

202403235

CERTIFICATION OF SOURCE OF TITLE (PARCEL 1)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY STANLEY GARDNER, REED LARSON AND KENNETH HEATH, TRUSTEES OF SMITH MEMORIAL BAPTIST CHURCH TO SMITH MEMORIAL BAPTIST CHURCH, A VIRGINIA NON-STOCK CORPORATION, BY DEED DATED AUGUST 06, 2006 AND RECORDED ON OCTOBER 2, 2006 IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 060024557.

OWNER'S CERTIFICATION

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

Signature of Jeremiah St. Clair, Secretary of Board, Smith Memorial Baptist Church, a Virginia Non-Stock Corporation.

CERTIFICATION OF SOURCE OF TITLE (PARCEL 2)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY DIROS INC. TO SMITH MEMORIAL BAPTIST CHURCH, A VIRGINIA NON-STOCK CORPORATION, BY DEED DATED JULY 12, 2018 AND RECORDED JULY 24, 2018 IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 180012123.

OWNER'S CERTIFICATION

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

Signature of Jeremiah St. Clair, Secretary of Board, Smith Memorial Baptist Church, a Virginia Non-Stock Corporation.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City County

I, Kimberly Ann Parker, 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 29th DAY OF February, 2024

MY COMMISSION EXPIRES: 12-31-2027

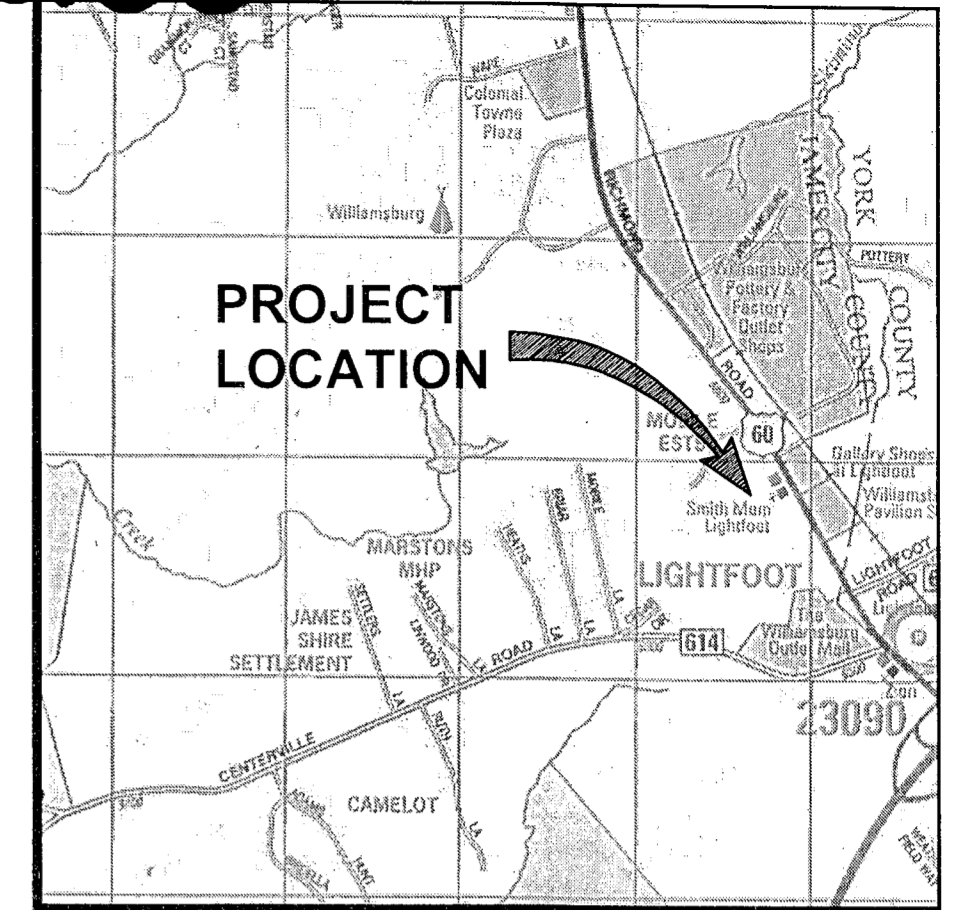
NOTARY REGISTRATION NUMBER: 7850650

Signature of Kimberly Ann Parker, Notary Public.



GENERAL NOTES

- 1. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
2. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
3. THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0109D, PANEL 0109, FOR COMMUNITY NUMBER 510201, DATED 12/15/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VA. ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
4. PROPERTY IS ALL OF TAX PARCEL ID #2430100036 AND TAX PARCEL ID #2430100037A.
5. THE PROPERTY ADDRESSES ARE #6515 RICHMOND ROAD AND #6495 RICHMOND ROAD.
6. PROPERTIES ARE ZONED B1 (GENERAL BUSINESS). PLEASE REFER TO JCC CASE NUMBER SP-20-0037 FOR THE SITE PLAN ASSOCIATED WITH THIS DEVELOPMENT.
7. BUILDING SETBACK LINE PER CURRENT ZONING: FRONT - 50', REAR - 20', SIDE - 20'
8. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
9. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. THIS PLAT IS BASED ON A CURRENT FIELD BOUNDARY SURVEY, PREVIOUS SURVEYS BY AES AND RECORD INFORMATION. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THESE PROPERTIES ARE SUBJECT TO EASEMENTS, SERVITUDE, AND COVENANTS OF RECORD.
11. UNLESS OTHERWISE INDICATED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.



VICINITY MAP
(APPROXIMATE SCALE: 1"=2000')
COPYRIGHT KAPPA MAP GROUP LLC
(800) 829-6277
PERMITTED USE NUMBER: 21004223-2

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.

Signature of Samuel J. Bickers, L.S. #002304, dated 2-29-2024.

Table with 3 columns: AREA TABULATIONS, PARCEL, OLD AREA, NEW AREA. Row 1: PARCEL 1, 3.640 ACRES±, 5.483 ACRES±. Row 2: PARCEL 2, 2.977 ACRES±, 1.134 ACRES±.

CERTIFICATE OF APPROVAL

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

Signature of Susan M. Stokes, 03/05/2024, Subdivision Agent of the County of James City.

2 Large/Small Plat(s) Recorded
herewith as # 202403235

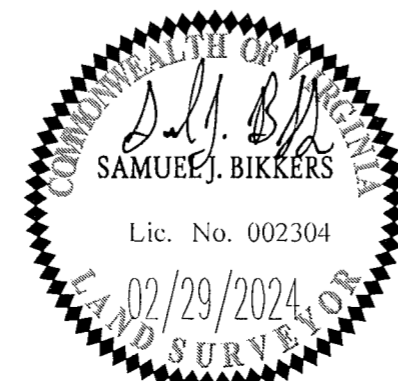
REFERENCES:

- P.B. 41, PG. 74
P.B. 39, PG. 36
P.B. 40, PG. 58
P.B. 61, PG. 79
INSTRUMENT NO. 020011440
P.B. 37, PG. 68
INSTRUMENT NO. 060031304
D.B. 268, PG. 685 (PLAT)
D.B. 698, PG. 782 (PLAT)
D.B. 147, PG. 685 (PLAT)

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 13 DAY OF March, 2024.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:32 (AM) PM
INSTRUMENT # 202403235

TESTE: ELIZABETH E. O'CONNOR, CLERK
MONA A. FOLEY, CLERK

Revision table with columns: Rev., Date, Description, Revised By. Row 1: 2, 01/08/24, REVISED PER JCC COMMENTS, GVC. Row 2: 1, 12/05/22, REVISED PER JCC COMMENTS, GVC.



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PLAT OF BOUNDARY LINE ADJUSTMENT
BETWEEN PARCELS LOCATED
AT 6515 AND 6495 RICHMOND ROAD
OWNED BY SMITH MEMORIAL BAPTIST CHURCH
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: SJB/GVC
Project Number: W10534-01
Scale: N/A Date: 02/29/2024
Sheet Number: 1 OF 2

