

CERTIFICATION OF SOURCE OF TITLE:

JAMES CITY COUNTY, PARCEL ID No.: #3020100006; 3020100006A; 3020100007; AND 3110100079A

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL ONE (PARCEL ID No. 3020100006), PARCEL TWO (PARCEL ID No. 3020100006A), PARCEL THREE (PARCEL ID No. 3020100007) AND PARCEL FOUR (PARCEL ID No. 3110100079A) WAS CONVEYED BY J.S.G. CORPORATION, A VIRGINIA CORPORATION, TO MRMA, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED AUGUST 9, 2021, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA ON NOVEMBER 10, 2021 IN INSTRUMENT No. 210022266.

NOTE:

NO CHANGES ARE BEING MADE TO THE PROPERTY LINES OF PARCEL FIVE OF THE DEED RECORDED IN INSTRUMENT NO. 210022266; BEING JAMES CITY COUNTY PARCEL ID No. 3110100084.

OWNER'S CERTIFICATE:

THIS PLAT OF BOUNDARY LINE ADJUSTMENT, MINOR SUBDIVISION AND VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DEDICATION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS PARCELS ONE, TWO, THREE AND FOUR, LANDS OWNED BY MRMA, LLC, A VIRGINIA LIMITED LIABILITY COMPANY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR: MRMA, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

GARY W. MASSIE, MANAGER

12-16-2022 DATE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City County

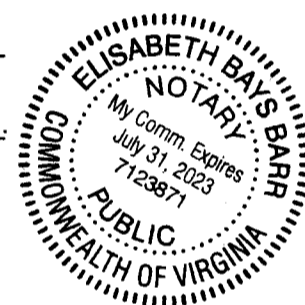
ELISABETH BAIS BARB A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 16th DAY OF December, 2022

MY COMMISSION EXPIRES 7/31/2023

ELISABETH BAIS BARB NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7123871



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.

SAMUEL J. BIKKERS, L.S. #002304

3-31-2022 DATE

CERTIFICATE OF APPROVAL

THIS PLAT OF BOUNDARY LINE ADJUSTMENT, MINOR SUBDIVISION AND VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DEDICATION, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

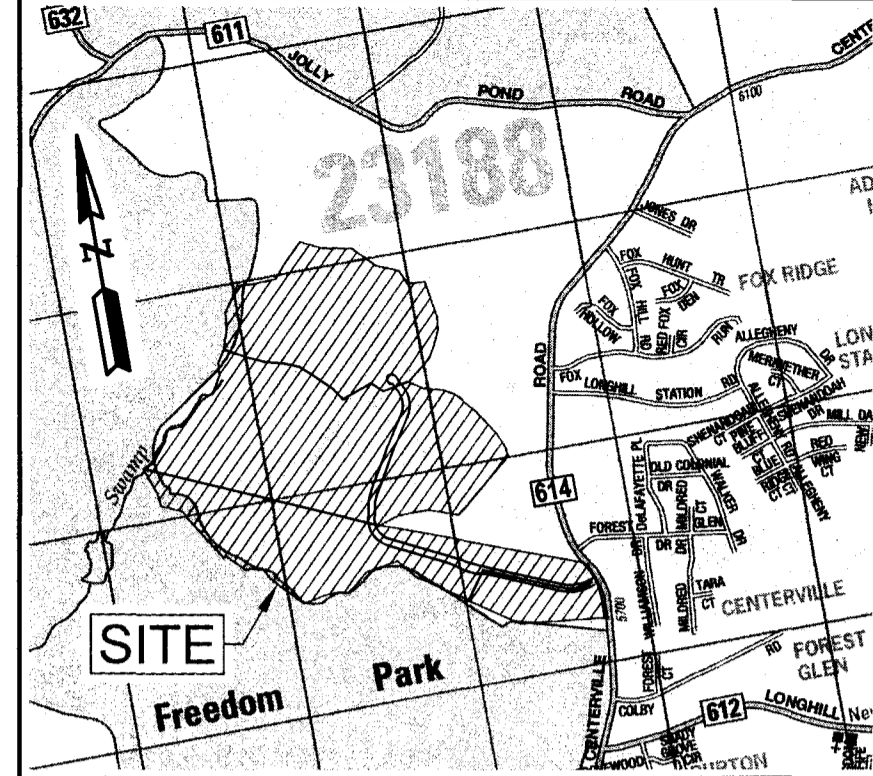
VIRGINIA DEPARTMENT OF HEALTH 2/15/23 DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION 12/16/22 DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY 22 Feb 2023 DATE

GENERAL NOTES:

- 1. THIS PLAT IS BASED UPON A PARTIAL FIELD SURVEY, PREVIOUS AES 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. THESE PROPERTIES ARE CURRENTLY DESIGNATED AS TAX PARCEL ID No. 3020100006, PARCEL ONE; TAX PARCEL ID No. 3020100006A, PARCEL TWO; TAX PARCEL ID No. 3020100007, PARCEL THREE; AND TAX PARCEL ID No. 3110100079A, PARCEL FOUR.
3. THESE PROPERTIES ARE CURRENTLY ADDRESSED AS #5895 CENTERVILLE ROAD, PARCEL ONE; #5977 CENTERVILLE ROAD, PARCEL TWO; #5979 CENTERVILLE ROAD, PARCEL THREE; AND #5701 CENTERVILLE ROAD, PARCEL FOUR.
4. THESE PROPERTIES ARE CURRENTLY ZONED GENERAL AGRICULTURAL DISTRICT, A-1.
5. THE PARCELS WITHIN THIS BOUNDARY LINE ADJUSTMENT ARE CURRENTLY OPERATING AS A MINERAL RESOURCE MANAGEMENT AREA APPROVED BY THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF ENERGY, MINERAL MINING; PERMIT / LICENSE NUMBER: 083766B.
6. EXISTING PARCEL ONE, PARCEL TWO AND PARCEL THREE PROPERTY LINES ARE TAKEN FROM A PLAT OF SURVEY, PREPARED BY AES, DATED AUGUST 10, 1987; RECORDED ON NOVEMBER 25, 1987, IN PLAT BOOK 47, PAGE 17. EXISTING PARCEL FOUR PROPERTY LINES ARE TAKEN FROM A PLAT OF SUBDIVISION, PREPARED BY AES, DATED JULY 27, 1990; RECORDED ON AUGUST 30, 1990, IN PLAT BOOK 52, PAGE 96.
7. THIS SURVEY IS TIED TO NAD83 BY MEANS OF GPS TIED INTO JAMES CITY GEODETIC CONTROL, ROTATION TO RECORD AZIMUTH IS RIGHT 08°01'16".
8. ALL EXISTING STRUCTURES ARE SHOWN ON THE SURVEY, CURRENTLY THREE (3) BUILDING STRUCTURES EXIST; FOR CLARITY, SURFACE IMPROVEMENTS AND ROADWAYS ARE NOT SHOWN.
9. THESE PROPERTIES LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0108D, MAP REVISED DATE DECEMBER 16, 2015.
10. 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.
11. THE FIELD VERIFIED WETLANDS SHOWN ON PARCEL TWO, PARCEL ONE AND PARCEL FOUR WERE FIELD DELINEATED BY RESOURCE INTERNATIONAL, LTD., DELINEATION FIGURE MAP DATED OCTOBER 3, 2013 AND WERE FIELD SURVEYED BY CARDINAL SURVEY AND DESIGN, DURING FEBRUARY OF 2014. A PRELIMINARY JURISDICTIONAL DETERMINATION (JD) WAS GRANTED BY THE U.S. ARMY CORPS OF ENGINEERS, DATED: MONDAY, MARCH 10, 2014.
12. PORTIONS OF THE RESOURCE PROTECTION AREA (RPA) SHOWN ON PARCEL TWO ARE DERIVED FROM THE JCC GIS.
13. THE LIMITS OF WETLANDS AND THE RESOURCE PROTECTION AREAS (RPA) FOR PARCEL ONE, PARCEL TWO AND PARCEL FOUR MUST BE FULLY DELINEATED AT THE TIME OF FUTURE DEVELOPMENT ONCE THE PARCELS ARE NO LONGER COVERED BY A DEPARTMENT OF ENERGY, MINERAL MINING PERMIT.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
15. PUBLIC WATER AND SEWER IS NOT PERMITTED OUTSIDE OF THE PRIMARY SERVICE AREA WITHOUT ISSUANCE OF A SPECIAL USE PERMIT (SUP) BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS.
16. FORMER PARCEL FOUR (PARCEL 4-B) HAS AN EXISTING DRAIN FIELD AND AN EXISTING WELL, SHOWN ON THE SURVEY. PARCEL 4-A HAS AN APPROVED DRAIN FIELD SITE AND AN APPROVED WELL SITE, SHOWN ON THE SURVEY; REFERENCE IS HEREBY MADE FOR PARCEL 4-A, TO THE VIRGINIA DEPARTMENT OF HEALTH (VDH), PENINSULA HEALTH DISTRICT, OSE CONSTRUCTION PERMIT, HDID: 147-22-0100, DATED AUGUST, 18, 2022.
17. ON-SITE SEWAGE DISPOSAL SYSTEM SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
18. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
19. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY CODE.
20. NEW MONUMENTS TO BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY CODE.
21. BUILDING SETBACK LINES ARE SHOWN ON THE PLAT.
22. THE PRIVATE ACCESS EASEMENT (70 FOOT MINIMUM WIDTH) SHOWN ON THE PARCELS IS HEREBY CONVEYED TO THE BENEFIT OF ALL PARCELS WITHIN THIS BOUNDARY LINE ADJUSTMENT FOR INGRESS, EGRESS AND UTILITIES, INCLUDING THE BENEFIT OF PARCEL "FIVE" OF THE SOURCE OF TITLE DEED.
23. THE 40 FOOT PRIVATE ACCESS EASEMENT SHOWN ON PARCEL FOUR IS HEREBY CONVEYED TO THE BENEFIT OF PARCEL "FIVE" OF THE SOURCE OF TITLE DEED FOR INGRESS, EGRESS AND UTILITIES.
24. THERE EXIST, AN EXISTING 20 FOOT ACCESS EASEMENT ALONG THE ACCESS ROAD THAT WAS CONVEYED TO THE COMMUNICATION, CELLULAR TOWER LEASE AREA, LOCATED ON PARCEL FIVE. A PORTION OF THIS EASEMENT IS SHOWN WITHIN DETAIL 2; REMAINING PORTIONS NOT SHOWN FOR CLARITY.
25. THE VARIABLE WIDTH RIGHT-OF-WAY (R/W) DEDICATION ALONG CENTERVILLE ROAD SHALL BE DEDICATED FOR PUBLIC USE. THIS DEDICATION CONFORMS TO THE PROPOSED DEDICATED R/W SHOWN ON THE APPROVED SITE PLAN (SP-86-92) PREPARED FOR THE ENTRANCE ROAD PLAN, MINERAL RESOURCE AREA; DATED AUGUST 1992, APPROVAL DATED DECEMBER 17, 1992.
26. ALL SUP (SPECIAL USE PERMIT) CONDITIONS SHALL REMAIN IN PLACE FOR THE PROPERTIES: CASE NO. SUP-0008-2015, APPROVED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 13, 2016. CASE NO. SUP-0026-1991, APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 18, 1992.
27. PARCEL 4-A, CREATED BY THIS MINOR SUBDIVISION PLAT, IS ONLY FOR NON-RESIDENTIAL USE.
28. A 5-FOOT WIDE "NO ACCESS EASEMENT" IS PLACED ALONG THE CENTERVILLE ROAD RIGHT-OF-WAY, NOT INCLUDED WITHIN THE 70-FOOT WIDE PRIVATE ACCESS EASEMENT, SEE DETAIL 3 ON SHEET 3 OF 3.



VICINITY MAP SCALE 1" = 2000'

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NOTE: THE LAND PARCELS NUMBERING NUMERICAL NOMENCLATURE ON THIS PLAT, COINCIDES WITH THE SOURCE DEED LAND CONVEYANCES.

PLAT NARRATIVE:

THE PURPOSE OF THIS PLAT, IS TO ADJUST PORTIONS OF THE INTERIOR PROPERTY LINES OF THE EXISTING FOUR PARCELS TO THE CURRENT USES OF THE MINERAL RESOURCE MANAGEMENT AREA AND EXTINGUISH PARCEL THREE; CREATE A PRIVATE ACCESS EASEMENT (70-FOOT MINIMUM WIDTH) CONNECTING PARCEL ONE AND PARCEL TWO TO THE CENTERVILLE ROAD, PUBLIC RIGHT-OF-WAY; A MINOR SUBDIVISION OF PARCEL FOUR, CREATING PARCEL 4-A AND PARCEL 4-B AND THE DEDICATION OF PUBLIC RIGHT-OF-WAY AREA AS SHOWN ON THE ENTRANCE ROAD SITE PLAN (SP-86-92) ALONG CENTERVILLE ROAD.

INDEX OF SHEETS:

Table with 2 columns: SHEET NO. and SHEET DESCRIPTION. Row 1: 1 OF 3 COVER SHEET. Row 2: 2 OF 3 OVERALL PARCELS, BOUNDARY LINE ADJUSTMENTS. Row 3: 3 OF 3 PARCEL 4-A, MINOR SUBDIVISION OUT OF PARCEL FOUR DETAIL, PUBLIC RIGHT-OF-WAY DEDICATION, AND AREA DETAILS, 1, 2, & 3.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.

THIS 24 DAY OF February, 2023. THE PLAT SHOWN

HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

DIRECTS @ 9:07 AM PM,

INSTRUMENT # 202301827

TESTE: A Deal DC MONA A. FOLEY, CLERK

AREA TABULATION:

BOUNDARY LINE ADJUSTMENT:

Table with 3 columns: PARCEL, OLD AREA, NEW AREA. Rows include Parcel One, Two, Three, Four, and Total Area.

MINOR SUBDIVISION AND PUBLIC RIGHT-OF-WAY DEDICATION OUT OF "FORMER PARCEL FOUR":

Table with 3 columns: AREA, SQ.FT., ACRES. Rows include Former Area of Parcel Four, Area of Parcel 4-A, Area of Public Right-of-Way, and Area of Parcel 4-B.

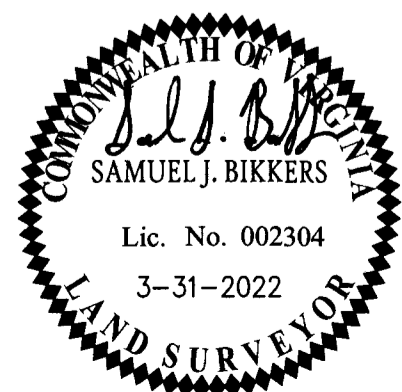
Recorded with as # 202301827

REF: JCC CASE NO. S-22-0007

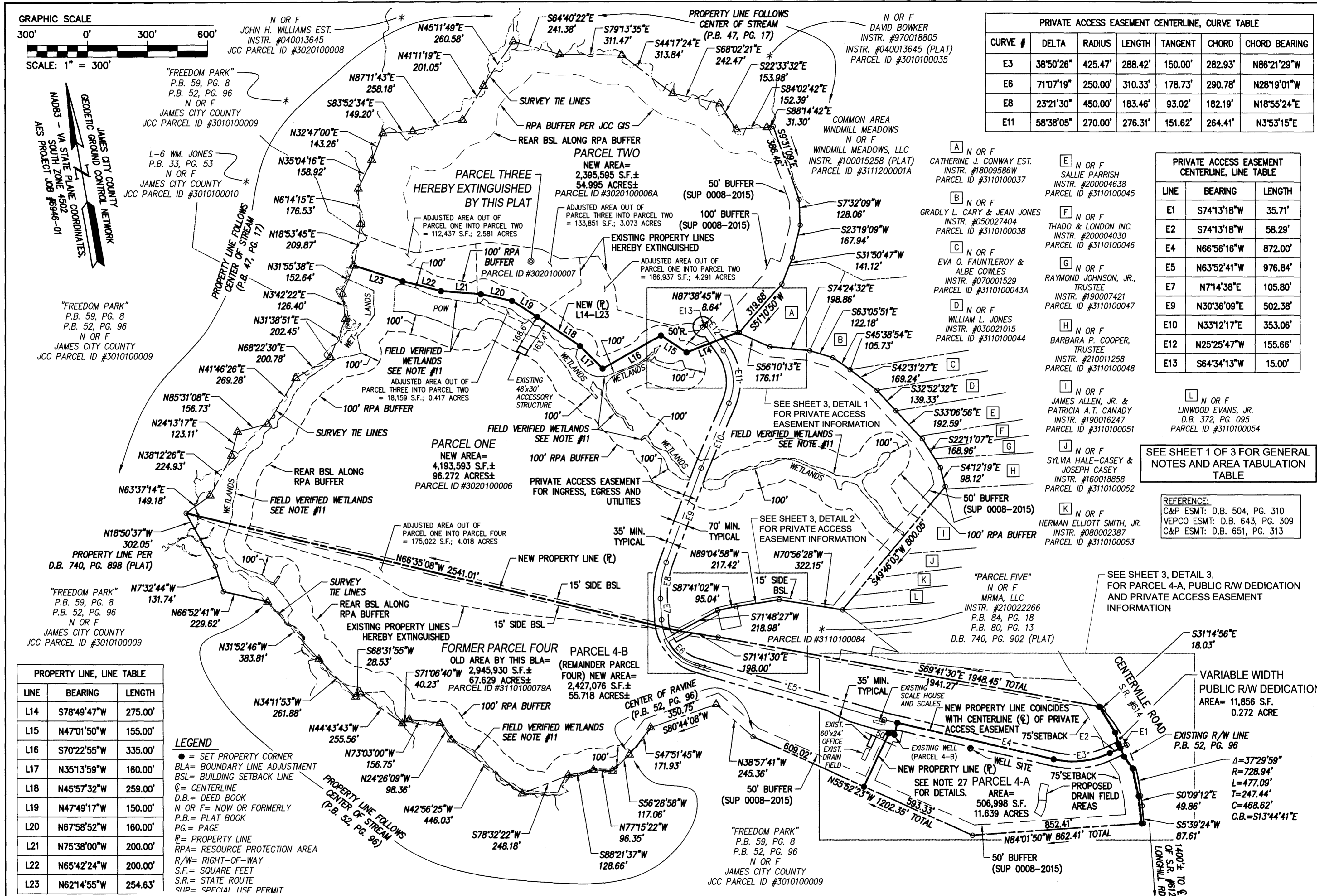
PLAT OF BOUNDARY LINE ADJUSTMENT, MINOR SUBDIVISION AND VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DEDICATION BEING PARCEL ONE, PARCEL TWO, PARCEL THREE AND PARCEL FOUR PROPERTIES OWNED BY MRMA, LLC. POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / CMA. Project Number: W09304-11. Scale: NOTED. Date: 03-31-2022. Sheet Number: 1 OF 3

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

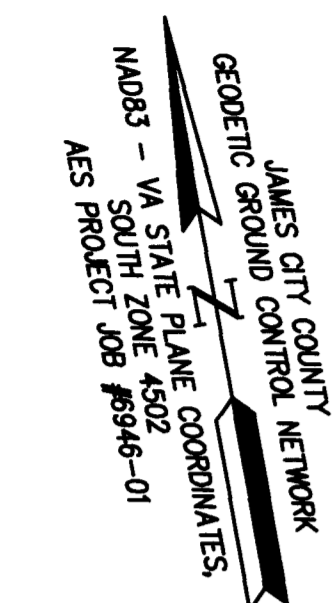
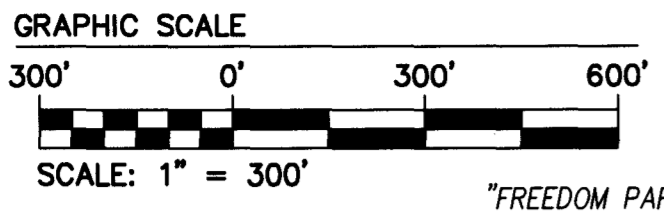


Revision table with columns: Rev., Date, Description, Revised By. Includes entries for 3rd, 2nd, and 1st submittal reviews.



CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
E3	38°50'26"	425.47'	288.42'	150.00'	282.93'	N86°21'29"W
E6	71°07'19"	250.00'	310.33'	178.73'	290.78'	N28°19'01"W
E8	23°21'30"	450.00'	183.46'	93.02'	182.19'	N18°55'24"E
E11	58°38'05"	270.00'	276.31'	151.62'	264.41'	N3°53'15"E

LINE	BEARING	LENGTH
E1	S74°13'18"W	35.71'
E2	S74°13'18"W	58.29'
E4	N66°56'16"W	872.00'
E5	N63°52'41"W	976.84'
E7	N7°14'38"E	105.80'
E9	N30°36'09"E	502.38'
E10	N33°12'17"E	353.06'
E12	N25°25'47"W	155.66'
E13	S64°34'13"W	15.00'



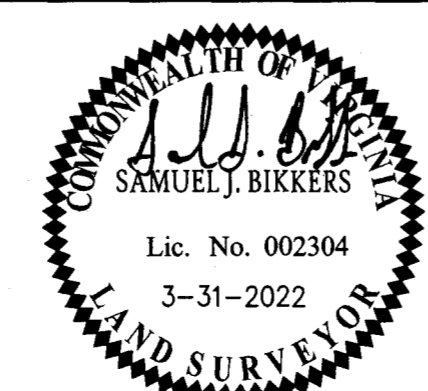
"FREEDOM PARK" P.B. 59, PG. 8 P.B. 52, PG. 96 N OR F JAMES CITY COUNTY JCC PARCEL ID #3010100009

"FREEDOM PARK" P.B. 59, PG. 8 P.B. 52, PG. 96 N OR F JAMES CITY COUNTY JCC PARCEL ID #3010100009

LINE	BEARING	LENGTH
L14	S78°49'47"W	275.00'
L15	N47°01'50"W	155.00'
L16	S70°22'55"W	335.00'
L17	N35°13'59"W	160.00'
L18	N45°57'32"W	259.00'
L19	N47°49'17"W	150.00'
L20	N67°58'52"W	160.00'
L21	N75°38'00"W	200.00'
L22	N65°42'24"W	200.00'
L23	N62°14'55"W	254.63'

**LEGEND**  
 ● = SET PROPERTY CORNER  
 BLA = BOUNDARY LINE ADJUSTMENT  
 BSL = BUILDING SETBACK LINE  
 C = CENTERLINE  
 D.B. = DEED BOOK  
 N OR F = NOW OR FORMERLY  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 R = PROPERTY LINE  
 RPA = RESOURCE PROTECTION AREA  
 R/W = RIGHT-OF-WAY  
 S.F. = SQUARE FEET  
 S.R. = STATE ROUTE  
 SUP = SPECIAL USE PERMIT

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on February 14, 2023 at 9:07 AM, PG. MONA A. FOLEY, CLERK



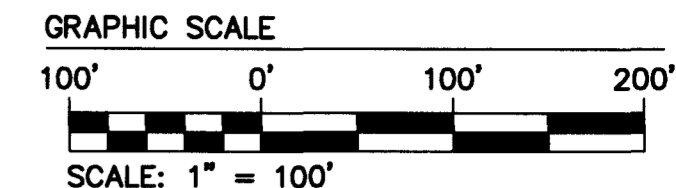
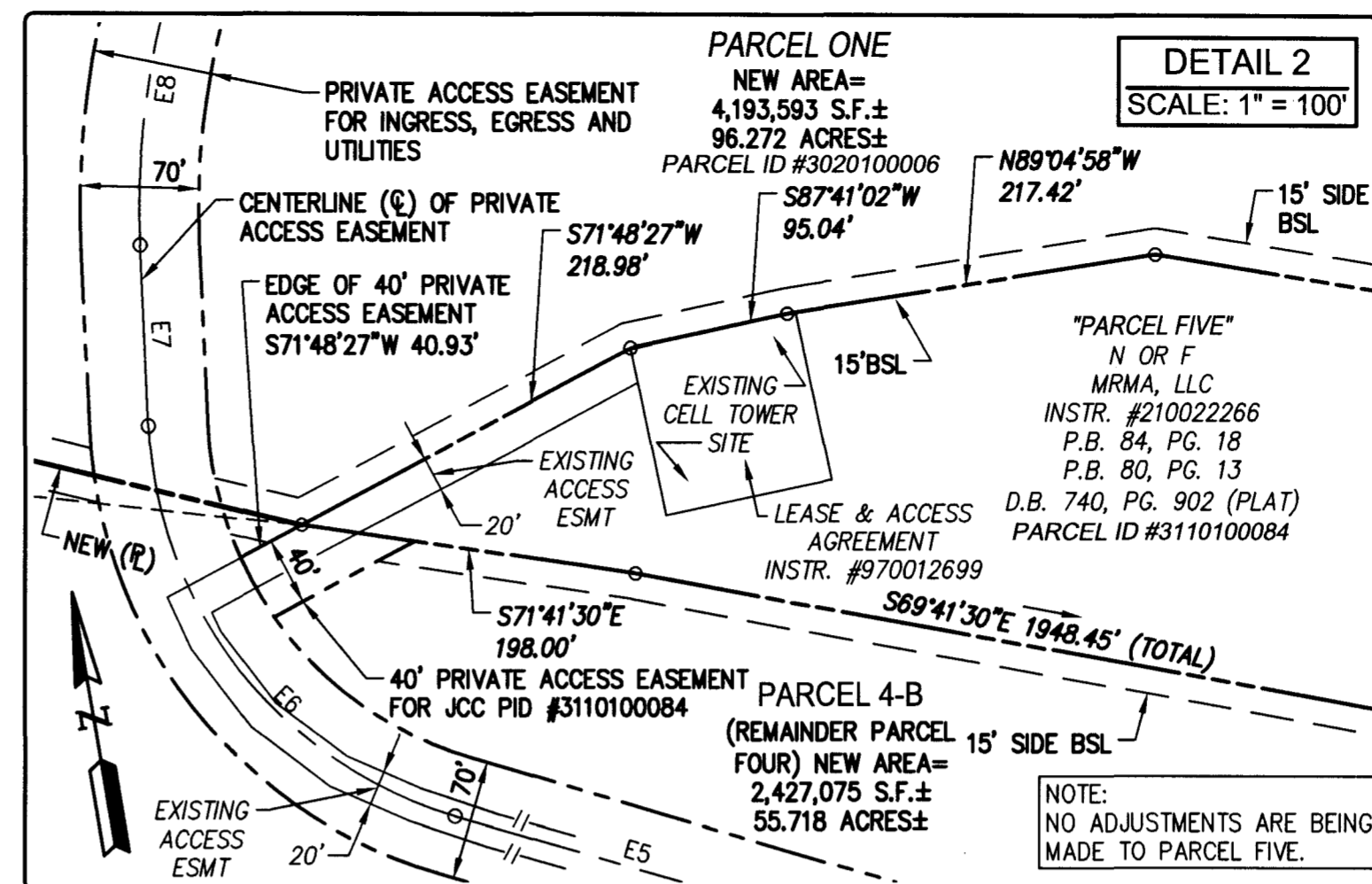
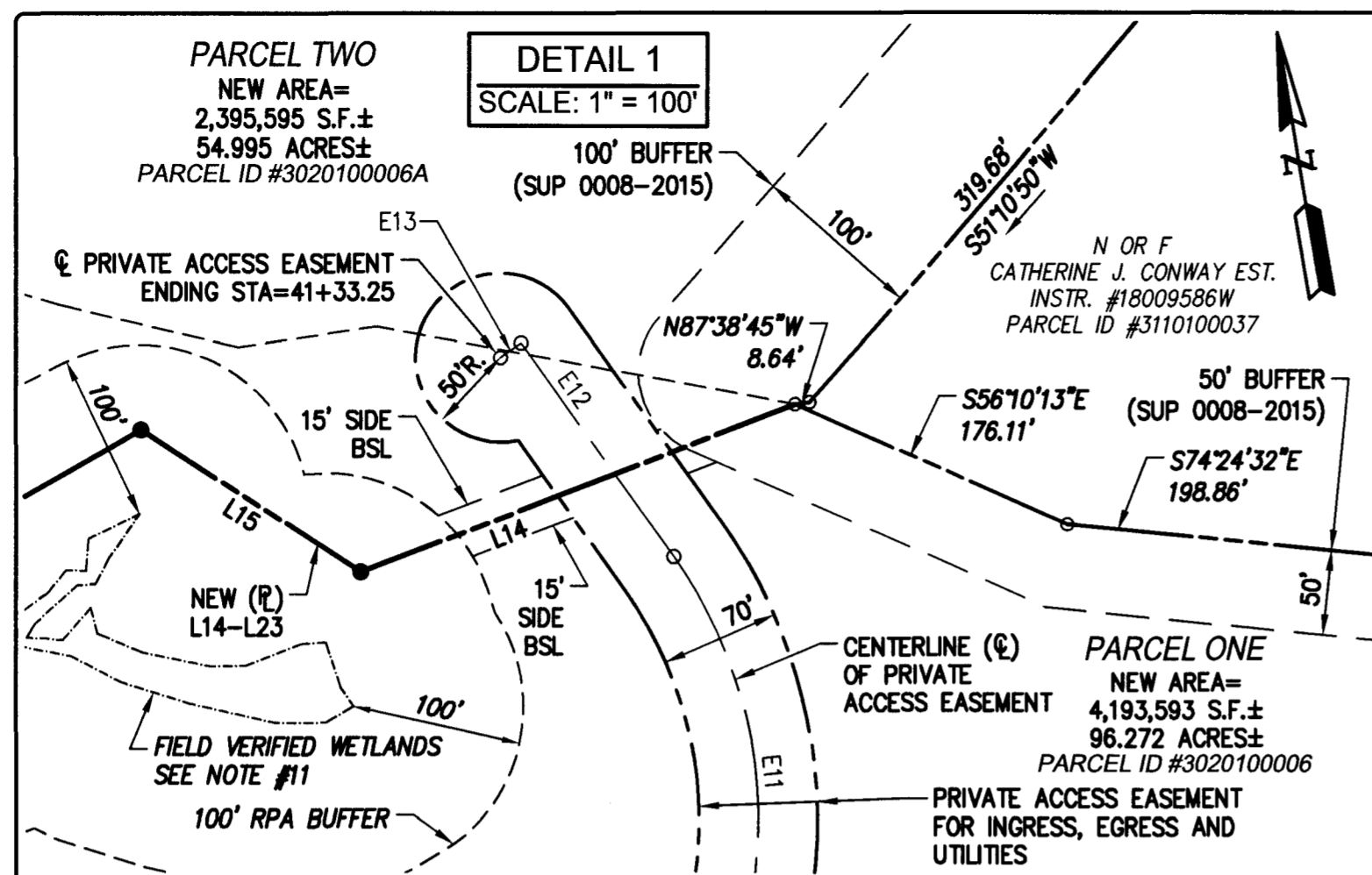
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**PLAT OF BOUNDARY LINE ADJUSTMENT, MINOR SUBDIVISION AND VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DEDICATION BEING PARCEL ONE, PARCEL TWO, PARCEL THREE AND PARCEL FOUR PROPERTIES OWNED BY MRMA, LLC**  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB / CMA
Project Number:	W09304-11
Scale:	1" = 300'
Date:	03-31-2022
Sheet Number	2 OF 3

3 (Large) Small Plat(s) Recorded herewith as # 202301827

Rev.	Date	Description	Revised By
3	12-15-2022	REVISED PER AGENCY COMMENTS, 3RD SUBMITTAL REVIEW	UMA
2	11-10-2022	REVISED PER AGENCY COMMENT LETTERS, 2ND SUBMITTAL REVIEW	CMA
1	8-31-2022	REVISED PER AGENCY COMMENT LETTERS, 1ST SUBMITTAL REVIEWS	CMA

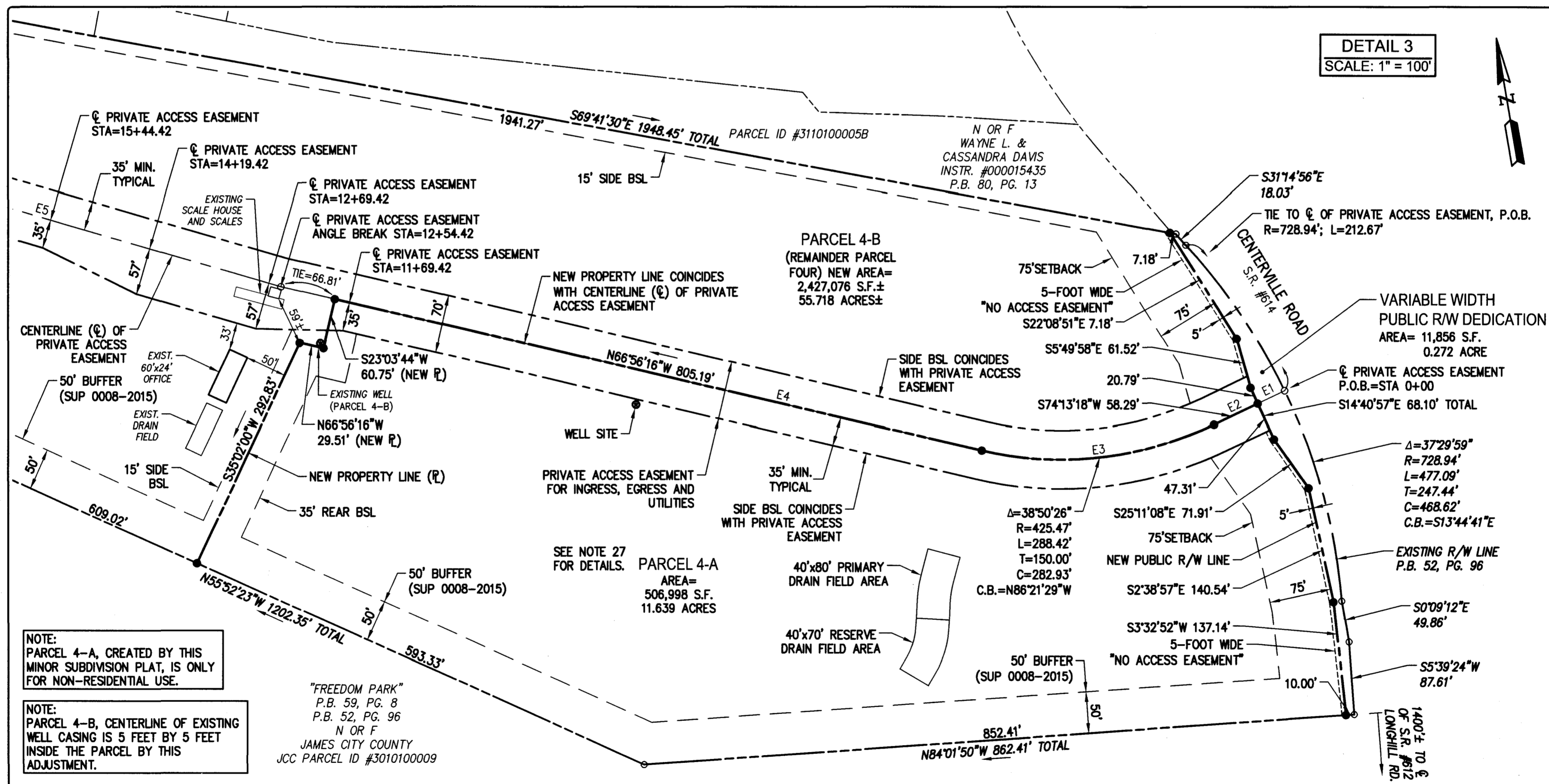




SEE SHEET 2 OF 3 FOR PRIVATE ACCESS EASEMENT CENTERLINE, LINE AND CURVE DATA TABLES

SEE SHEET 1 OF 3 FOR GENERAL NOTES AND AREA TABULATION TABLE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
February 14, 2023  
at 9:07 AM, PM, PG \_\_\_\_\_  
Document # 202301827  
MONA A. FOLEY, CLERK  
Mon A. Foley, Clerk



3 Large Small Plat(s) Recorded  
herewith as # 202301827

NOTE:  
PARCEL 4-A, CREATED BY THIS  
MINOR SUBDIVISION PLAT, IS ONLY  
FOR NON-RESIDENTIAL USE.

NOTE:  
PARCEL 4-B, CENTERLINE OF EXISTING  
WELL CASING IS 5 FEET BY 5 FEET  
INSIDE THE PARCEL BY THIS  
ADJUSTMENT.

"FREEDOM PARK"  
P.B. 59, PG. 8  
P.B. 52, PG. 96  
N OR F  
JAMES CITY COUNTY  
JCC PARCEL ID #3010100009

Rev.	Date	Description	Revised By
3	12-15-2022	REVISED PER AGENCY COMMENTS, 3RD SUBMITTAL REVIEW	CMA
2	11-10-2022	REVISED PER AGENCY COMMENT LETTERS, 2ND SUBMITTAL REVIEW	CMA
1	8-31-2022	REVISED PER AGENCY COMMENT LETTERS, 1ST SUBMITTAL REVIEWS	CMA



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Phone: (757) 253-0040  
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Hampton Roads | Central Virginia | Middle Peninsula

REF: JCC CASE NO. S-22-0007

PLAT OF BOUNDARY LINE ADJUSTMENT,  
MINOR SUBDIVISION AND  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DEDICATION  
BEING PARCEL ONE, PARCEL TWO,  
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PROPERTIES OWNED BY MRMA, LLC

POWHATAN DISTRICT      JAMES CITY COUNTY      VIRGINIA

Project Contacts:	SJB / CMA
Project Number:	W09304-11
Scale:	1" = 100'
Date:	03-31-2022
Sheet Number	3 OF 3