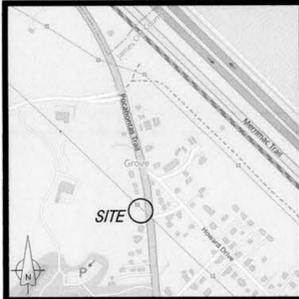


202506183



VICINITY MAP - SCALE: 1"=1,000'

OWNERS' CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PROPERTY OF NUMBER TWO PROPERTIES LLC, LOCATED IN JAMES CITY COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE(S) OF THE UNDERSIGNED OWNER(S) AND TRUSTEE(S).

Numbered Two Properties LLC
Numbered Two Properties LLC

NOTARY CERTIFICATE

COMMONWEALTH OF VIRGINIA

TO WIT:

I, Dawn Veit, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Randy Remillard, WHOSE NAME IS SIGNED HEREON, HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18th DAY OF March, 2025

MY COMMISSION EXPIRES: 11/30/2027

Dawn Veit 8081498
NOTARY PUBLIC NOTARY REGISTRATION NUMBER AND SEAL



NOTARY CERTIFICATE

COMMONWEALTH OF VIRGINIA

TO WIT:

I, Dawn Veit, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Randy Remillard, WHOSE NAME IS SIGNED HEREON, HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 16th DAY OF April, 2025

MY COMMISSION EXPIRES: 11/30/2027

Dawn Veit 8081498
NOTARY PUBLIC NOTARY REGISTRATION NUMBER AND SEAL



CERTIFICATE OF APPROVAL

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

N/A
VA. DEPARTMENT OF TRANSPORTATION DATE

N/A
VA. DEPARTMENT OF HEALTH DATE

Subdivision Agent of James City County 05/01/2025 DATE

NOTES:

- 1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, EASEMENTS AND ENCUMBRANCES MAY EXIST.
2. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" (AREA OF MINIMAL HAZARD) AS SHOWN ON FEMA PANEL 51095C0207D, EFFECTIVE DATE 12/16/2015.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. UTILITIES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND MARKINGS. THIS FIRM DOES NOT GUARANTEE UTILITIES SHOWN CONSTITUTE ALL UTILITIES WITHIN THE PROJECT AREA.
5. ANY EXISTING UNUSED WELL(S) OR PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS AND JAMES CITY COUNTY CODE.
6. NO EVIDENCE OF CEMETERIES, BURIAL GROUNDS, OR GRAVE SITES WERE OBSERVED DURING THE SURVEY. NO STUDY WAS PERFORMED TO RECOVER EVIDENCE OF GRAVE SITES.
7. ZONING: R2 GENERAL RESIDENTIAL.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
9. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY THIS FIRM ON 03/27/2023.
10. PROPERTY DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA.
11. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
12. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
13. UNLESS OTHERWISE NOTED, ALL DRAINAGES EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
14. PARCELS ARE SERVICED BY NNWW WATER AND JCSA SEWER.
15. PROPERTY LIES WITHIN THE PRIMARY SERVICE AREA.
16. PARCEL 1, 8549 POCAHONTAS TRAIL TO BE ELIMINATED; PARCEL 2, 8551 POCAHONTAS TRAIL TO REMAIN.
17. OWNER:
PARCEL 1 - 8549 POCAHONTAS TRAIL
NUMBER TWO PROPERTIES, LLC
LSRN: 1543 - PARCEL ID: 5230100013
INST. #: 202215631
PARCEL 2 - 8551 POCAHONTAS TRAIL
NUMBER TWO PROPERTIES, LLC
LSRN: 1544 - 5230100014
INST. #: 202215631

S-23-0019
BOUNDARY LINE ADJUSTMENT BETWEEN
NUMBER TWO PROPERTIES LLC
PARCEL ID: 5230100014 - LSRN: 1544
INST.# 202215631
INST.# 050015928 (PLAT)
PARCEL-2
AND
NUMBER TWO PROPERTIES LLC
PARCEL ID: 5230100013 - LSRN: 1543
INST.# 202215631
INST.# 050015928 (PLAT)
PARCEL-1
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 01/17/2025 SCALE: 1"=20'
PROJ. # 22-601 DRAWN BY: SNT/BB



156 STRAWBERRY PLAINS ROAD, SUITE D
WILLIAMSBURG, VIRGINIA 23188
(757) 345-2866 - (757) 345-2877 (FAX)

2 Large Small Plat(s) Recorded
herewith as # 202506183

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
5-16-2025
at 2:49 AM PM PB PG
Document # 202506183
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY OVERFLOW, LLC TO NUMBER TWO PROPERTIES, LLC BY INST.# 202215631, DATED 10/25/2022 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY ON 12/16/2021.

SURVEYORS CERTIFICATE

I HERBY 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

Blaise Burry
NAME
BLAISE BERRY, L.S.
NAME PRINTED
3-12-25
DATE



