORNSBY AND GLENN J. MILLER, COMPRISING THE COUNTY SCHOOL BOARD OF JAMES CITY COUNTY, VIRGINIA, RECORDED IN THE CLERK'S OFFICE FOR THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY ON AUGUST 31, 1962 AT DEED BOOK 87, PAGE 4.
3. THIS PROPERTY IS WOODED. NO IMPROVEMENTS ON THE PROPERTY ARE SHOWN ON THIS SURVEY.
4. PROPERTY SHOWN IS ZONED PL (PUBLIC LANDS) PER JAMES CITY COUNTY GIS MAPPING.  
 STRUCTURES SHALL BE LOCATED A MINIMUM OF 35 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH WHERE THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET IN WIDTH. STRUCTURES SHALL BE LOCATED A MINIMUM OF 60 FEET FROM THE CENTERLINE OF THE STREET.  
 SIDE SETBACK = 15'  
 REAR SETBACK = 35'
5. THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON MAP NUMBER 51095C00430, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.

1 Large/Small Plat(s) Recorded herewith as # 202300954

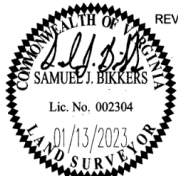
JCC Subdivision Agent Approval Not Required

20 Jan 2023

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 25<sup>th</sup> DAY OF January, 2023  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:00 AM (PM)  
 INSTRUMENT # 202300954

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

Rev.	Date	Description	Revised By
1	01-13-2023	REVISED TITLE BLOCK AND GENERAL NOTE 2	SJB



REVISED 01/13/2023



5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com

**PLAT OF SURVEY**  
 0.278 ACRES± OWNED BY JAMES CITY COUNTY  
 BEING THE PROPERTY FORMERLY KNOWN AS TAX MAP NO. (12-4) (01-0-0061)

STONEHOUSE DISTRICT      COUNTY OF JAMES CITY      VIRGINIA

Project Contacts: SJB/JFS  
 Project Number: W10119S25  
 Scale: 1"=20'      Date: 11/09/2022  
 Sheet Number  
**1 OF 1**