

202506447

Certificate Of Source Of Title

PARCEL ID 4710100058 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RICHARD AND ARNITA GILLIAM TO WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, BY INSTRUMENT, DATED 12/15/1986 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 381, PAGE 396.

Owner's Certificate

THE CONSOLIDATION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND/OR TRUSTEES.

5/1/25 DATE

SIGNATURE

Sarah Ortego NAME PRINTED

Certificate Of Source Of Title

PARCEL ID 4710100057 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES CITY COUNTY TO WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, BY INSTRUMENT, DATED \_\_\_\_\_ AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY BY INSTRUMENT NUMBER \_\_\_\_\_

Owner's Certificate

THE CONSOLIDATION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND/OR TRUSTEES.

5/1/25 DATE

SIGNATURE

Sarah Ortego NAME PRINTED

Certificate of Notarization

COMMONWEALTH OF VIRGINIA

CITY/ COUNTY OF James City

I, Beth Allar, A 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 UNDER MY HAND THIS 1st DAY OF May, 2025

Beth Allar SIGNATURE

MY COMMISSION EXPIRES: 2/28/2029

NOTARY REGISTRATION NUMBER: 7921025



Certificate of Notarization

COMMONWEALTH OF VIRGINIA

CITY/ COUNTY OF James City

I, Beth Allar, A 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.

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MY COMMISSION EXPIRES: 2/28/2029

NOTARY REGISTRATION NUMBER: 7921025



General Notes

- 1. THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 51095C0119D & NO. 51095C0182D DATED DEC. 16, 2015.
2. PARCEL 4710100058 WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, 3131 IRONBOUND ROAD, ZONED PL, PUBLIC LAND. PARCEL 4710100057 WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, 3175 IRONBOUND ROAD, ZONED PL, PUBLIC LAND.
3. THESE PROPERTIES ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
4. COORDINATE VALUES SHOWN BASED ON SMART NET RTK NETWORK AND OPUS SESSIONS. VIRGINIA STATE PLANE SOUTH ZONE (NAD 83)(2011)
5. 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.
6. THESE PROPERTIES LIE WITHIN A RESOURCE PROTECTION AREA.
7. ALL NEW UTILITIES SHALL BE PLACE UNDERGROUND.
8. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. ALL ROADS SHALL BE PRIVATE RIGHTS-OF-WAY AND SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
10. THIS SITE DOES NOT APPEAR TO BE LOCATED IN THE SPECIAL FLOOD HAZARD AREA BASED ON FLOOD INSURANCE RATE MAP 51095C0119D, DATED 12/16/2015.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 9, 2025 at 3:29 AM PM PB PG Document # 202506447 ELIZABETH E. O'CONNOR, CLERK Elizabeth E. O'Connor, Clerk

2 Large/Small Plat(s) Recorded herewith as # 202506447

Certificate of Approval

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

N/A DATE VIRGINIA DEPARTMENT OF TRANSPORTATION N/A DATE VIRGINIA DEPARTMENT OF HEALTH 05/07/2025 Susan M. Elstenes AGENT OF JAMES CITY COUNTY

Area Summary

Table with 3 columns: PARCEL ID, OLD AREA, NEW AREA. Row 1: 4710100057, 1,033,751 SQ. FT. / 23.7317 AC, 1,120,364 SQ. FT. / 25.7200 AC. Row 2: 4710100058, 86,613 SQ. FT. / 1.9883 AC, 0 SQ. FT. / 0 AC. Row 3: TOTAL, 1,120,364 SQ. FT. / 25.7200 AC.

REFERENCES D.B. 381, PG. 396 (DEED) INST. NO. 202214495 (DEED) P.B. 35, PAGE 7, P.B. 44, PAGE 19, P.B. 44, PAGE 94, P.B. 47, PAGE 3 68, P.B. 58, PAGE 95, P.B. 62, PAGE 25, P.B. 66, PAGE 66, P.B. 76, PAGE 59, INST. NO. 150014823, INST. NO. 210016621, INST. NO. 202200435, INST. NO. 20231214005310



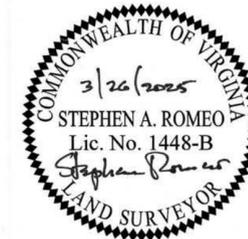
Vicinity Map 1" = 2,000'

Surveyor's Certification

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

3/26/2025 DATE Stephen Romeo SIGNATURE

STEPHEN A. ROMEO NAME PRINTED:



S-24-0032

Plat Consolidating Williamsburg-James City County Parcel 4710100058 and Parcel 4710100057

James City County, Virginia

Table with 3 columns: DATE: 3/26/2025, SHEET 1 OF 2, SCALE: PROJECT NO: 34216.32, DRAWN BY: R/W, CHECKED BY: SAR



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