

**CERTIFICATION OF SOURCE OF TITLE (LOTS 1 AND 2)**

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY MARK R. AND AMY L. SULLIVAN TO ODLEPAHQUTE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 25, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 210001661.

**CERTIFICATION OF SOURCE OF TITLE (112 INGRAM ROAD)**

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY EVANS DEVELOPMENT COMPANY TO ODLEPAHQUTE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED OCTOBER 6, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 210020293.

**OWNER'S CERTIFICATION**

THE LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

ODLEPAHQUTE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

By: Ruth Ann Redford Owner 4/24/23  
 PRINTED NAME TITLE DATE

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA

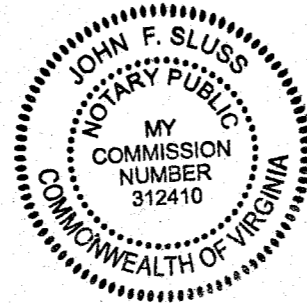
CITY/COUNTY OF JAMES CITY

I, John F. Sluss A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 24<sup>th</sup> DAY OF APRIL, 2023

MY COMMISSION EXPIRES: July 31<sup>st</sup>, 2025

NOTARY REGISTRATION NUMBER: 312410

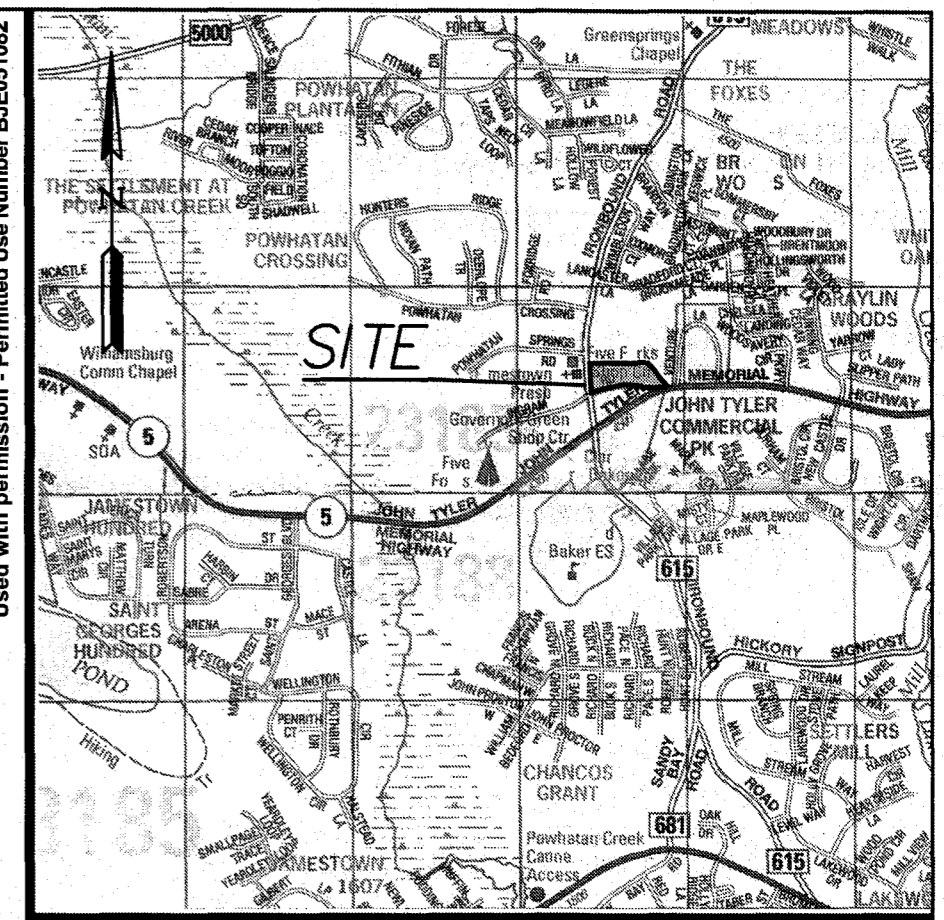


John F. Sluss  
 NOTARY PUBLIC SIGNATURE

**GENERAL NOTES:**

1. PROPERTIES ARE ZONED B1 (GENERAL BUSINESS)
2. PROPERTY PARCEL ID'S ARE: 4710100022B, 4710100022A AND 4710100023. PROPERTY ADDRESSES ARE: 3280 IRONBOUND ROAD, 118 INGRAM ROAD AND 112 INGRAM ROAD.
3. THIS SITE SHALL BE SERVED BY THE PUBLIC WATER AND SEWER.
4. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0119D DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
9. THIS PLAT IS BASED ON RECORD INFORMATION AND A PREVIOUS FIELD SURVEY PERFORMED BY AES CONSULTING ENGINEERS ON NOVEMBER 1, 2021. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
10. 112 INGRAM ROAD IS SUBJECT TO PROFFERS (CASE Z-0005-2007) RECORDED IN INSTRUMENT 080007401 DATED JANUARY 25, 2008.
11. THE PROPOSED PARCEL DOES NOT LIE WITHIN AN RPA.
12. IRONBOUND ROAD (ROUTE #615) IS A COMMUNITY CHARACTER CORRIDOR.
13. PROPERTY PARCEL ID #4710100022B (3280 IRONBOUND ROAD) WILL BE USED FOR THE FINAL LOT.

Map Copyright © Kappa Map Group LLC. (386)-873-3011  
 Used with permission - Permitted Use Number BUE051082



LOCATION MAP SCALE 1"=2,000'±

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	21°52'38"	1160.92'	443.27'	224.37'	440.58'	S80°53'00"W
C2	7°58'48"	1160.92'	161.69'	80.97'	161.56'	S87°49'55"W
C3	8°30'10"	1160.92'	172.28'	86.30'	172.12'	S79°35'26"W
C4	5°23'40"	1160.92'	109.30'	54.69'	109.26'	S72°38'31"W
C5	3°41'50"	1120.92'	72.33'	36.18'	72.32'	N5°09'00"W

**PROPERTY OWNERS INFORMATION**

- A** ODLEPAHQUTE, LLC  
 LOT 2, C. JONES SUBDIVISION  
 JCC PARCEL ID #4710100022B  
 INSTRUMENT #210001661  
 DEED BOOK 243, PAGE 407 (PLAT)  
 ZONED: B1 GENERAL BUSINESS  
 AREA= 44,532 S.F.± OR 1.022 AC.±
- B** ODLEPAHQUTE, LLC  
 LOT 1, C. JONES SUBDIVISION  
 JCC PARCEL ID #4710100022A  
 INSTRUMENT #210001661  
 DEED BOOK 243, PAGE 407 (PLAT)  
 ZONED: B1 GENERAL BUSINESS  
 AREA= 36,893 S.F.± OR 0.847 AC.±
- C** ODLEPAHQUTE, LLC  
 #112 INGRAM ROAD  
 JCC PARCEL ID #4710100023  
 INSTRUMENT #210020293  
 DEED BOOK 243, PAGE 407 (PLAT)  
 ZONED: B1 GENERAL BUSINESS  
 AREA= 16,285 S.F.± OR 0.374 AC.±

**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 THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.  
Samuel J. Bickers, L.S. 2-24-2023  
 SAMUEL J. BICKERS, L.S. #002304 DATE

**CERTIFICATE OF APPROVAL**

THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
Samuel J. Bickers 26 Apr 2023  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

**CERTIFICATE OF APPROVAL**

THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
Ruth Ann Redford 1 May 2023  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

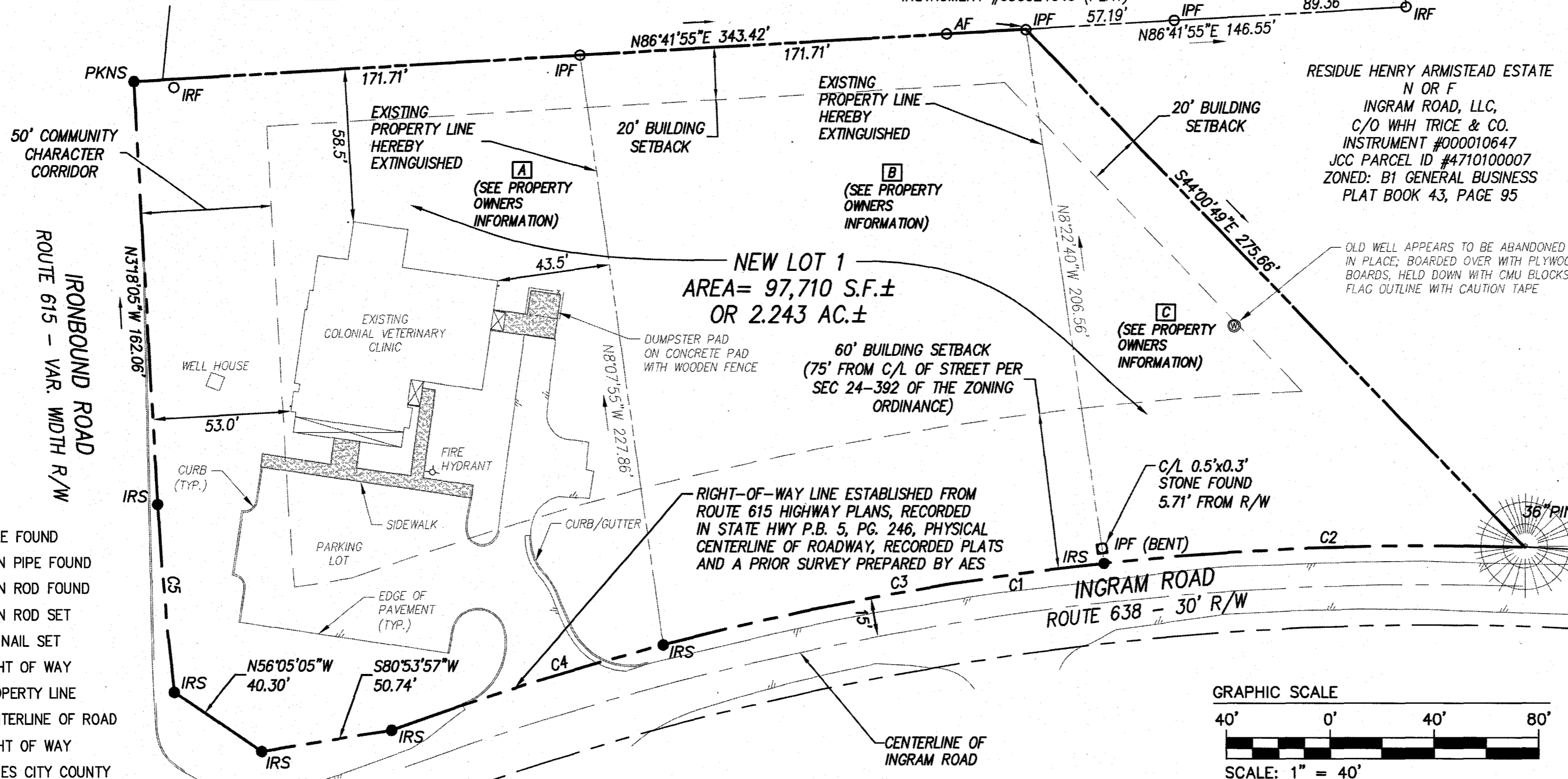
**CERTIFICATE OF APPROVAL**

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 18<sup>th</sup> DAY OF May, 2023  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 01:41 AM/PM  
 INSTRUMENT # 202304737

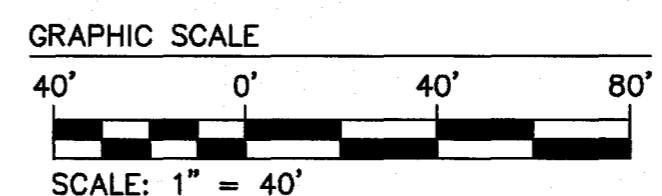
**TESTE:**

MONA A. FOLEY, CLERK  
 MONA A. FOLEY, CLERK

JAMES CITY COUNTY, PRIMARY SERVICE AREA  
 GEODETIC GROUND CONTROL NETWORK JULY 1990  
 VIRGINIA STATE PLANE COORDINATES  
 SOUTH ZONE 4502 (NAD83)(1986)  
 MONUMENT STATION #321, RESET 1990



- LEGEND**
- AF AXLE FOUND
  - IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - PKNS PK NAIL SET
  - RIGHT OF WAY
  - PROPERTY LINE
  - CENTERLINE OF ROAD
  - R/W RIGHT OF WAY
  - JCC JAMES CITY COUNTY



Rev.	Date	Description	Revised By
1	2/23/23	REVISED PER COUNTY COMMENTS DATED 12/29/22	JFS



**AES**  
 CONSULTING ENGINEERS  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com  
 Hampton Roads | Central Virginia | Middle Peninsula

**JCC CASE NO. S-22-0037**

PLAT OF LOT LINE EXTINGUISHMENT  
 BEING TAX PARCEL ID NUMBERS  
 4710100022A, 4710100022B AND 4710100023  
 OWNED BY ODLEPAHQUTE, LLC

JAMESTOWN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	W10705-00
Scale:	1" = 40'
Date:	11-17-2022
Sheet Number	1 OF 1