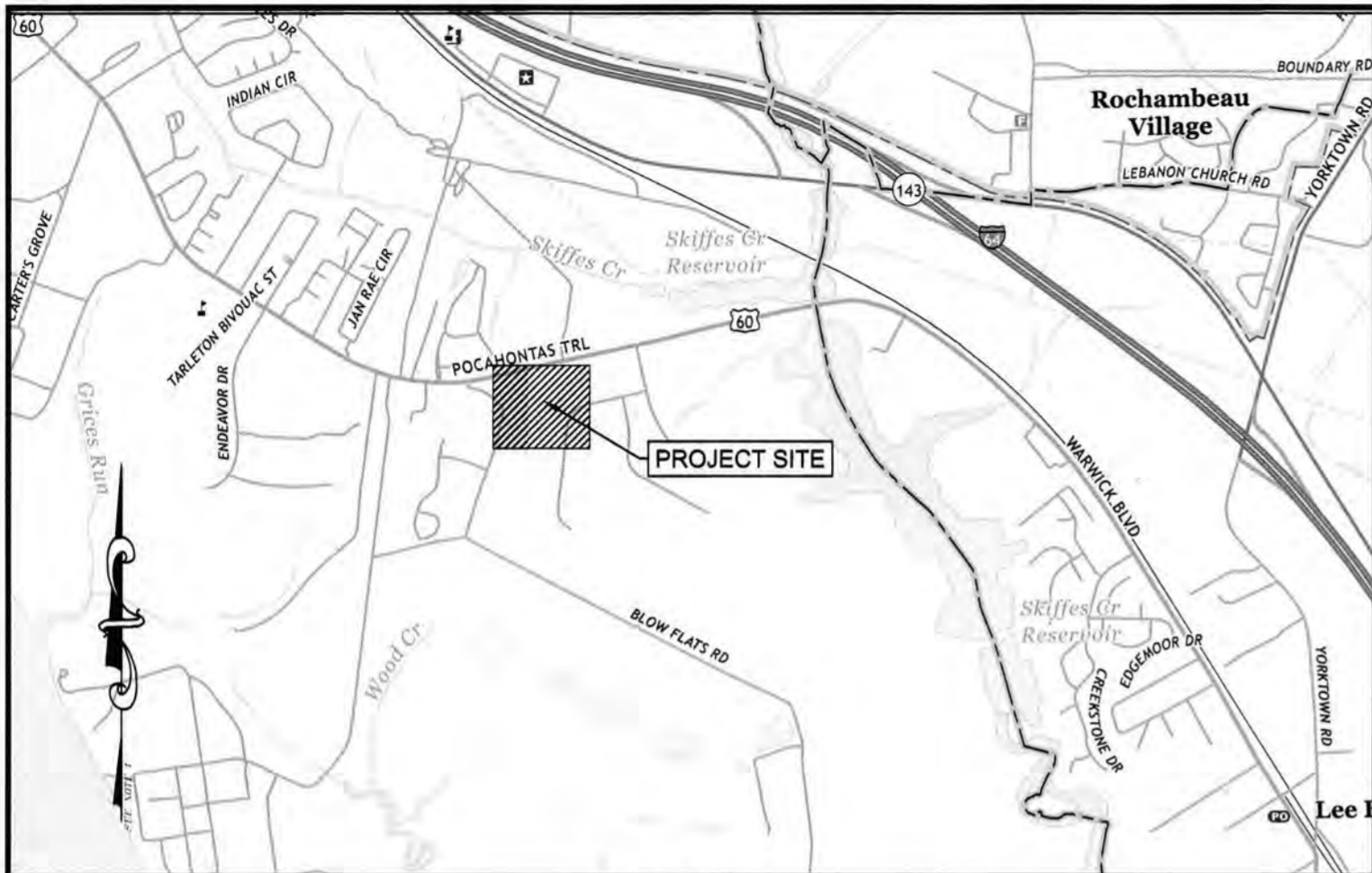


202400232



VICINITY MAP
SCALE: 1"=2000'

NOTES:

- 1.) SOURCE OF MERIDIAN: NAD83 (CORS 2011), VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET, REFERENCED TO THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK MONUMENT #350.
- 2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
- 3.) PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. TRC ENGINEERS, INC. DID NOT PERFORM A BOUNDARY SURVEY, NOR WAS ONE REQUESTED.
- 4.) THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, BASED ON A SCALED LOCATION ON FIRM PANEL #51095C0228D EFFECTIVE DATE DECEMBER 16, 2015. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY TRC TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.
- 5.) MATTERS PERTAINING TO ARCHEOLOGICAL OR HISTORIC FEATURES, WETLANDS OR FLOOD CONDITIONS, IF ANY, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.
- 6.) LOT 1B (PARCEL ID #6010100009B, 3.49 ACRES) IS TO BE COMBINED WITH LOT 1A (PARCEL ID #6010100009, 3.95 ACRES) AND IS TO BE TREATED AS ONE TAX PARCEL CONTAINING 7.44 ACRES. ADDRESS OF NEW COMBINED PARCEL SHALL BE 111 BLOW FLATS ROAD, PER JAMES CITY COUNTY REAL ESTATE INFORMATION SPECIALIST SUSAN THOMPSON.
- 7.) ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 8.) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 9.) THIS PROJECT SHALL COMPLY WITH CONDITIONS ASSOCIATED WITH SUP-22-0010.
- 10.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.

LEGEND

	PROPERTY LINE		ROD FOUND
	EASEMENT LINE		POINT
	OVERHEAD POWER		LIGHT POLE
	UNDERGROUND WATERLINE		SIGN (1-POST)
	SANITARY SEWER AND MANHOLE		SIGN (2-POST)
	ASPHALT		UTILITY POLE
	TREELINE		
	GUY WIRE		

SOURCE OF TITLE:

THE PROPERTIES SHOWN ON THIS PLAT WERE CONVEYED BY WALSH & WALSH L.L.C. TO GREASE OUTLET OF VIRGINIA, L.L.C. BY DEED, DATED 08/28/2023 AND RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE JAMES CITY COUNTY IN INSTRUMENT #202309254.

OWNERS STATEMENT:

THIS IS TO CERTIFY THAT THE PROPERTIES EMBRACED WITHIN THIS "LOT LINE VACATION PLAT" ARE PRESENTLY OWNED BY US AND THAT THE "LOT LINE VACATION PLAT" DATED 04/24/2023, LAST REVISED 10/26/2023, AS SHOWN IS WITH OUR FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Robert Boyd Andrews 11/28/2023
GREASEOUTLET OF VIRGINIA L.L.C. REPRESENTATIVE DATE
LOT 1A & LOT 1B

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF JAMES CITY COUNTY, TO WIT:

I, Kerry Lovell, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITINGS, HAVE ACKNOWLEDGED THE SAME BEFORE IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 28 DAY OF November, 2023.

Kerry Lovell
(SIGNATURE)

MY COMMISSION EXPIRES: 07/31/24
NOTARY REGISTRATION NUMBER: 7746779



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

L. W. Knighting 10/26/2023
LOREN W. KNIGHTING, L.S. 1460 DATE



CERTIFICATE OF APPROVAL- CASE NUMBER: S-23-0028

THIS LOT LINE VACATION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Susan M. Stenease 12/22/2023
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

2 Large/Small Plat(s) Recorded
herewith as # 202400232

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
January 5, 2024
at 8:53 AM/PM; PB — PG —
Document # 202400232
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

1030 Wilmer Avenue, Suite 100
Richmond, VA 23227
804-264-2228 Fax: 804-264-8773
www.TRCcompanies.com

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• Charlottesville, VA • Northern Virginia
• Newport News, VA • Virginia Beach, VA



COMPILED LOT LINE VACATION PLAT
LOT 1A & LOT 1B AND
PRIVATE 20' AND 30' DRAINAGE EASEMENT VACATION,
AND 25' PRIVATE DRAINAGE EASEMENT DEDICATION
GREASEOUTLET OF VIRGINIA, L.L.C. PROPERTIES
JAMES CITY COUNTY, VIRGINIA

REVISIONS

- 1) 09/19/2023 ADDRESS COUNTY COMMENTS
- 2) 10/04/2023 ADDRESS COUNTY COMMENTS
- 3) 10/26/2023 ADDRESS COUNTY COMMENTS

DESIGNED BY: N/A

DRAWN BY: JDB

CHECKED BY: LWK

SCALE: NOT TO SCALE

DATE: 04/24/2023

PROJECT NUMBER:

2200115/016979

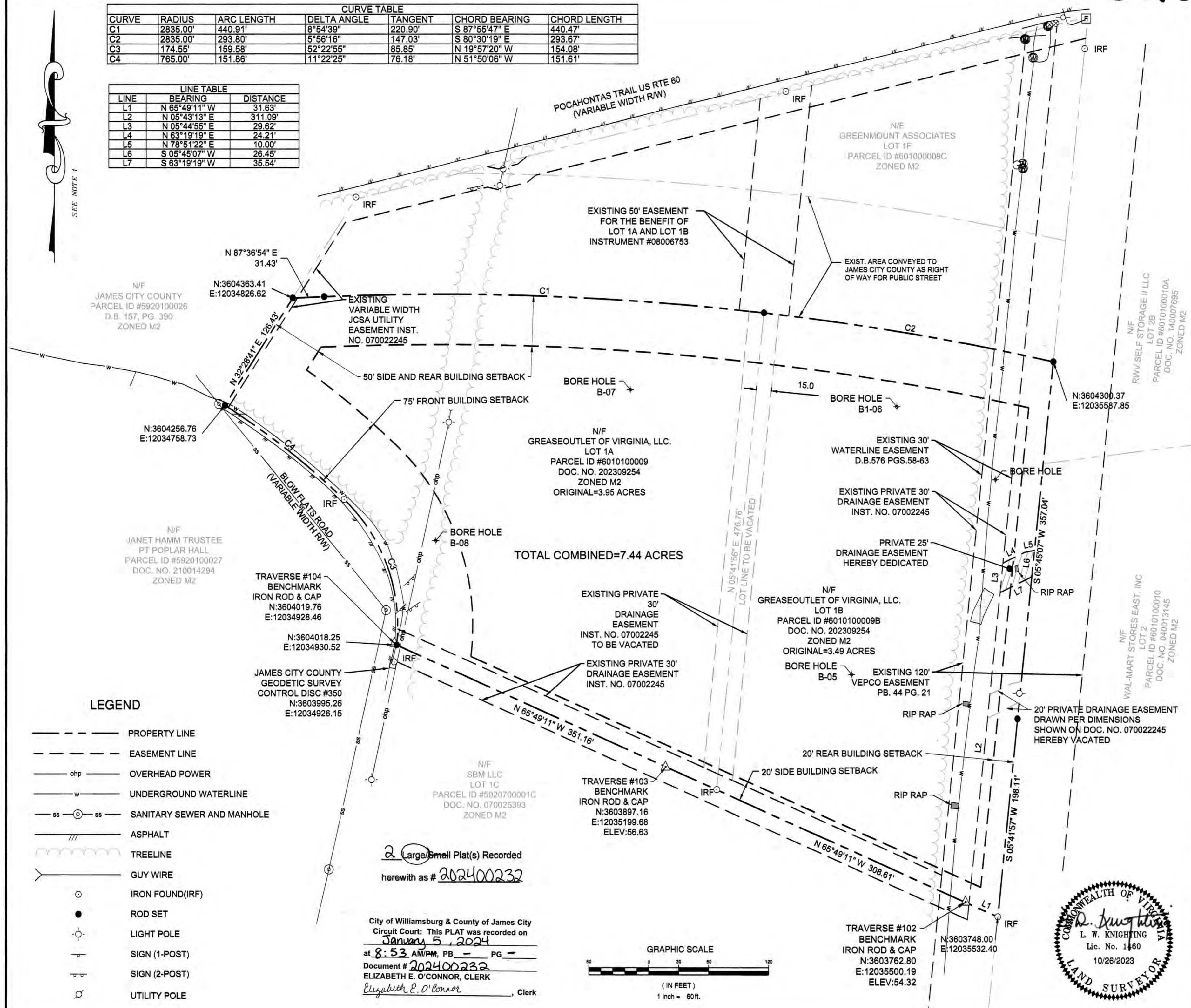
SHEET
1 OF 2

P:\2023\01\00220115\1505-SV\PCAD\2023115_SV\DWG\220115_PLAT_REV1.dwg October 27, 2023 9:45:04 AM

202400232

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	2835.00'	440.91'	8°54'39"	220.90'	S 87°55'47" E	440.47'
C2	2835.00'	293.80'	5°56'16"	147.03'	S 80°30'19" E	293.67'
C3	174.55'	159.58'	52°22'55"	85.85'	N 19°57'20" W	154.08'
C4	765.00'	151.86'	11°22'25"	76.18'	N 51°50'06" W	151.61'

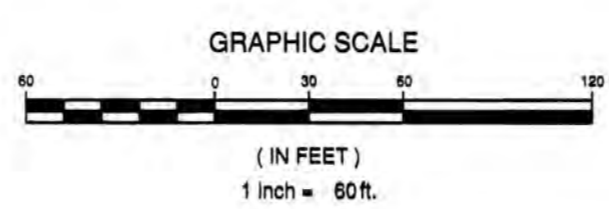
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 65°49'11" W	31.63'
L2	N 05°43'13" E	311.09'
L3	N 05°44'55" E	29.62'
L4	N 63°19'19" E	24.21'
L5	N 78°51'22" E	10.00'
L6	S 05°45'07" W	26.45'
L7	S 63°19'19" W	35.54'



- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - ohp OVERHEAD POWER
 - w UNDERGROUND WATERLINE
 - ss SANITARY SEWER AND MANHOLE
 - /// ASPHALT
 - ~~~~ TREELINE
 - Y GUY WIRE
 - IRON FOUND(IRF)
 - ROD SET
 - LIGHT POLE
 - ⊥ SIGN (1-POST)
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COMPILED LOT LINE VACATION PLAT
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DESIGNED BY: N/A
DRAWN BY: JDB
CHECKED BY: LWK
SCALE: 1" = 60'
DATE: 04/24/2023
PROJECT NUMBER:
2200115/016979

SHEET
2 OF 2