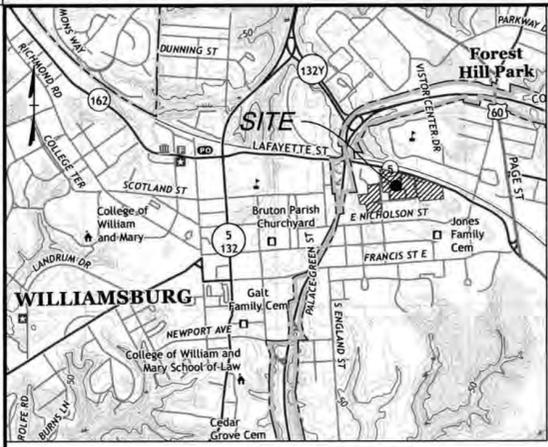


20260572



VICINITY MAP
SCALE: 1" = 2000'

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO COLONIAL WILLIAMSBURG FOUNDATION BY VARIOUS DEEDS OF CONVEYANCE AS SHOWN IN THE PROPERTY ACQUISITION REFERENCE TABLE ON THIS SHEET.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS FOR THE CITY OF WILLIAMSBURG, VIRGINIA. THIS PLAT REPRESENTS AND IS BASED ON A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION.

Robert D. Mann 2/11/2026
ROBERT D. MANN DATE

OWNER'S CONSENT

THE PLATTING OR DEDICATION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED SUBDIVIDER, OWNER, PROPRIETOR, AND/OR TRUSTEE OR MORTGAGEE, IF ANY.

Jacqueline C. Jernel 2/20/2026
COLONIAL WILLIAMSBURG FOUNDATION DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Williamsburg

I, Julie E. Maloney, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF February, 2026

MY COMMISSION EXPIRES: 04.30.2027

NOTARY REGISTRATION NUMBER: 8059977

NOTARY: *Julie E. Maloney*
SIGNATURE



CERTIFICATE OF APPROVAL

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

Jeff Williams
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

2/20/2026
DATE

PROPERTY ACQUISITION REFERENCE TABLE

NEW PARCEL	EXISTING PARCEL REF. NO.	PARCEL ID #	OWNER	ACQUIRED FROM	CONVEYANCE DEED REFERENCE	PLAT REFERENCE
A		2818.355.155	COLONIAL WILLIAMSBURG FOUNDATION	JULIA DANDRIDGE	DEED BOOK 59, PAGE 272	PLAT BOOK 54, PAGE 30
A			COLONIAL WILLIAMSBURG FOUNDATION	W. A. R. GOODWIN AND ETHEL H. GOODWIN	LR #1329357	
A			COLONIAL WILLIAMSBURG FOUNDATION		LR #148395	
A			COLONIAL WILLIAMSBURG FOUNDATION	ROBERT WHITE, JR. AND LELIA WHITE	LR #1532253	
A			COLONIAL WILLIAMSBURG FOUNDATION	MARY HARMON NASON AND JAMES R. P. NASON; AND HELEN HARMON HINDS AND CHARLYSS L. HINDS	LR #2654290	
A	1	2818.483.165	COLONIAL WILLIAMSBURG FOUNDATION	RICHARD DALEY MAHONE, JR. AND CAROL R. MAHONE	INSTRUMENT # 131766	PLAT BOOK 3, PAGE 31
A	8		COLONIAL WILLIAMSBURG FOUNDATION	UNION BAPTIST CHURCH OF WILLIAMSBURG	DEED BOOK 35, PAGE 349	PLAT BOOK 54, PAGE 30
B	2	2818.568.580	COLONIAL WILLIAMSBURG FOUNDATION	WILLIAMSBURG RESTORATION INCORPORATED	DEED BOOK 32, PAGE 61	PLAT BOOK 18, PAGE 39
B	2	2818.568.580	COLONIAL WILLIAMSBURG FOUNDATION	WILLIAMSBURG RESTORATION INCORPORATED	DEED BOOK 39, PAGE 157	DEED BOOK 39, PAGE 159
B			COLONIAL WILLIAMSBURG FOUNDATION	C. H. MATTHEWS AND MARY A. MATTHEWS	LR #2611262	PLAT BOOK 3, PAGE 31
B	3	2818.696.515	COLONIAL WILLIAMSBURG FOUNDATION	A. R. GOODWIN AND ETHEL H. GOODWIN		
B			COLONIAL WILLIAMSBURG FOUNDATION	C. H. MATTHEWS AND MARY A. MATTHEWS	LR #2611262	PLAT BOOK 3, PAGE 31
B	4		COLONIAL WILLIAMSBURG FOUNDATION	BY ORDINANCE FROM CITY OF WILLIAMSBURG	ORDINANCE NO. 812	
B			COLONIAL WILLIAMSBURG FOUNDATION	C. H. MATTHEWS AND MARY A. MATTHEWS	LR #2611262	PLAT BOOK 3, PAGE 31
B	5	2818.612.353	COLONIAL WILLIAMSBURG FOUNDATION	WILLIAMSBURG RESTORATION INCORPORATED	DEED BOOK 39, PAGE 157	DEED BOOK 39, PAGE 159
B	6	2818.896.301	COLONIAL WILLIAMSBURG FOUNDATION			PLAT BOOK 3, PAGE 31
B	6	2818.612.353	COLONIAL WILLIAMSBURG FOUNDATION			PLAT BOOK 3, PAGE 31
B			COLONIAL WILLIAMSBURG FOUNDATION	C. H. MATTHEWS AND MARY A. MATTHEWS	LR #2611262	PLAT BOOK 3, PAGE 31
B & C	7	2819.058.473	COLONIAL WILLIAMSBURG FOUNDATION	WILLIAMSBURG RESTORATION INCORPORATED	DEED BOOK 39, PAGE 160	PLAT BOOK 23, PAGE 16
C		2819.319.3001	COLONIAL WILLIAMSBURG FOUNDATION	WILLIAMSBURG RESTORATION INCORPORATED	DEED BOOK 39, PAGE 160	PLAT BOOK 23, PAGE 16

GENERAL NOTES:

- OWNER: COLONIAL WILLIAMSBURG FOUNDATION
- COORDINATES, COURSES AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON THE CITY OF WILLIAMSBURG GEODETIC CONTROL NETWORK.

REFERENCE: MON 12 0329 JCC
N: 3621267.44 N: 3620251.87
E: 12010857.60 E: 12017620.14
ELEV.: 75.18 ELEV.: 117.44
- HORIZONTAL DATUM: VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(93) (HARN), UNITS: U.S. SURVEY FEET.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- BASED ON THE FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF WILLIAMSBURG, THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 51095C0139D DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF WILLIAMSBURG, VIRGINIA. ZONE "X" IS DEFINED AS AREA OF MINIMAL FLOOD HAZARD.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS AND RESTRICTIONS OF RECORD.
- THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY TIMMONS GROUP AND AVAILABLE DEEDS, PLATS AND DOCUMENTS OF RECORD. TIMMONS GROUP HAS NOT PERFORMED A BOUNDARY SURVEY OF TAX PARCEL ID # 2819.319.3001. THE PROPERTY LINES FOR THIS PARCEL HAVE BEEN COMPILED FROM RECORD INFORMATION.
- PORTIONS OF THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA. PORTIONS OF THIS SITE ARE AFFECTED BY THE RESOURCE PROTECTION AREA (RPA) AS DEFINE BY THE CITY OF WILLIAMSBURG ORDINANCE FOR THE PRESERVATION OF THE CHESAPEAKE BAY. ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT AS ALLOWED BY ARTICLE VIII, CHESAPEAKE BAY PRESERVATION, SUBSECTION 21-821(d)(5) OF THE WILLIAMSBURG ZONING ORDINANCE. PERMISSIBLE DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES, REDEVELOPMENT, OR OTHER USES SPECIFICALLY ALLOWED BY SECTION 21-818 OF THE WILLIAMSBURG ZONING ORDINANCE.
- PUBLIC RIGHT OF WAYS ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.

3 Large/Small Plat(s) Recorded
herewith as # 20260572

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Feb. 20, 2026
at 1:12 AM/PM, PG 1
Document # 20260572
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



RECEIVED
FEB 19 2026

City of Williamsburg
PCR#
26-004

COMPOSITE PLAT OF BOUNDARY LINE
ADJUSTMENT AND LOT LINE VACATION
COLONIAL WILLIAMSBURG
LAFAYETTE ARRIVAL AREA
PROPERTY OF COLONIAL
WILLIAMSBURG FOUNDATION

CITY OF WILLIAMSBURG	VIRGINIA
DATE: 2/11/2026	SCALE: AS SHOWN
SHEET 1 OF 3	J.N.: 60064
DRAWN BY: R. MANN	CHECK BY:
REVISED:	

Y:\1909\60064-CW Arrival Center\DWG\Sheet\Plat\60064-PLSUB01.dwg | Plotted on 2/13/2026 2:59 PM | by Robert Mann

THIS DRAWING PREPARED AT THE
HAMPTON ROADS PENINSULA OFFICE
800 Tech Center Parkway, Suite 103 | Newport News, VA 23606
TEL: 757.782.3041 | www.timmons.com

TIMMONS GROUP
Site Development Residential Infrastructure Technology

20260572

Y:\1909\60064-CW Arrival Center\DWG\Sheet\Plat\60064-PLSUB01.dwg | Plotted on 2/13/2026 2:59 PM | by Robert Mann

LEGEND

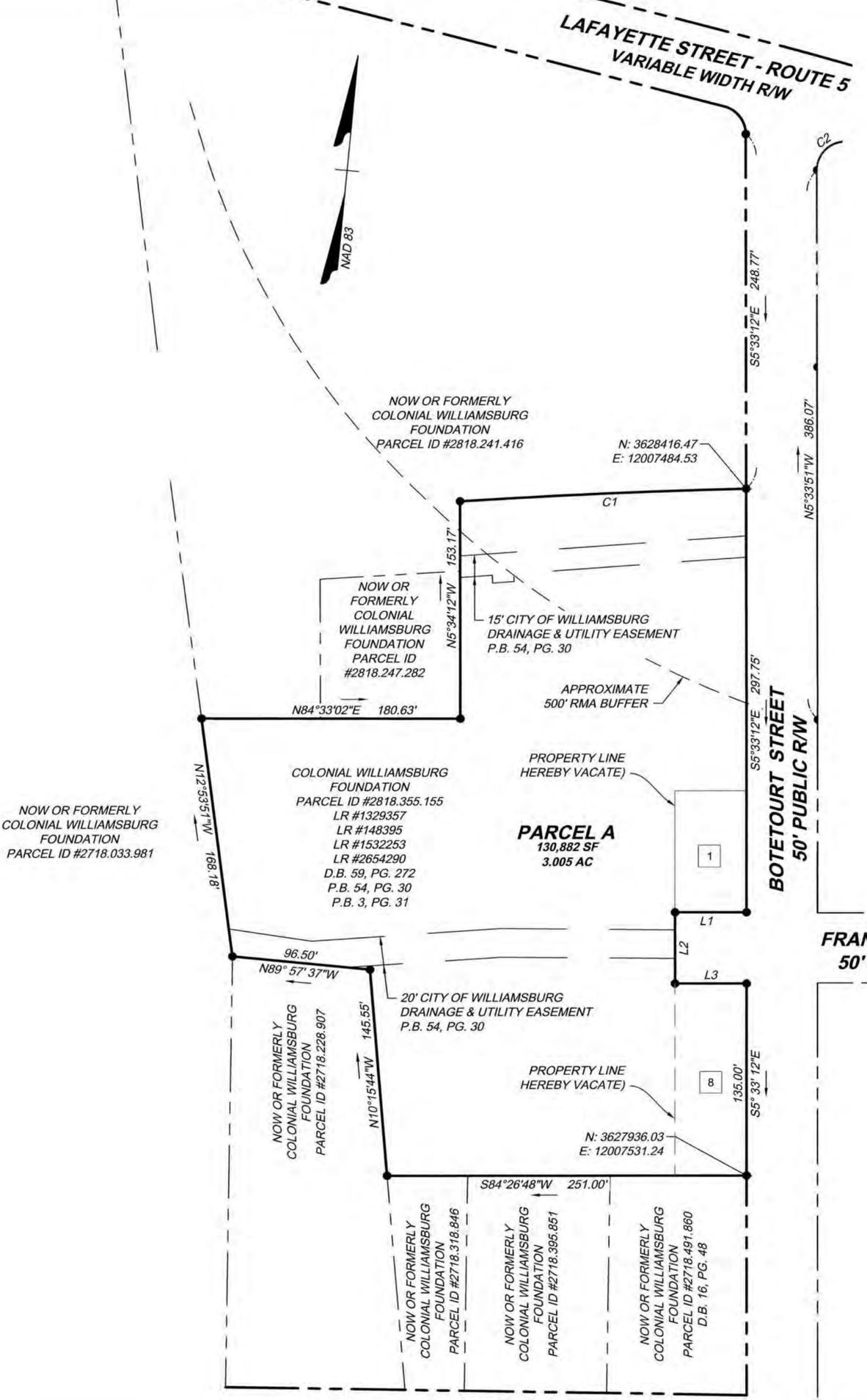
- IRS - IRON ROD SET
- RPA --- RESOURCE PROTECTION AREA BUFFER LINE
- PERMANENT DRAINAGE EASEMENT
- GIS MINOR CREEKS
- PROPERTY LINE
- PROPERTY LINE HEREBY VACATED
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- LOT LINE -PROPOSED
- UTILITY EASEMENT
- BUILDING SETBACK
- ADJOINER PROPERTY
- ACCESS EASEMENT
- WETLAND
- # EXISTING PARCEL REFERENCE NO.

ABBREVIATIONS LEGEND

- INSTR. INSTRUMENT NUMBER
- R/W RIGHT-OF-WAY
- AC ACRES
- SF SQUARE FEET
- RPA RESOURCE PROTECTION AREA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S84°26'48"W	50.00'
L2	S5°33'12"E	49.96'
L3	N84°27'00"E	50.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	5300.00'	200.10'	100.06'	2°09'47"	S81°58'54"W	200.09'



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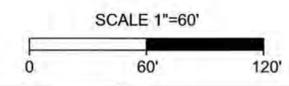
TIMMONS GROUP

3 Large Small Plat(s) Recorded
 herewith as # 20260572

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 Feb. 20, 2026
 at 1:12 AM/PM PB PG
 Document # 20260572
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk



COMPOSITE PLAT OF BOUNDARY LINE
 ADJUSTMENT AND LOT LINE VACATION
 COLONIAL WILLIAMSBURG
 LAFAYETTE ARRIVAL AREA
 PROPERTY OF COLONIAL
 WILLIAMSBURG FOUNDATION



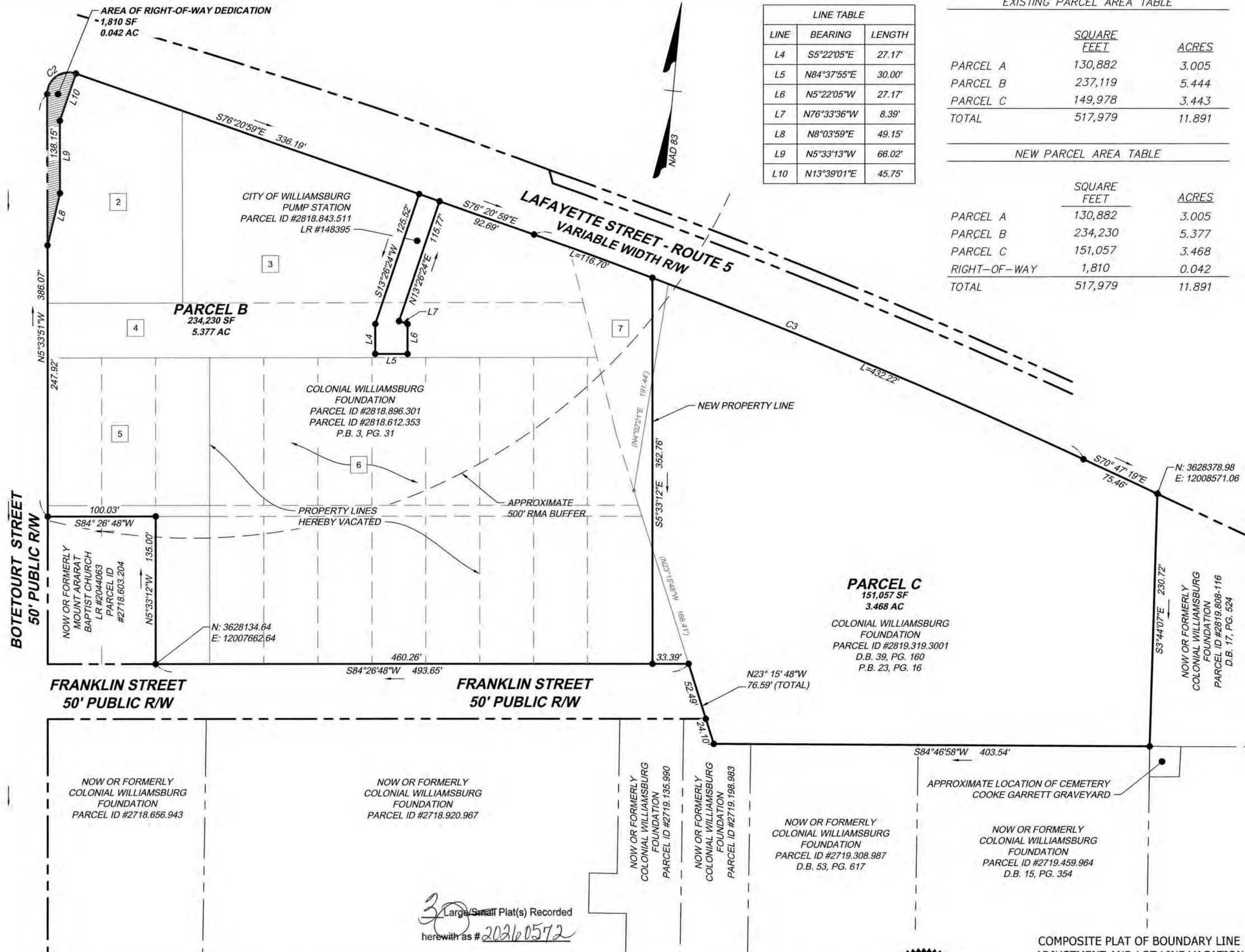
CITY OF WILLIAMSBURG	VIRGINIA
DATE: 2/11/2026	SCALE: 1"=60'
SHEET 2 OF 3	J.N.:60064
DRAWN BY: R. MANN	CHECK BY:
REVISED:	

20250572

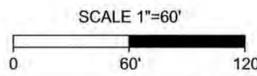
LINE	BEARING	LENGTH
L4	S5°22'05"E	27.17'
L5	N84°37'55"E	30.00'
L6	N5°22'05"W	27.17'
L7	N76°33'36"W	8.39'
L8	N8°03'59"E	49.15'
L9	N5°33'13"W	66.02'
L10	N13°39'01"E	45.75'

EXISTING PARCEL AREA TABLE		
	SQUARE FEET	ACRES
PARCEL A	130,882	3.005
PARCEL B	237,119	5.444
PARCEL C	149,978	3.443
TOTAL	517,979	11.891

NEW PARCEL AREA TABLE		
	SQUARE FEET	ACRES
PARCEL A	130,882	3.005
PARCEL B	234,230	5.377
PARCEL C	151,057	3.468
RIGHT-OF-WAY	1,810	0.042
TOTAL	517,979	11.891



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C2	19.98'	38.19'	28.27'	109°29'12"	S49°10'45"W	32.64'
C3	5646.72'	548.92'	274.68'	5°34'11"	N73°34'24"W	548.71'



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on Feb 20, 2024
 at 1:12 AM/PM, PG. 3
 Document # 20250572
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk



COMPOSITE PLAT OF BOUNDARY LINE
 ADJUSTMENT AND LOT LINE VACATION
 COLONIAL WILLIAMSBURG
 LAFAYETTE ARRIVAL AREA
 PROPERTY OF COLONIAL
 WILLIAMSBURG FOUNDATION

CITY OF WILLIAMSBURG	VIRGINIA
DATE: 2/11/2026	SCALE: 1"=60'
SHEET 3 OF 3	J.N.:60064
DRAWN BY: R. MANN	CHECK BY:
REVISED:	

Y:\909160064-CW Arrival Center\DWG\Sheet\Plat\60064-PLSUB01.dwg | Plotted on 2/13/2026 2:59 PM | by Robert Mann

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