

202506516

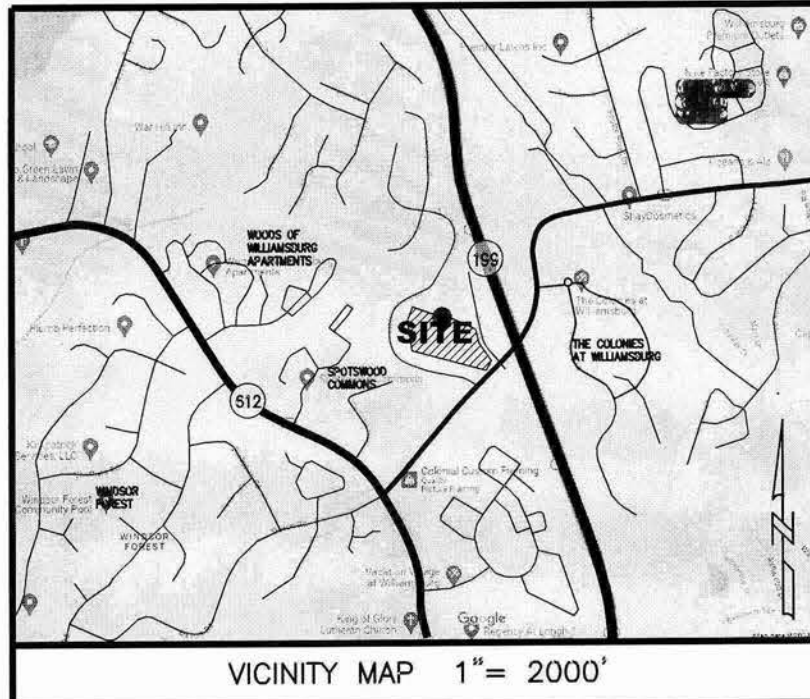
PROPERTY INFORMATION

PARCEL ID# 3240100004B
 OWNER: KIMBERLY BUILDERS, INC.
 INST. #202200003
ADDRESS:
 5327 OLDE TOWNE ROAD
 WILLIAMSBURG, VA 23188
 ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)

BUILDING SETBACKS

FRONT YARD: 25'
 SIDE YARD: 10'
 REAR YARD: 35'

REF: PB.50, PG. 0027
 DB.451, PG. 130
 DB.0728 PG. 0023



MINOR SUBDIVISION PLAT
 OF
RIDGEWOOD ESTATES
PHASE 2

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 01/29/2025 JOB # 22-256

LandTech
Resources, Inc.

Engineering & Surveying Consultants

205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 2

JCC-S-24-0015

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS REFLECTED HEREON.
2. WETLANDS, IF ANY, WERE NOT INVESTIGATED AS PART OF THIS PLAT
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PARCELS SHOWN ARE SERVED OR TO BE SERVED BY PRIVATE WATER AND PUBLIC SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON MAP NUMBERS 51095C0117D AND 51095C0136D, FOR COMMUNITY NUMBER 510201 DATED DECEMBER 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE "X" IS DEFINED AS AREAS TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
7. THE AREA SHOWN DOES NOT LIE WITHIN THE RPA.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. ALL PRIVATE WELLS SHALL BE CLASS IIIB, PER JAMES CITY COUNTY ORDINANCE.
11. PROPERTY SETBACKS SHOWN PER JCC ZONING ORDINANCE (R2 GENERAL RESIDENTIAL)
12. NEITHER VDOT NOR JAMES CITY COUNTY ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION PONDS OR THEIR STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE.
13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNED ON THIS PLAT SHALL REMAIN PRIVATE.

OWNERS CERTIFICATE: (PARCEL ID: 3240100004B)

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Kim Griffith
 KIMBERLY BUILDERS, INC.

4.22.25
 DATE

Kim Griffith
 PRINTED NAME

pres.
 TITLE

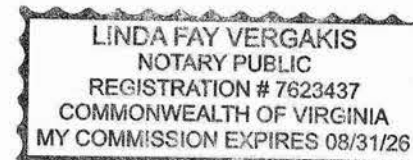
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City, I, Linda Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 22 DAY OF April, 2025. MY COMMISSION EXPIRES AUGUST 31, 2026.

Linda Vergakis
 NOTARY PUBLIC

REGISTRATION NO. 7623437

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF KIMBERLY BUILDERS, INC. A VIRGINIA CORPORATION AND WAS ACQUIRED FROM ANGELA ALDRIDGE, MARISSA DANDRIDGE, BYRON LAMONT POLLARD AND NAKIA SUZETTE POLLARD BY THAT CERTAIN DEED DATED DECEMBER 22, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA ON JANUARY 3, 2022 AS INSTRUMENT NO. 202200003.

CERTIFICATE OF APPROVAL

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

04/23/2025
 DATE

VIRGINIA DEPARTMENT OF HEALTH

04/22/2025
 DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION

04/24/2025
 DATE

Susan M. Elstner
 SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on

May 13, 2025
 at 12:07 AM/PM, PB - PG -
 Document # 202506516
 ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

2 Large Small Plat(s) Recorded
 herewith as # 202506516

AREA TABULATION

PARCEL	AREA
PHASE 1, LOT 1	28,559 S.F./0.656 AC.
PHASE 1, LOT 2	39,356 S.F./0.903 AC.
PHASE 1, LOT 3	82,519 S.F./1.894 AC.
PHASE 1, LOT 4	44,837 S.F./1.029 AC.
PHASE 2, LOT 5	33,640 S.F./0.772 AC.
PHASE 2, LOT 6	28,978 S.F./0.665 AC.
PHASE 2, LOT 7	21,995 S.F./0.505 AC.
PHASE 2, LOT 8	21,450 S.F./0.492 AC.
PHASE 2, LOT 9	31,388 S.F./0.721 AC.

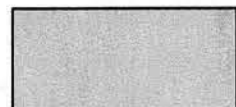
STATE OF VIRGINIA JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 13 DAY OF May, 2025. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:07 PM INSTRUMENT # 202506516

TESTE ELIZABETH E. O'CONNOR, CLERK

202506516

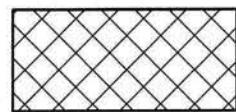
LEGEND



PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT TO BENEFIT ALL PROPOSED LOTS, HEREBY DEDICATED TO THE HOA



STORMWATER MANAGEMENT/DRAINAGE EASEMENT, HEREBY DEDICATED TO THE HOA



UTILITY EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY SERVICE AUTHORITY (JCSA)

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	97.54'	50.56'	95.83'	S86°37'00"W	37°15'28"
C2	250.00'	35.81'	17.94'	35.78'	N72°05'29"E	8°12'27"

2 Large Small Plat(s) Recorded
herewith as # 202506516

MINOR SUBDIVISION PLAT OF RIDGEWOOD ESTATES PHASE 2

POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 03/19/2025 SCALE: 1"=50' JOB # 22-256

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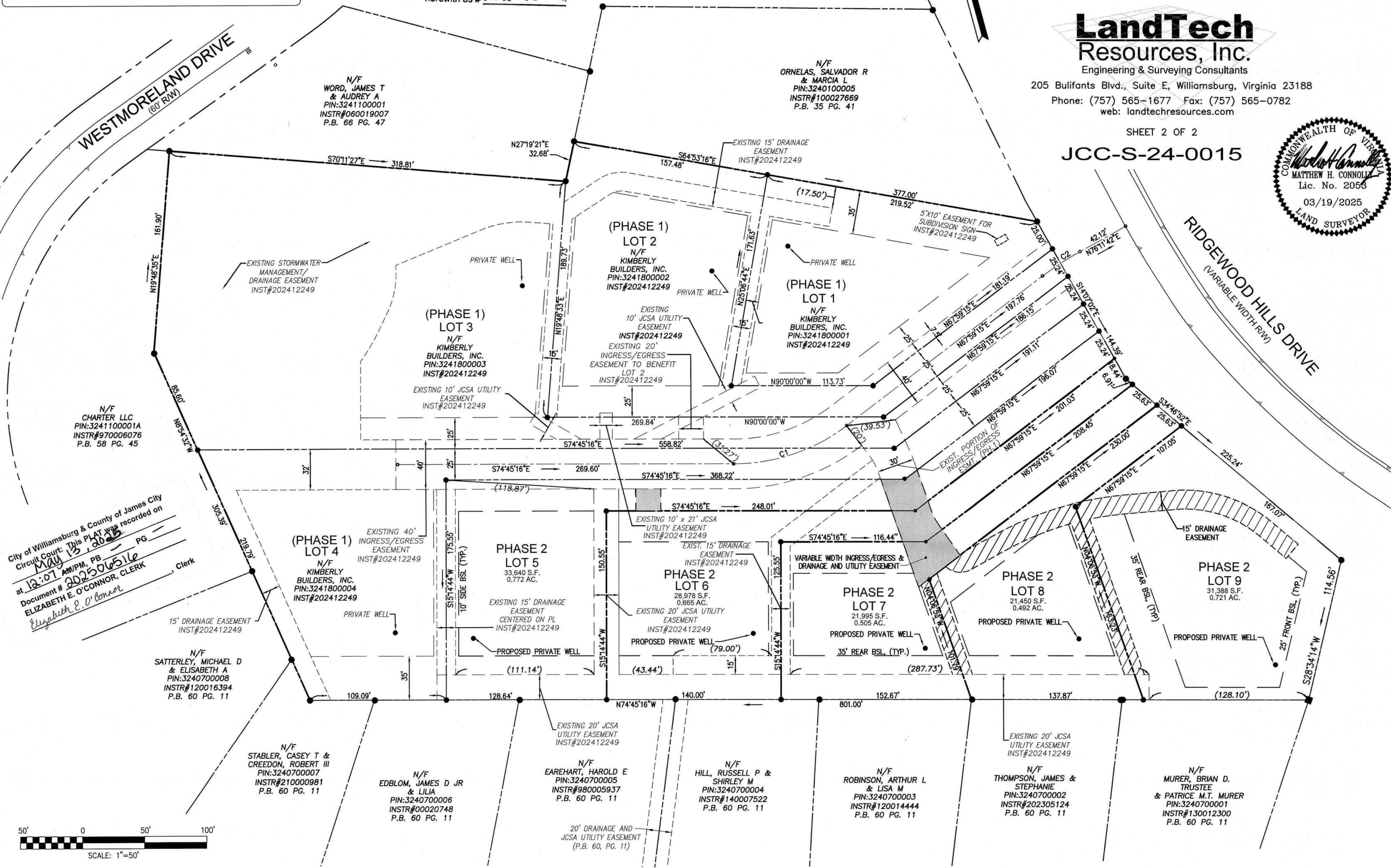
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web: landtechresources.com

SHEET 2 OF 2

JCC-S-24-0015



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 13, 2025
at 12:07 AM/PM, PG. 11
Document # 202506516
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

50' 0 50' 100'
SCALE: 1"=50'