

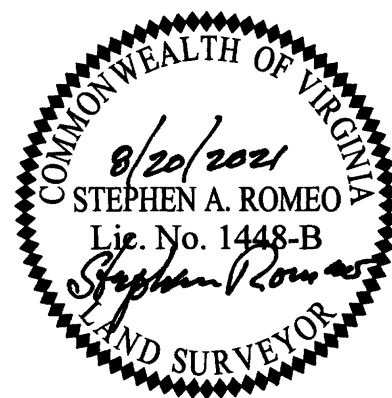
202203318

Surveyor's Certification

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 SUBDIVISION PLATS WITHIN THE COUNTY.

Stephen Romeo
STEPHEN A. ROMEO

8/20/2021
DATE:



SOURCE OF TITLE

PARCEL NO. 5820100002 AND 5910100030
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COLONIAL WILLIAMSBURG FOUNDATION TO CARTERS GROVE ASSOCIATES LLC, BY INSTRUMENT, DATED 9/17/2014 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 140015057.

OWNER'S CONSENT

THE PLATTING OF THE FOLLOWING DESCRIBED LAND PARCEL NUMBERS 5820100002 (67.52± AC.) AND 591010003 (398.80± AC.) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

GIVEN UNDER MY HAND THIS 21st DAY OF JANUARY, 2022

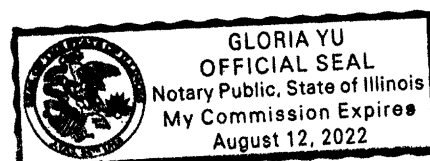
BY: [Signature]
NAME: SAMUEL M. MENCOFF
TITLE: Manager

CERTIFICATE OF NOTARIZATION

STATE OF ILLINOIS
CITY/COUNTY OF CHICAGO / COOK, TO WIT:
I, GLORIA YU A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT SAMUEL M. MENCOFF WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 21st DAY OF JANUARY, 2022, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID, (H)SHE/THEY IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION. GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.

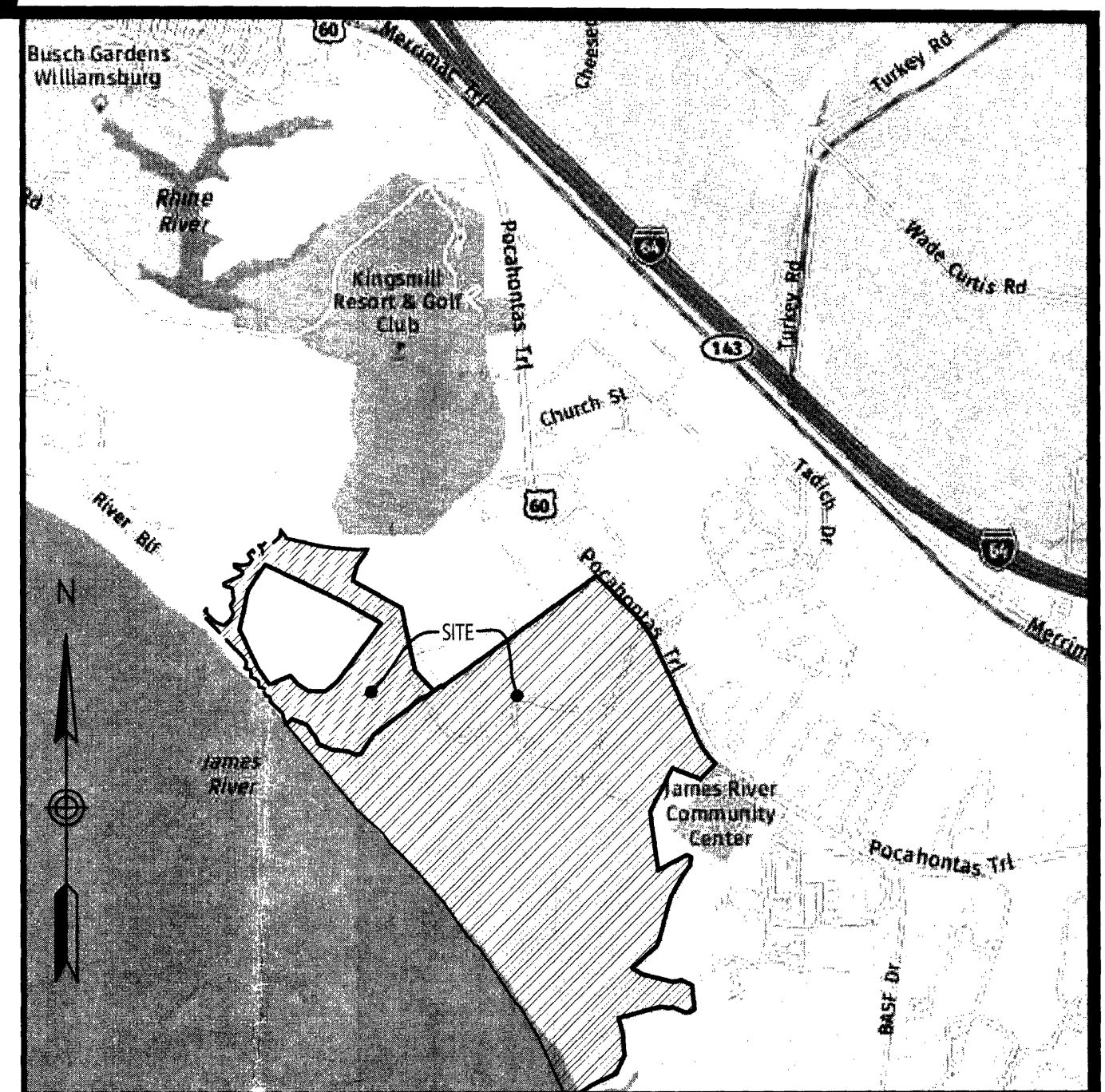
12 AUG 2022 MY COMMISSION EXPIRES
655086 NOTARY REGISTRATION NUMBER

[Signature]
NOTARY PUBLIC



General Notes

- THESE PROPERTIES ARE ZONED R-2 AND R-8.
- THESE PROPERTIES REPRESENT JAMES CITY COUNTY PIN 5820100002, 250 RON SPRINGS DRIVE, WILLIAMSBURG, VA 23185, ZONED R-2 PIN 5910100030, 8797 POCAHONTAS TRAIL, WILLIAMSBURG, VA 23185, ZONED R-8
- THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE X AND ZONE AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 51095C0209D, DATED DECEMBER 16, 2015.
- THESE PROPERTIES ARE SERVED OR ARE TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 318
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THESE PROPERTIES LIE PARTIALLY WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- RESOURCE PROTECTION LINE (RPA) AS SHOWN HEREON IS TAKEN FROM JAMES CITY COUNTY GEOGRAPHIC INFORMATION SYSTEM. NO FURTHER SUBDIVISION AND/OR DEVELOPMENT OF THE PARCELS SHOWN HEREON WILL BE APPROVED WITHOUT THE REQUIRED WETLAND DELINEATION AND MAPPING AND ESTABLISHMENT OF AN APPROVED RPA BUFFER PER COUNTY CODE SECTION 23-7(C).
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



VICINITY MAP
SCALE: 1" = 2,000'

R-2 DISTRICT

FRONT - 25'
SIDE - 10'
REAR - 35'

R-8 DISTRICT

FRONT - 35'
SIDE - 15'
REAR - 35'

REFERENCES

INST. NO. 140015057

3 Large/Small Plat(s) Recorded
Instrument # 202203318

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 1, 2022
at 2:44 AM/PM PB PG
Document # 202203318
MONA A. FOLEY, CLERK
[Signature], Clerk

Boundary Line Adjustment
Being The Property Of
Carters Grove Associates LLC
Parcels 5820100002 and 5910100030
James City County, Virginia

DATE: 8/20/2021	SHEET 1 OF 3
PROJECT NO: 34122.11	CHECKED BY: SAR

Transportation
Land Development
Environmental Services

vhb

351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757 220 0500 • FAX 757 903 2794

Certificate of Approval
THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
15 Feb 2022
JAMES CITY COUNTY SUBDIVISION AGENT

CASE S-21-0079