

210017070

BOUNDARY LINE ADJUSTMENT

BETWEEN
PARCEL ID: 2320100018
AND
PARCEL ID: 2320100017

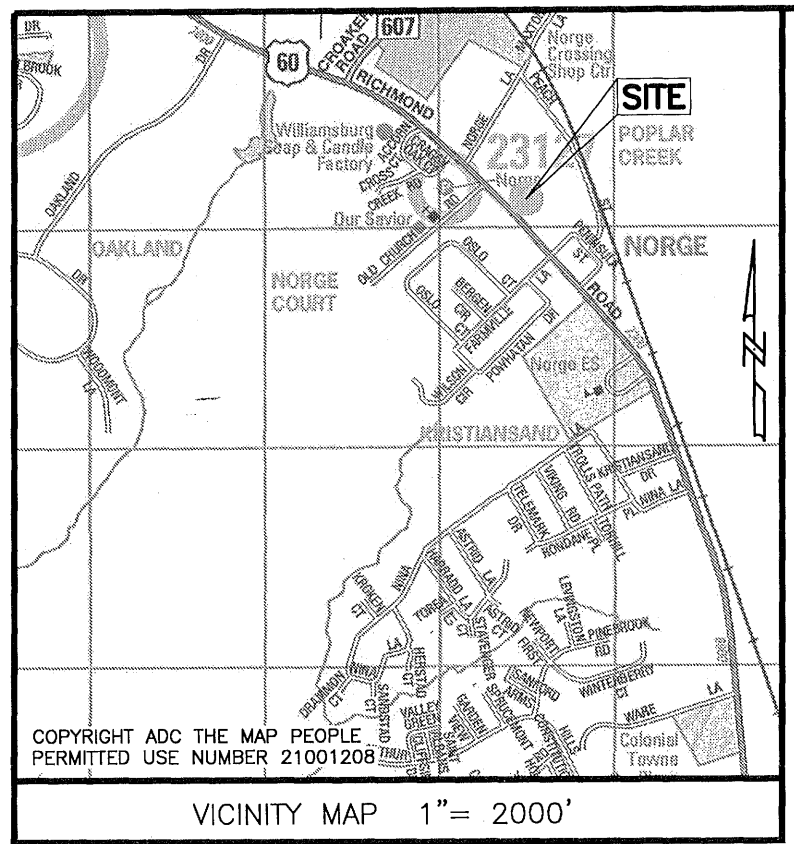
PROPERTIES OF JOHNSTON DEVELOPMENT, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 04/13/2021 SCALE: 1"=100' JOB # 18-508



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-19-0115



GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
3. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
5. PARCELS LIE IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0107D, DATED 12/16/2015.
6. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. THIS PROPERTY IS ASSOCIATED WITH SPECIAL USE PERMITS SUP-0021-2001 & SUP-19-0010.
11. THE WATER METER BOX SHALL BE REMOVED AND WATER SERVICE LINE FOR 127 PEACH ST. SHALL BE CAPPED AT THE PROPERTY LINE AT 7440 RICHMOND RD. PROVIDE AN ABOVE GROUND MARKER WHERE THE WATER SERVICE STUB IS LOCATED. A JCSA INSPECTOR IS TO INSPECT.

OWNERS CERTIFICATE

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.

[Signature] 5/25/21
SIGNATURE DATE

Timothy K. JOHNSTON President
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Linda Vergakis, A NOTARY PUBLIC
 IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY
 THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS
 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 25th DAY OF May, 2021.
 MY COMMISSION EXPIRES August 31, 2022.

[Signature]
 NOTARY PUBLIC
 REGISTRATION NO. 7623437

Linda Fay Vergakis
 NOTARY PUBLIC
 Registration # 7623437
 Commonwealth of Virginia
 My Commission Expires 08/31/22

PROPERTY INFORMATION

OWNER: JOHNSTON DEVELOPMENT, L.L.C.
 PARCEL ID: 2320100018
 ADDRESS:
 #7450 RICHMOND ROAD
 WILLIAMSBURG, VIRGINIA 23188

OWNER: JOHNSTON DEVELOPMENT, L.L.C.
 PARCEL ID: 2320100017
 ADDRESS:
 #127 PEACH STREET
 WILLIAMSBURG, VIRGINIA 23188

ZONING DISTRICT: A1
 BUILDING SETBACK: (PER ZONING ORDINANCE)
 7450 RICHMOND ROAD
 FRONT = 50'
 REAR = 35'
 SIDE = 15'

127 PEACH STREET
 FRONT = 75'
 REAR = 35'
 SIDE = 15'

CERTIFICATE OF SOURCE OF TITLE

PARCEL ID: 2320100018
 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JOHNSTON DEVELOPMENT, L.L.C. AND WAS ACQUIRED FROM TIMOTHY K. JOHNSTON AND KELLY T. JOHNSTON BY THAT CERTAIN DEED DATED JUNE 12, 2003 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #040006231.

PARCEL ID: 2320100017
 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JOHNSTON DEVELOPMENT, L.L.C. AND WAS ACQUIRED FROM JAMES CITY-BRUTON VOLUNTEER FIRE DEPARTMENT, L.L.C. BY THAT CERTAIN DEED DATED AUGUST 7, 2012 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #120016602.

CERTIFICATE OF APPROVAL

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

23 July 2021 [Signature]
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

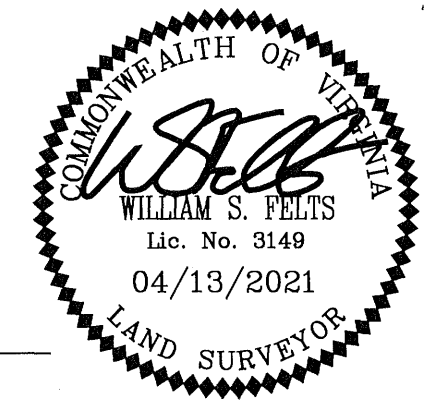
14 Apr 2021 [Signature]
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

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.

04/13/2021
 DATE

[Signature]
 WILLIAM S. FELTS, L.S. 3149



2 [Signature] (Printed Name) Recorded
 herewith as # 210017070

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20th DAY OF August 2021, 2021.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:31 PM
 INSTRUMENT # 210017070
 TESTE [Signature] MONA A. FOLEY, CLERK

210017070

BOUNDARY LINE ADJUSTMENT

BETWEEN
PARCEL ID: 2320100018
AND
PARCEL ID: 2320100017

PROPERTIES OF JOHNSTON DEVELOPMENT, L.L.C.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 04/13/2021 SCALE: 1"=50' JOB # 18-508

2
Large/Small Plat(s) Recorded
herewith as # 210017070

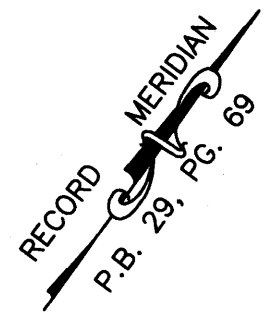
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 20, 2021
at 2:31 AM/PM PB PG
Document # 210017070
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



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Surveying & Engineering Consultants
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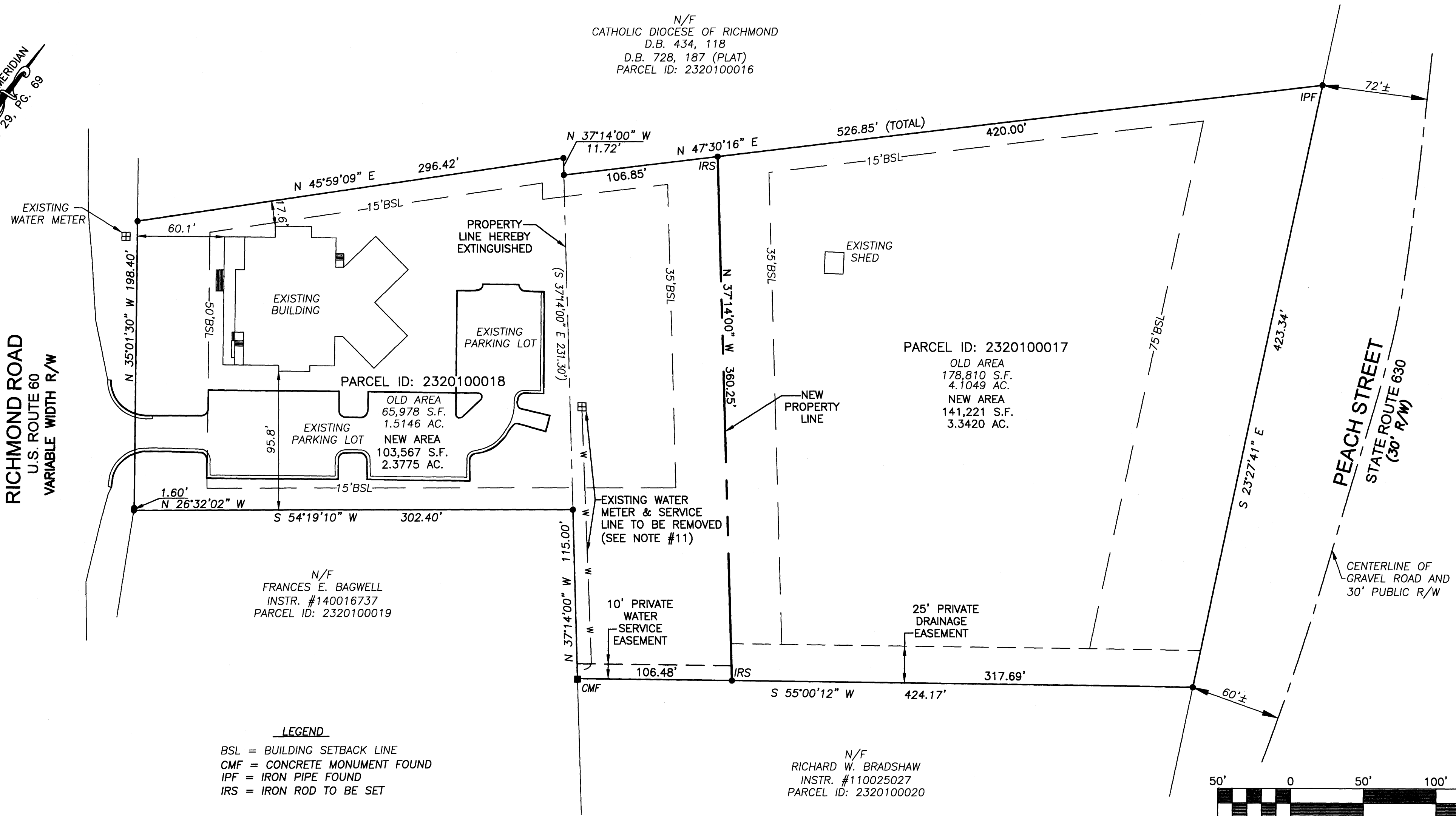
SHEET 2 OF 2

JCC-S-19-0115



N/F
CATHOLIC DIOCESE OF RICHMOND
D.B. 434, 118
D.B. 728, 187 (PLAT)
PARCEL ID: 2320100016

RICHMOND ROAD
U.S. ROUTE 60
VARIABLE WIDTH R/W



N/F
FRANCES E. BAGWELL
INSTR. #140016737
PARCEL ID: 2320100019

PARCEL ID: 2320100017
OLD AREA
178,810 S.F.
4.1049 AC.
NEW AREA
141,221 S.F.
3.3420 AC.

LEGEND
BSL = BUILDING SETBACK LINE
CMF = CONCRETE MONUMENT FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD TO BE SET

N/F
RICHARD W. BRADSHAW
INSTR. #110025027
PARCEL ID: 2320100020

