

200011351

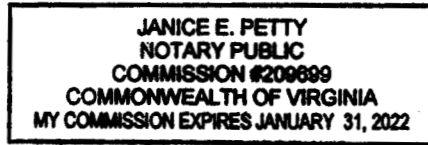
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HHHUNT HOMES HAMPTON ROADS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO MASON PARK DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED APRIL 17, 2020 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #200005571.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAN AND KNOWN AS MASON PARK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Signature: Michael A. Nice, DATE: 07/16/2020, TITLE: MANAGER



CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF James City County

I, Janice E. Petty, NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 16 DAY OF July, 2020, MY COMMISSION EXPIRES: January 31, 2022, NOTARY REGISTRATION NUMBER: 209699, NOTARY PUBLIC SIGNATURE: Janice E. Petty

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: Samuel J. Bickers, L.S., #002304, DATE: 6-9-2020

CERTIFICATE OF APPROVAL

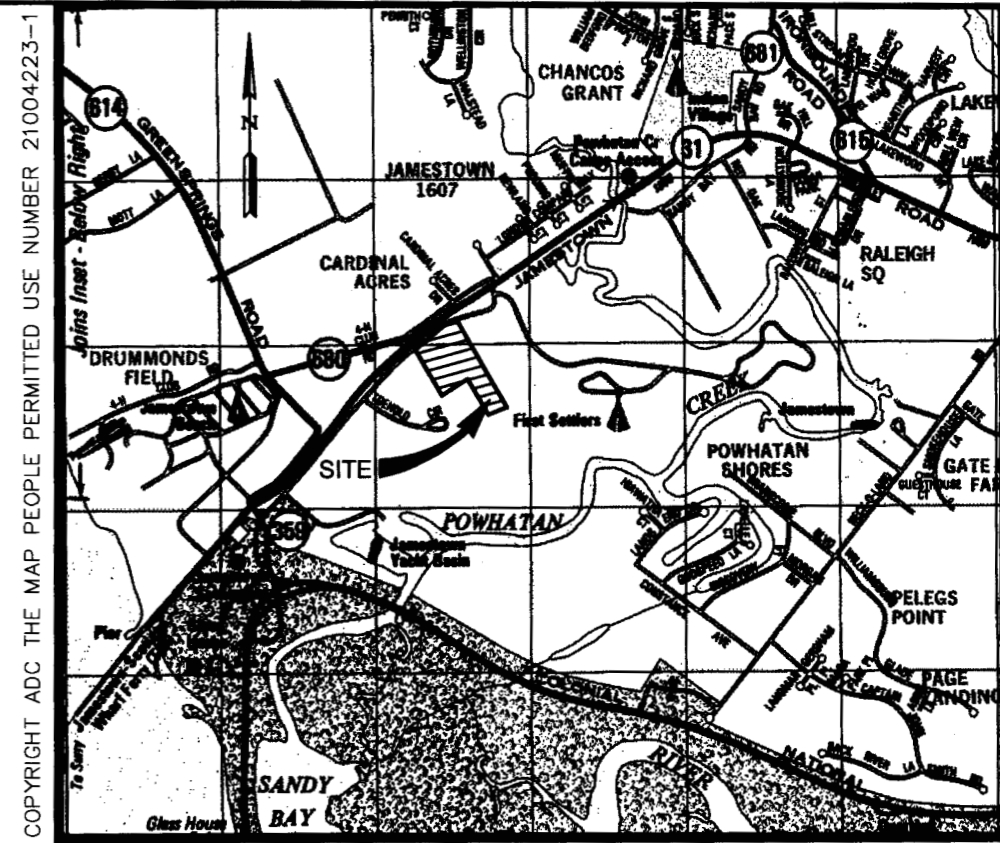
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature: [Signature], DATE: 23 July 2020, SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

Signature: Alan Barber, DATE: 16 July 2020, VIRGINIA DEPARTMENT OF TRANSPORTATION

GENERAL NOTES

- 1. PROPERTY SHOWN HEREON IS ALL OF T.M. #4640100017
2. PROPERTY ADDRESS: 1916 JAMESTOWN ROAD.
3. PROPERTY AS SHOWN IS CURRENTLY ZONED "R2-CLUSTER" (GENERAL RESIDENTIAL) WITH PROFFERS (CASES Z-02-06 AND Z-19-0011, AND CONDITIONS WITH SUP-19-06).
...
22. EXCEPT AS SHOWN THE RIGHT OF WAY FOR JAMESTOWN ROAD (ROUTE 31) IS 50' OR GREATER ALONG THE PARCELS.



VICINITY MAP SCALE 1"=2000'

AREA TABULATION MASON PARK - LOTS 1 - 15

Table with 3 columns: Description, Square Feet, Acres. Includes rows for Residential Lots, Right of Way, Common Open Space, and Total Area Subdivided.

Table with 3 columns: Description, Square Feet, Acres. Includes rows for Undisturbed Natural Open Space #1, #2, #3, and Total.

\*\* THIS PLAT REVISES THE TOTAL NATURAL OPEN SPACE AREA BY +135 SQ.FT. AS RECORDED BY INSTRUMENT # 080003706

Table with 3 columns: Description, Square Feet, Acres. Includes rows for Number of Lots, Average Lot Size, Smallest Lot, Largest Lot, and Gross Lots per Acre.

2 Large/Small Plat(s) Recorded hereon as # 200011351

LEGEND: Diagonal lines = NATURAL OPEN SPACE ADDITION (3,317 S.F.; 0.08 AC.); Cross-hatch = NATURAL OPEN SPACE SUBTRACTION (3,173 S.F.; 0.07 AC.)

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 27 DAY OF July, 2020 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:54 AM INSTRUMENT # 200011351

TESTE: MONA A. FOLEY, CLERK

Revision table with columns: Rev., Date, Description, Revised By. Row 1: 1, 06/09/2020, PLAT HAS BEEN REVISED PER COUNTY COMMENTS DATED MARCH 6, 2020, JFS



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188, Phone: (757) 253-0040, Fax: (757) 220-8994, www.aesva.com

JCC CASE NO. S-20-0008 PLAT OF SUBDIVISION MASON PARK LOTS 1-15 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/SJB, Project Number: 9676-02, Scale: 1"=50', Date: 2-4-2020, Sheet Number: 1 OF 2