# 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.

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.

JEREMIAH ST. CLAIR, SECRETARY OF BOARD
SMITH MEMORIAL BAPTIST CHURCH, A VIRGINIA NON-STOCK CORPORATION

# CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Jame City ounty

I, Kimery 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:  $/2 \cdot 3$ 

NOTARY REGISTRATION NUMBER: 78,506,50

NOTARY PUBLIC SIGNATURE



#### 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.

 AREA TABULATIONS:

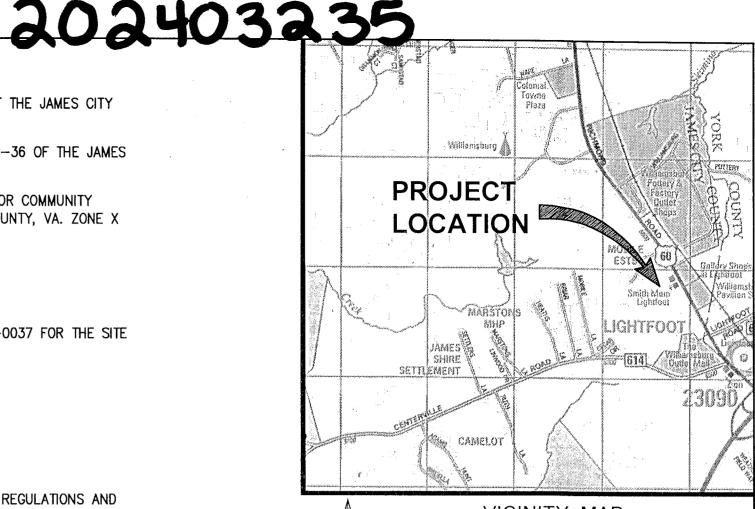
 PARCEL:
 OLD AREA
 NEW AREA

 PARCEL 1
 3.640 ACRES±
 5.483 ACRES±

 PARCEL 2
 2.977 ACRES±
 1.134 ACRES±

# 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)





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.

SAMUEL J. BIKKERS, L.S. #002304

2-29-2024

## CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF THE DATE
COUNTY OF JAMES CITY

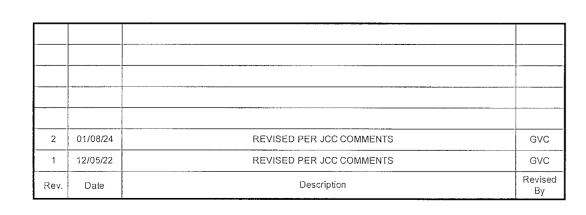
2 (arge)Small Plat(s) Recorded

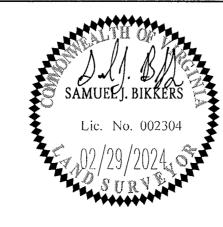
herewith as # <u>202403235</u>

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 13 DAY OF MAYCH 2024.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO
THE RECORD AS THE LAW DIRECTS. (a) 11:32 AM PM
INSTRUMENT # 2024 0325

ELIZABETH E. O'CONNOR, CLERK

MONA A. FOLEY, CLERK







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

PLAT OF BOUNDARY LINE ADJUSTMENT
BETWEEN PARCELS LOCATED
AT 6515 AND 6495 RICHMOND ROAD
OWNED BY SMITH MEMORIAL BAPTIST CHURCH

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

OF 2

STONEHOUSE DISTRICT COUNTY OF JAMES CITY

VIRGINIA

202403235 N/F LIBERTY CROSSING TOWNHOUSE ASSOCIATION C/O UNITED PROPERTY PROPERTY LINES AND RIGHT OF WAY LINES DEPICTED ARE FROM **ASSOCIATES** A SURVEY TITLED "FAMILY LIFE CENTER, SMITH MEMORIAL BAPTIST PARCEL 1A CHURCH, FOUNDATION SURVEY" BY VANASSE HANGEN BRUSTLIN 6580 BATTLEFIELD DR INC., DATED MAY 2, 2002 AND RECORDED IN A DEED OF TRUST PID: 2430800001A VIRGINIA STATE PLANE COORDINATES AS INSTRUMENT NO. 020011440. SAID SURVEY STATES THAT THE DOC. #100006037 N33'41'12"W 313.74' BOUNDARY LINES SHOWN ARE BASED UPON A SITE PLAN TITLED MU: MIXED USE IRF "SMITH MEMORIAL BAPTIST CHURCH, FAMILY LIFE CENTER 6515 RICHMOND ROAD, POWHATAN MAGESTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA BY LANDMARK DESIGN GROUP, DATED OCTOBER 13, 1999 REVISED AUGUST 11, 2000" 20' REAR BUILDING SETBACK, TYP. RWV SELF STORAGE III LLC PARCEL 3 GRAPHIC SCALE 20' SIDE 4509 NOLAND BLVD BUILDING PID: 2430900003 50' 0' 50' 100' SETBACK, TYP. DOC. #140007097 MU: "MIXED USE SCALE: 1" = 50'(P/L HEREBY EXTINGUISHED) **LEGEND** -N31'24'47"W N/F ELSAMAHY HOSPITALITY SERVICES S66.40'39"W 191.56' HANDICAP PARKING PARCEL 37 6 NEW PROPERTY LINE -6493 RICHMOND ROAD o NF F SEE NOTE "A" NAIL FOUND o <sup>IRF</sup> PID: 2430100037 IRF LEANING IRON ROD FOUND DOC. #170020076 16' X 12' SEE NOTE "A" -N2312'54"W 33.66' o IPF B1: GENËRAL BUSINESS **BUILDING** -N58'35'13"E 1.99' IRON PIPE FOUND IPF Q ■ IRS N32'06'00"W 198.58 IRON ROD SET 18'x45' (5 SPACES) !IRS PRIVATE PARKING EASEMENT -`IRF EDGE OF PAVEMENT N30'44'03"W 119.50' D.B. 698, PG'S. 765-782 EASEMENT PROPERTY LINE 20' PRIVATE SANITARY PAVED PARKING RIGHT OF WAY TWO-STORY SEWER EASEMENT -0 PAVED **BRICK** D.B. 698, PG'S. 765-782 PARKING **BUILDING** ્ર નઇ SEE NOTE "A" -NF IN ASPHALT PARKING PAVED PARKING PIPF PINCHED LEANING S31'24'47"E IRF, TAA WILLIAMSBURG BRANCH CAR CARE PARCEL 2 ONE-STORY **SMBC** 44.82' 6 CEN PROPERTY LLC N52.01,31,E SMITH MEMORIAL BAPTIST CHÜRCH TWO-STORY BRICK PARCEL 2 6495 RICHMOND ROAD BRICK CHURCH 20' SIDE **b** BUILDING 6517 RICHMOND ROAD PID: 2430100037A **&** BUILDING BUILDING PID: 2430900002 20' SIDE DOC. #180012123 PARCEL 1 SETBACK, TYP. DOC. #110006872 BUILDING PARKING B1: GENERAL BUSINESS SMITH MEMORIAL BAPTIST CHURCH MU-MIXED USE SETBACK, TYP. NEW AREA: 1.134 AC.± 6515 RICHMOND ROAD 18'x198' (22 SPACES) 250.15 PID: 2430100036 PRIVATE PARKING EASEMENT--N6113<u>'36"</u>E DOC. #060024557 PAVED D.B. 698, PG'S. 765-782 20' PRIVATE SANITARY 248.20' B1: GENËRAL BUSINEŞS 20' SIDE SEWER EASEMENT NEW AREA: 5.483 AC.± BUILDING D.B. 698, PG'S. 765-782 SETBACK, TYP. 50' FRONT SEE NOTE "A" BUILDING 10' JCSA SANITARY SETBACK, TYP. SEWER EASEMENT D.B. 213, PG'S. 614-617 PAVED −SEE NOTE "A" PARKING SEE NOTE "A" IRF O-S32"15'15"E 112.83' \$29'42'51"E 375.05 S29'38'58"E 150.00' N3017'06"W 329.44' S29'42'51"E 138.56' N6113'36"E IPF BENT 50' FRONT 5.00' N52'01'31"E \_(Large/Small Plat(s) Recorded BUILDING 10' JCSA WATER MAIN EASEMENT 10.10' VAR. WIDTH JCSA SANITARY SEWER EASEMENT SETBACK, TYP. D.B. 213, PG'S. 614-617 D.B. 213, PG'S. 614-617 perewith as # 2024 08235 RICHMOND ROAD VARIABLE WIDTH R/W U.S. ROUTE 60 City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on MAYCH 13 , 2024 Project Contacts: SJB/GVC at 11:32 (AM) PM; PB \_\_\_\_ PG \_\_\_ PLAT OF BOUNDARY LINE ADJUSTMENT Document # 202403235 ELIZABETH E. O'CONNOR, CLERK W10534-01 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 BETWEEN PARCELS LOCATED Scale: Date: hone: (757) 253-0040 Elizabeth E. O'Connor AT 6515 AND 6495 RICHMOND ROAD 1" = 50' 02/29/2024 Lic. No. 002304 OWNED BY SMITH MEMORIAL BAPTIST CHURCH Sheet Number www.aesva.com 2 01/08/24 REVISED PER JCC COMMENTS GVC

Hampton Roads | Central Virginia | Middle Peninsula

STONEHOUSE DISTRICT

COUNTY OF JAMES CITY

GVC

Revised

REVISED PER JCC COMMENTS

Description

12/05/22

Date

Rev.

2 OF 2

VIRGINIA