

202406131

CERTIFICATION OF SOURCE OF TITLE:

JAMES CITY COUNTY, PARCEL ID No.: 2320100071; 2320100071A AND 2320100071B THE PROPERTY SHOWN ON THIS PLAT AS PARCEL 1 (PARCEL ID No. 2320100071A), PARCEL 2 (PARCEL ID No. 2320100071B), AND PARCEL 6 (PARCEL ID No. 2320100071) WAS CONVEYED BY SIXTY FOUR ASSOCIATES, INC., A VIRGINIA CORPORATION, TO NORGE CENTER, INC., A VIRGINIA CORPORATION BY DEED DATED FEBRUARY 9, 1987, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATE:

THIS PLAT OF BOUNDARY LINE ADJUSTMENT AND INGRESS AND EGRESS EASEMENT AS SHOWN ON THIS PLAT AND KNOWN AS PARCEL 1, PARCEL 2, AND PARCEL 6, BEING PROPERTIES OWNED BY NORGE CENTER, INC., A VIRGINIA CORPORATION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR: NORGE CENTER, INC., A VIRGINIA CORPORATION

GARY M. MASSIE, PRESIDENT

5-10-2024 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 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 10th DAY OF May, 2024

MY COMMISSION EXPIRES 7/31/2025

John F. Sluss NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 312410



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

3-26-2024 DATE

CERTIFICATE OF APPROVAL

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

VIRGINIA DEPARTMENT OF TRANSPORTATION

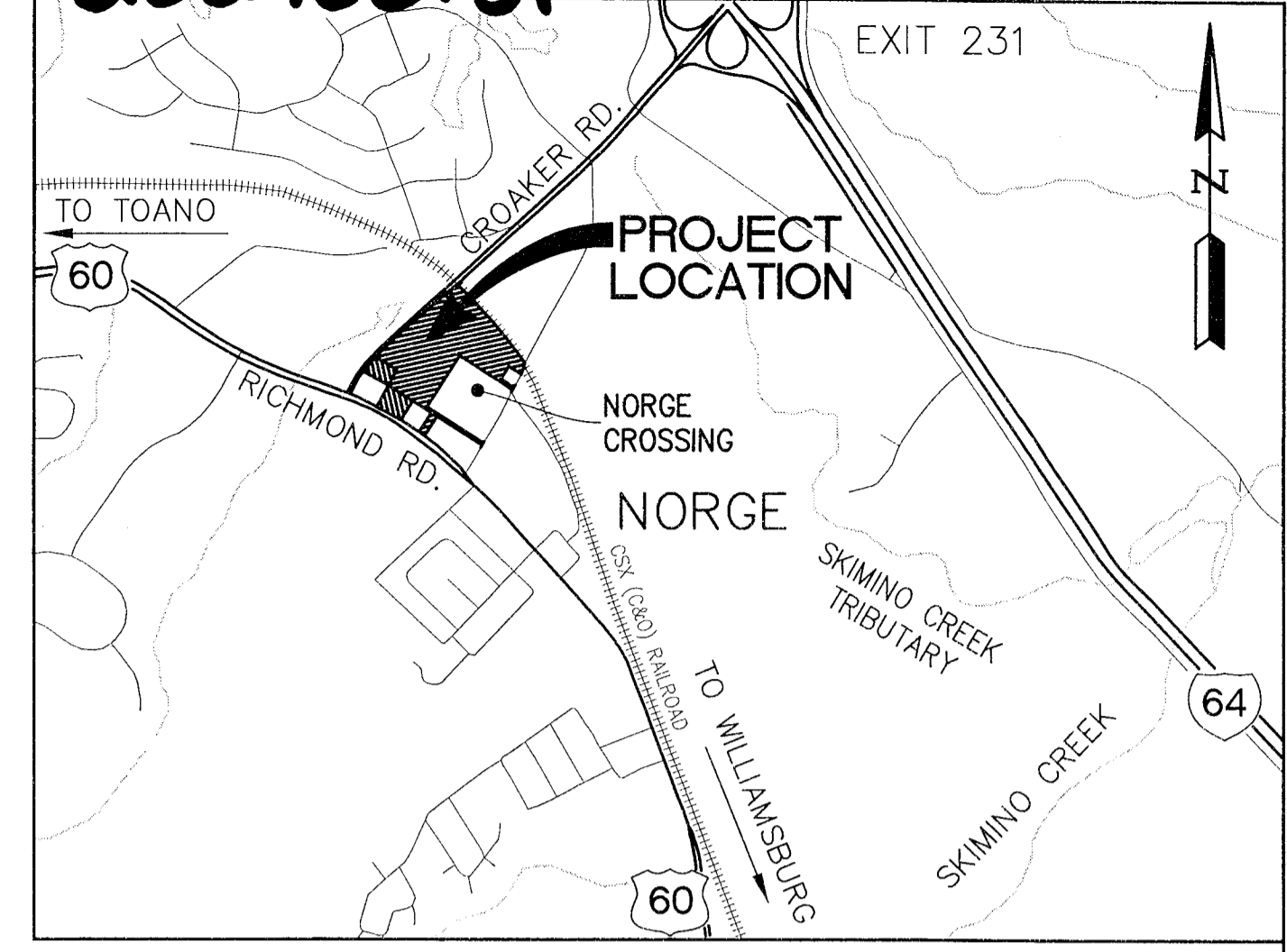
05/10/24 DATE

Susan M. Byrnes SUBDIVISION AGENT OF JAMES CITY COUNTY

05/13/2024 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. 2320100071 (PARCEL 6); TAX PARCEL ID No. 2320100071A (PARCEL 1); AND TAX PARCEL ID No. 2320100071B (PARCEL 2).
3. THESE PROPERTIES ARE CURRENTLY ADDRESSED AS #7508 RICHMOND ROAD (PARCEL 6); #7624 RICHMOND ROAD (PARCEL 1); AND #7516 RICHMOND ROAD (PARCEL 2).
4. THESE PROPERTIES ARE CURRENTLY ZONED GENERAL BUSINESS DISTRICT, B-1.
5. EXISTING PARCEL 1, AND PARCEL 2 PROPERTY LINES ARE TAKEN FROM A PLAT OF BOUNDARY LINE ADJUSTMENT, PREPARED BY AES, DATED FEBRUARY 10, 1998, REVISED FEBRUARY 17, 1998; RECORDED ON FEBRUARY 27, 1998 IN PLAT BOOK 68, PAGE 67. EXISTING PARCEL 6 PROPERTY LINES ARE TAKEN FROM A PLAT OF SUBDIVISION, PREPARED BY AES, DATED APRIL 30, 2018, REVISED MARCH 9, 2018; RECORDED ON JUNE 1, 2018, IN INSTRUMENT #180009342.
6. THIS SURVEY IS TIED TO VIRGINIA STATE PLANE COORDINATES-SOUTH ZONE NAD83(1986) BY MEANS OF TERRESTRIAL GROUND SURVEYING, BASIS FROM JAMES CITY COUNTY GEODETIC GROUND CONTROL NETWORK, STATION NUMBER 305.
7. FOR CLARITY, NOT ALL EXISTING STRUCTURES AND IMPROVEMENTS ARE SHOWN ON THIS SURVEY.
8. THESE PROPERTIES LIE WITHIN FLOOD ZONE "X" (NO SCREEN), DESCRIBED AS AREAS OF MINIMAL FLOOD HAZARD) PER F.I.R.M. #51095C0107D, MAP REVISED DATE DECEMBER 16, 2015, AND NOTED AS A NON PRINTED MAP ON FEMA FLOOD MAP SERVICE CENTER.
9. NO RESOURCE PROTECTION AREAS EXIST ON PARCELS, AS PER JAMES CITY COUNTY GIS.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. PROPERTIES ARE OR SHALL BE SERVED BY PUBLIC WATER AND SEWER.
12. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY CODE.
13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
14. NEW MONUMENTS TO BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY CODE.
15. BUILDING SETBACK LINES ARE SHOWN ON THE PLAT.
16. THE INGRESS AND EGRESS EASEMENTS SHOWN ON PARCELS 1, 2, AND 6 ARE COMMON AREAS FOR THE BENEFIT OF THE TOTAL DEVELOPMENT TRACT WITHIN THE MEANING OF ARTICLE 1 OF THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, DATED JULY 30, 1993, RECORDED IN WILLIAMSBURG / JAMES CITY COUNTY CIRCUIT COURT IN DEED BOOK 634, PAGES 450-475, AND ARE GRANTED OR EXTINGUISHED AS INDICATED.
17. DRAINAGE AND BMP EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED PURSUIT TO DEED OF DEDICATION, DATED JANUARY 4, 2024, RECORDED HERewith.
18. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT FROM ANY CAUSE.
19. REFERENCE IS HEREBY MADE TO THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, DATED JULY 30, 1993, RECORDED AUGUST 10, 1993, IN WILLIAMSBURG / JAMES CITY COUNTY CIRCUIT COURT IN DEED BOOK 634, PAGES 450-475. AND AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED AUGUST 5, 2011, BY NORGE CENTER, INC., A VIRGINIA CORPORATION, RECORDED AUGUST 10, 2011, IN INSTRUMENT No. 110017213.



PLAT NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO ADJUST PORTIONS OF THE INTERIOR PROPERTY LINES BETWEEN EXISTING PARCEL 1, EXISTING PARCEL 2, AND EXISTING PARCEL 6. TO EXTINGUISH, ADJUST, RELOCATE PORTIONS OF THE EXISTING INGRESS AND EGRESS EASEMENT ACROSS NORGE CENTER DEVELOPMENT TRACT TO THE CROAKER ROAD PUBLIC RIGHT-OF-WAY, FOR THE USE IN COMMON BY ALL PARCELS. TO CREATE JAMES CITY SERVICE AUTHORITY (JCSA) UTILITY EASEMENTS. AND TO CREATE DRAINAGE EASEMENTS.

AREA TABULATION:

BOUNDARY LINE ADJUSTMENT:

Table with 3 columns: Parcel ID, Old Area (SQ.FT./ACRES), New Area (SQ.FT./ACRES). Rows include Parcel 1, Parcel 2, Parcel 6, and Total Area.

INDEX OF SHEETS:

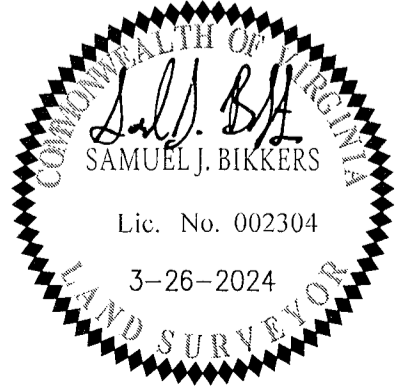
Table with 2 columns: Sheet No., Sheet Description. Rows include Cover Sheet, Overall Parcels, Boundary Line Adjustments, and Post Adjustment Conditions Exhibit.

4 Large/Small Plat(s) Recorded herewith as # 202406131

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 14 DAY OF May, 2024 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 1:14 AM / PM, INSTRUMENT # 202406131 TESTE: ELIZABETH E. O'CONNOR, CLERK

REF: JCC CASE No. S-24-0001

Revision table with columns: Rev., Date, Description, Revised By.

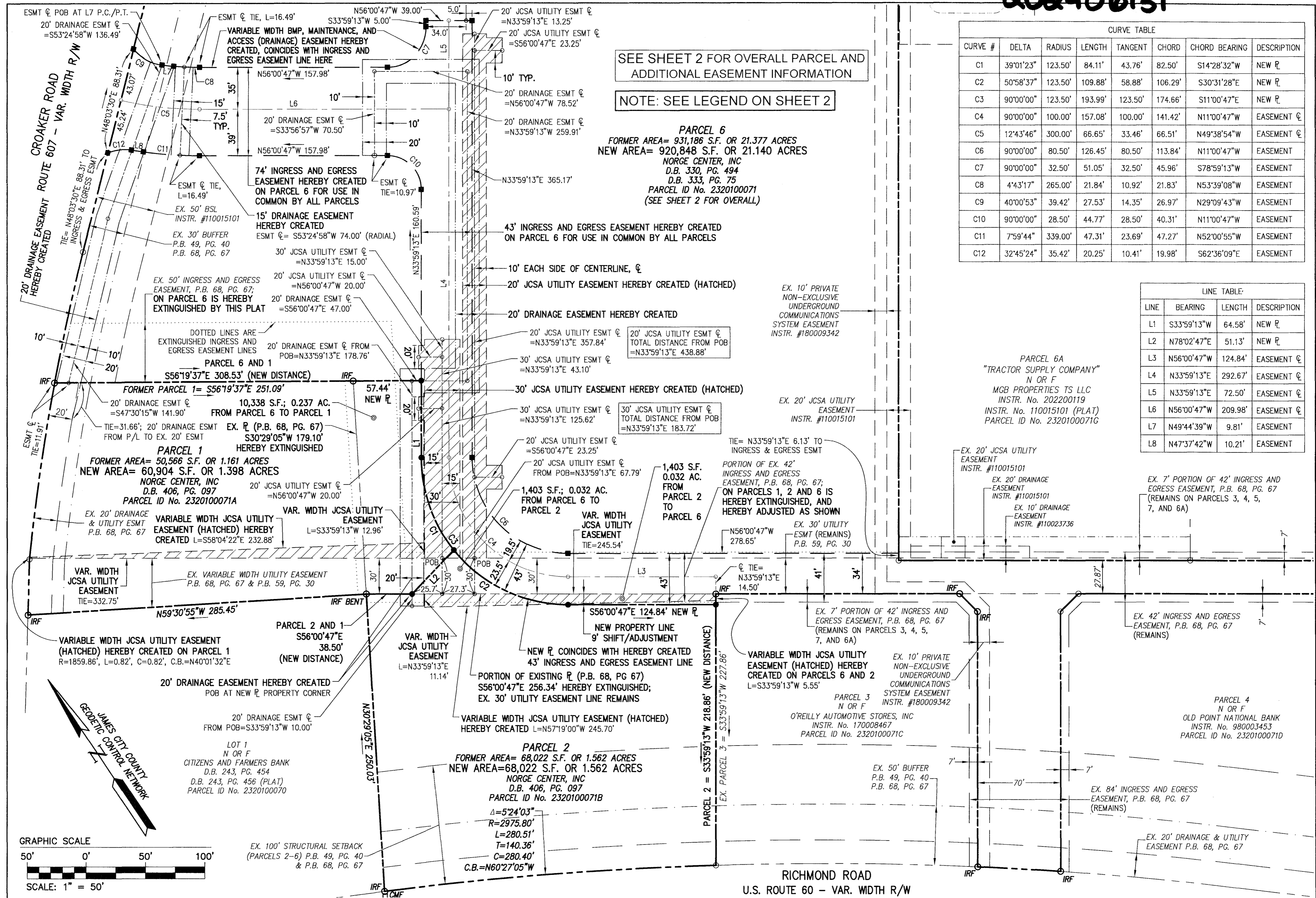


AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188.

PLAT OF BOUNDARY LINE ADJUSTMENT AND INGRESS AND EGRESS EASEMENT PARCEL 1, PARCEL 2, AND PARCEL 6 BEING PROPERTIES OWNED BY NORGE CENTER, INC., A VIRGINIA CORPORATION. STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: SJB / CMA, Project Number: W06753-08S, Scale: NOTED, Date: 01-04-2024, Sheet Number: 1

202406131



SEE SHEET 2 FOR OVERALL PARCEL AND ADDITIONAL EASEMENT INFORMATION
 NOTE: SEE LEGEND ON SHEET 2

PARCEL 6
 FORMER AREA= 931,186 S.F. OR 21.377 ACRES
 NEW AREA= 920,848 S.F. OR 21.140 ACRES
 NORGE CENTER, INC
 D.B. 330, PG. 494
 D.B. 333, PG. 75
 PARCEL ID No. 2320100071
 (SEE SHEET 2 FOR OVERALL)

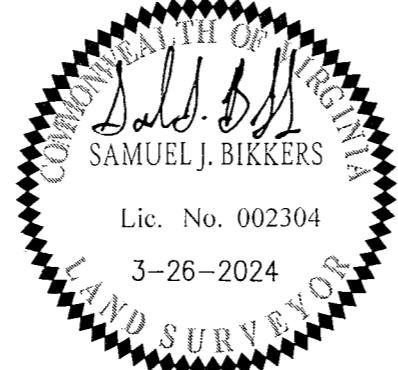
CURVE TABLE							
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DESCRIPTION
C1	39°01'23"	123.50'	84.11'	43.76'	82.50'	S14°28'32"W	NEW R
C2	50°58'37"	123.50'	109.88'	58.88'	106.29'	S30°31'28"E	NEW R
C3	90°00'00"	123.50'	193.99'	123.50'	174.66'	S11°00'47"E	NEW R
C4	90°00'00"	100.00'	157.08'	100.00'	141.42'	N11°00'47"W	EASEMENT C
C5	12°43'46"	300.00'	66.65'	33.46'	66.51'	N49°38'54"W	EASEMENT C
C6	90°00'00"	80.50'	126.45'	80.50'	113.84'	N11°00'47"W	EASEMENT
C7	90°00'00"	32.50'	51.05'	32.50'	45.96'	S78°59'13"W	EASEMENT
C8	4°43'17"	265.00'	21.84'	10.92'	21.83'	N53°39'08"W	EASEMENT
C9	40°00'53"	39.42'	27.53'	14.35'	26.97'	N29°09'43"W	EASEMENT
C10	90°00'00"	28.50'	44.77'	28.50'	40.31'	N11°00'47"W	EASEMENT
C11	7°59'44"	339.00'	47.31'	23.69'	47.27'	N52°00'55"W	EASEMENT
C12	32°45'24"	35.42'	20.25'	10.41'	19.98'	S62°36'09"E	EASEMENT

LINE TABLE			
LINE	BEARING	LENGTH	DESCRIPTION
L1	S33°59'13"W	64.58'	NEW R
L2	N78°02'47"E	51.13'	NEW R
L3	N56°00'47"W	124.84'	EASEMENT C
L4	N33°59'13"E	292.67'	EASEMENT C
L5	N33°59'13"E	72.50'	EASEMENT C
L6	N56°00'47"W	209.98'	EASEMENT C
L7	N49°44'39"W	9.81'	EASEMENT
L8	N47°37'42"W	10.21'	EASEMENT

PARCEL 6A
 "TRACTOR SUPPLY COMPANY"
 N OR F
 MGB PROPERTIES TS LLC
 INSTR. No. 202200119
 INSTR. No. 110015101 (PLAT)
 PARCEL ID No. 2320100071G

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 May 14, 2024
 at 1:14 AM/PM, PB - PG -
 Document # 202406131
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk

4 Large Small Plat(s) Recorded
 herewith as # 202406131



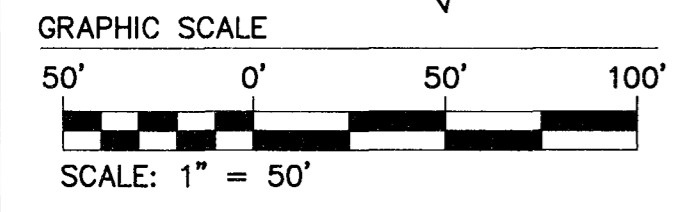
AES
 CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 www.aesva.com

REF: JCC CASE No. S-24-0001

PLAT OF BOUNDARY LINE ADJUSTMENT
 AND INGRESS AND EGRESS EASEMENT
 PARCEL 1, PARCEL 2, AND PARCEL 6
 BEING PROPERTIES OWNED BY
 NORGE CENTER, INC., A VIRGINIA CORPORATION

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	SJB / CMA
Project Number:	W06753-08S
Scale:	Date:
1" = 50'	01-04-2024
Sheet Number	3



Rev.	Date	Description	Revised By
1	3-26-2024	REVISED PER AGENCY COMMENTS, RCVD 2024-02-29	CMA

202406131

NOTE:
THE PURPOSE OF THIS SHEET IS TO CLARIFY POST ADJUSTMENT CONDITIONS,
REFER TO SHEETS 2 AND 3 FOR SURVEYED METES AND BOUNDS DESCRIPTIONS.

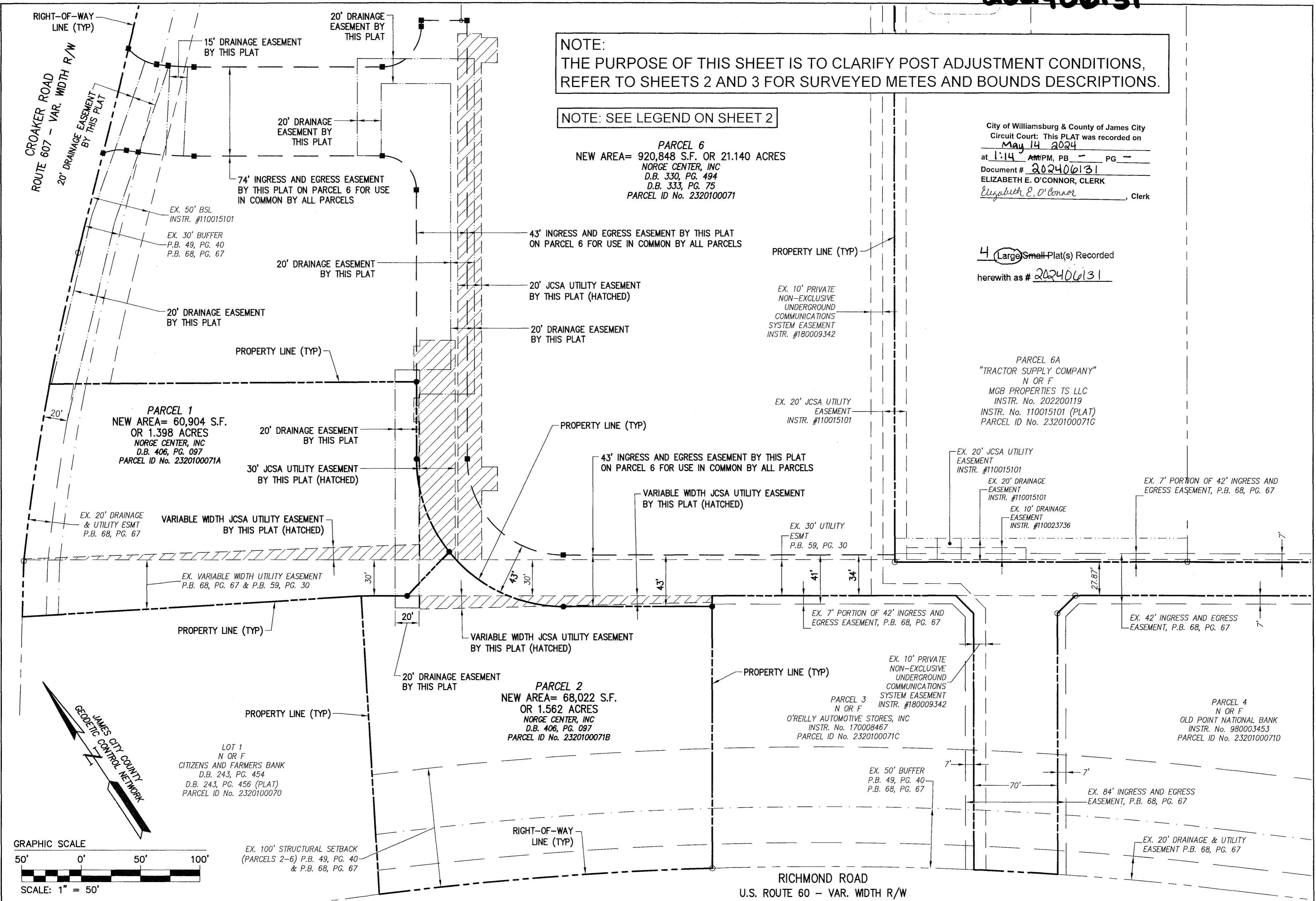
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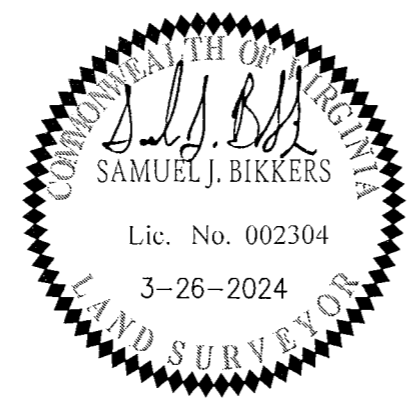
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Rev.	Date	Description	Revised By
1	3-26-2024	REVISED PER AGENCY COMMENTS, RCVD 2024-02-29	CMA



AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

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

REF: JCC CASE No. S-24-0001

PLAT OF BOUNDARY LINE ADJUSTMENT
AND INGRESS AND EGRESS EASEMENT
PARCEL 1, PARCEL 2, AND PARCEL 6
BEING PROPERTIES OWNED BY
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STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

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