

CERTIFICATE OF SOURCE OF TITLE (PIN#3830100014 & 383010009A)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF CHRIST FELLOWSHIP CHURCH OF WILLIAMSBURG, A VIRGINIA CORPORATION AND WAS ACQUIRED FROM UPWARD CHURCH, INC. A FLORIDA CORPORATION BY THAT CERTAIN DEED DATED JULY 30, 2024 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 202411318.

OWNERS CERTIFICATE: (PARCEL ID: 3830100014 & 3830100019A)

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Rubul R. Quin	24 Mar. 2025
SIGNATURE	DATE
Richard R. QuiRin	C7CW Treasurer
PRINT NAME	TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CHTY/COUNTY OF Lames City I, Linda Vergalis , a notary public in and for the city/county and state aforesald, do hereby certify that the persons whose names are signed to the foregoing writing has acknowledged the same before me in the city/county aforesald.

GIVEN UNDER MY HAND THIS 24 DAY OF MOTED , 2025.

MY COMMISSION EXPIRES AUG. 31, 2026

LINDA FAY VERGAKIS NOTARY PUBLIC REGISTRATION NO. 7623437 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 08/31/28

CERTIFICATE OF APPROVAL

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

3.25-2025	And Not	
DATE	VIRGINIA DEPARTMENT OF HEALTH	
3/27/2025	1 Par	
(DATE	VIRGINA DEPARTMENT OF TRANSPORTATION	
04/09/2025	Susy M. 1stenes	
DATE	SUBDIVISION AGENT OF JAMES CITY COUNTY	

ENGINEERS OR 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 ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

3/	/4/2025
1	DATE

MATTHEW H. CONNOLL, L.S. 2053



202507641

BOUNDARY LINE EXTINGUISHMENT

PIN#3830100014 PIN#3830100019A

BERKELEY DISTRICT

JAMES CITY COUNTY

VIRGINIA

DATE: 3/04/2025

JOB # 24-180

LandTech Resources, Inc.

Engineering & Surveying Consultants

205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782 web: landtechresources.com

SHEET 1 OF 2

JCC-S-24-0037

PROPERTY INFORMATION

PARCEL ID: 3830100014 OWNER: CHRIST FELLOWSHIP CHURCH OF WILLIAMSBURG INST. #202411318

ADDRESS: 3695 IRONBOUND ROAD WILLIAMSBURG, VIRGINIA 23188

ZONING DISTRICT: R8 (RURAL RESIDENTIAL)

PARCEL ID: 3830100019A OWNER: CHRIST FELLOWSHIP CHURCH OF WILLIAMSBURG INST. #202411318

ADDRESS: 3687 IRONBOUND ROAD WILLIAMSBURG, VIRGINIA 23188

ZONING DISTRICT: R8 (RURAL RESIDENTIAL)
& PUD-R

REF.: INST# 990024520 INST# 140010921

2 (arge)Small Plat(s) Recorded herewith as #202507641

STATE OF VIRGINIA. JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS _________, 2025
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT ________, 1:50 PM_
INSTRUMENT # _20256764 (

TESTE _____ELIZABETH E. O'CONNOR, CLERK

LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0119D DATED DECEMBER 16, 2015.

- 4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
- 5. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- 6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED 6-01-2024.

THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS REFERENCED HEREON.

ETC.. HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.

7. RIGHT-OF-WAY ALONG LINE FOR PARCELS 1 & 3 SHOWN PER MONUMENTATION FOUND AND PLAT AT INSTRUMENT #990024520. RIGHT-OF-WAY LINE FOR PARCEL 2 SHOWN PER PLAT RECORDED IN D.B. 310, PG. 556.

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY

2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE,

- 8. PARCEL ID: 3830100019A IS CURRENTLY SERVED BY PUBLIC WATER & SEWER; PARCEL ID: 3830100014 IS CURRENTLY SERVED BY PRIVATE WATER & SEWER. PARCEL CREATED BY BLE IS TO BE SERVED BY PUBLIC WATER & SEWER.
- 9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 11. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 12. SETBACK INFORMATION:

GENERAL NOTES

FRONT - 35' SIDE - 15' (ACCESSORY 5') REAR - 35' (ACCESSORY 5')

- 13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 14. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 15. THIS PARCEL IS SUBJECT TO PROFFERS ASSOCIATED WITH Z-0001-1992.

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PARCEL 1	149,511 S.F. / 3.432 AC.	207,814 S.F. / 4.770 AC.
PARCEL 2	58,303 S.F. / 1.338 AC.	
TOTAL	207,814 S.F. / 4.770 AC.	207.814 S.F. / 4.770 AC.