

200009507

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HIDDEN ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP AND HUSSEY ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP TO CHICKAHOMINY SUMMERPLACE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 7, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. 060020215.

CREDIT LINE DEED OF TRUST HELD BY TOWNEBANK, WILLIAM T. HODSDEN & GERALD L. PASSARO, TRUSTEES AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. 060020216.

CREDIT LINE DEED OF TRUST HELD BY TOWNEBANK, PHILIP M. RUDISILL & BRIAN K. SKINNER, TRUSTEES AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. 080010472.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUMMERPLACE SUBDIVISION, SECTION ONE, LOT 164 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

CHICKAHOMINY SUMMERPLACE, L.L.C., BY ITS MANAGER, SUMMERPLACE MANAGEMENT CORPORATION

By: Branch P. Lawson, President, dated May 21, 2020

CERTIFICATE OF NOTARIZATION: CHICKAHOMINY SUMMERPLACE, L.L.C.

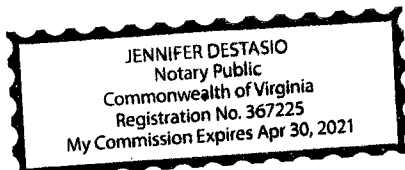
STATE OF Virginia, CITY/COUNTY OF Isle of Wight

I, Jennifer DeStasio, a notary public in and for the city/county and state aforesaid, do hereby certify that the above person whose name is signed to the foregoing writing has acknowledged the same before me in the city/county and state aforesaid.

GIVEN UNDER MY HAND THIS 21 DAY OF May, 2020.

MY COMMISSION EXPIRES 4-30-21

Jennifer DeStasio, Notary Public



NOTARY REGISTRATION NUMBER: 367225

TOWNEBANK (DEED OF TRUST PER INSTRUMENT NO. 060020216)

By: Alexis N. Swann, dated 5/27/2020

CERTIFICATE OF NOTARIZATION: TOWNEBANK (DEED OF TRUST PER INSTRUMENT NO. 060020216)

STATE OF Virginia, CITY/COUNTY OF Newport News

I, Cynthia D. Parrish, a notary public in and for the city/county and state aforesaid, do hereby certify that the above person whose name is signed to the foregoing writing has acknowledged the same before me in the city/county and state aforesaid.

GIVEN UNDER MY HAND THIS 27th DAY OF May, 2020.

MY COMMISSION EXPIRES 02/28/2022

Cynthia D. Parrish, Notary Public



NOTARY REGISTRATION NUMBER: 314023

TOWNEBANK (DEED OF TRUST PER INSTRUMENT NO. 080010472)

By: Alexis N. Swann, dated 5/27/2020

CERTIFICATE OF NOTARIZATION: TOWNEBANK (DEED OF TRUST PER INSTRUMENT NO. 080010472)

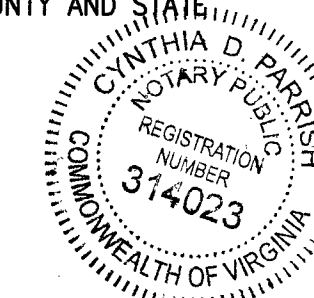
STATE OF Virginia, CITY/COUNTY OF Newport News

I, Cynthia D. Parrish, a notary public in and for the city/county and state aforesaid, do hereby certify that the above person whose name is signed to the foregoing writing has acknowledged the same before me in the city/county and state aforesaid.

GIVEN UNDER MY HAND THIS 27th DAY OF May, 2020.

MY COMMISSION EXPIRES 02/28/2022

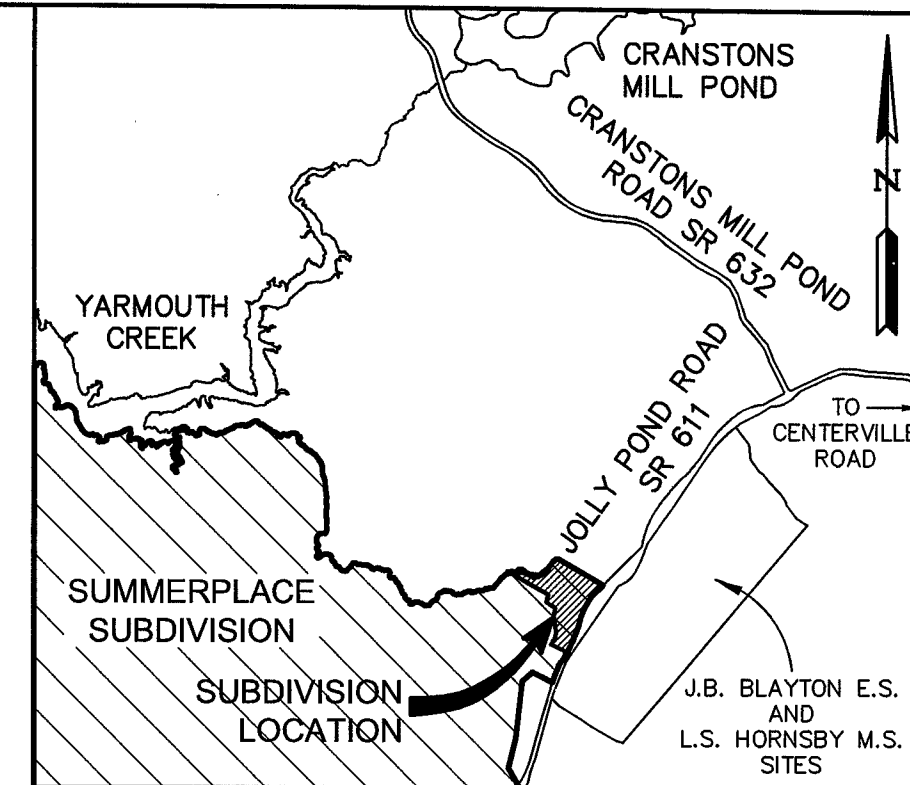
Cynthia D. Parrish, Notary Public



NOTARY REGISTRATION NUMBER: 314023

GENERAL NOTES:

- 1. THIS SUBDIVISION IS A PORTION OF TAX PARCEL (29-2)(1-4), IS CURRENTLY ZONED "A1" (GENERAL AGRICULTURAL), AND IS LOCATED AT 1613 JOLLY POND ROAD.
2. SETBACKS ARE AS SHOWN ON PLAT.
3. THE OVERALL PROPERTY LIES WITHIN ZONES X UNSHADED, X SHADED AND AE AS SHOWN ON F.E.M.A. FLOOD MAPS 51095C0104D AND 51095C0108D, DATED DECEMBER 16, 2015.
4. THIS SUBDIVISION SHALL BE SERVED BY A PRIVATE WELL, UNTIL SUCH A TIME AS CONNECTION TO SUMMERPLACE CENTRAL WATER FACILITY BECOMES AVAILABLE, AND AN ON-LOT PRIVATE SEPTIC DRAINFIELD SYSTEM.
5. WETLANDS AND RESOURCE PROTECTION AREA BUFFERS HAVE BEEN CONFIRMED BY ARMY CORPS OF ENGINEERS AND MIKE WOOLSON, JCC ENGINEERING & RESOURCE PROTECTION DIVISION.
6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 19-33.
7. NEW PROPERTY MONUMENTS WILL BE INSTALLED PER SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS AND CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
9. DISTURBANCE TO TOPOGRAPHY WITH SLOPES EQUAL TO OR GREATER THAN 25% IS PROHIBITED UNLESS A WAIVER HAS BEEN OBTAINED FROM JAMES CITY COUNTY.
10. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
11. THE DRAINFIELD LOCATIONS SHOWN ON THIS PLAT HAVE BEEN PROVIDED AND FIELD LOCATED BY MATHEWS SOIL CONSULTANTS, INC.
12. A CURRENT TITLE REPORT HAS NOT BEEN PROVIDED FOR THIS SURVEY.
13. OUTDOOR SIGNS ON THE LOT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
14. LOT 164 TO PROVIDE STORMWATER TREATMENT/CAPTURE EQUIVALENT TO 0.5 INCH FOR ALL IMPERVIOUS SURFACE ON LOT (INCLUDING DRIVEWAYS, PATIOS AND BUILDINGS).
15. NO VEHICULAR INGRESS TO OR EGRESS FROM THE LOT IS PERMITTED FROM AND TO JOLLY POND ROAD.
16. A 30-FT LANDSCAPE BUFFER SHALL EXIST FROM THE EDGE OF THE JOLLY POND ROAD RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 24-86 THROUGH 24-106 OF THE JAMES CITY COUNTY ZONING ORDINANCE.



LOCATION MAP SCALE: 1"=2000'

LEGEND

- RIGHT-OF-WAY LINE
PROPERTY LINE
CENTER LINE
TRAVERSE LINE
EASEMENT
BUILDING SETBACK LINE (B.S.L. TYP.)
WETLANDS LINE
RPA BUFFER LINE
STREAM
PROPERTY CORNER
RIGHT-OF-WAY POINT
RPA
PRM
RES

CERTIFICATE OF APPROVAL

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

Signatures and dates for Virginia Department of Transportation (21 Apr 2020), Virginia Department of Health (4/8/2020), and Subdivision Agent (30 June 2020).

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.

Signature of Samuel J. Bickers, L.S. #002304, dated 03/23/2020.

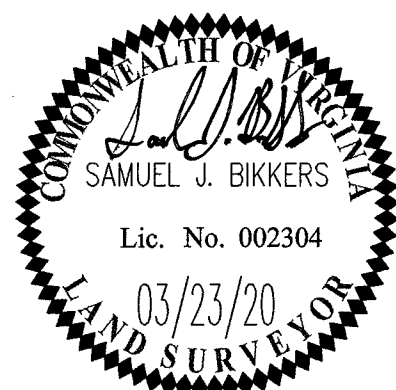
AREA TABULATION table with columns: S.F.±, ACRES±. Rows: TOTAL AREA OF RESIDENTIAL LOT 164 (291,800 S.F., 6.699 ACRES), TOTAL AREA OF REMAINING PARCEL (39,604,002 S.F., 909.183 ACRES), TOTAL AREA OF SUMMERPLACE SUBDIVISION (39,895,802 S.F., 915.882 ACRES).

2 Large/Small Plat(s) Recorded herewith as # 200009507

STATE OF VIRGINIA, CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 30 DAY OF June, 2020. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:24 PM/PM INSTRUMENT # 200009507

TESTE: Robin Stanek, MONA A. FOLEY, CLERK

Table with 4 columns: Rev., Date, Description, Revised By. Row 1: 3, 3/23/20, PLAT SEALS AND DATES UPDATED, JAG. Row 2: 2, 1/3/14, REVISED TO ADDRESS JCC AND CLIENT COMMENTS DATED 11/2013, AMR/JAG. Row 3: 1, 11/6/13, REVISED TO ADDRESS JCC AND VDOT COMMENTS DATED 12/2009, AMR/JAG.



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

JCC CASE S-0014-2009

PLAT OF SUBDIVISION SECTION ONE, LOT 164 SUMMERPLACE. OWNER/DEVELOPER: CHICKAHOMINY SUMMERPLACE, L.L.C. POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG / AMR. Project Number: 9998. Scale: 1"=100'. Date: 11-6-2013. Sheet Number: 1 OF 2