

202608342

PLAT OF LOT LINE EXTINGUISHMENT
BETWEEN THE PROPERTIES
LOCATED AT
6927, 6945 AND 6951
POCAHONTAS TRAIL

JCC PROJECT NO. S-26-0001

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 12-24-25 Proj. No.: W10478-03 Proj. Contacts: AMR/SJB



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

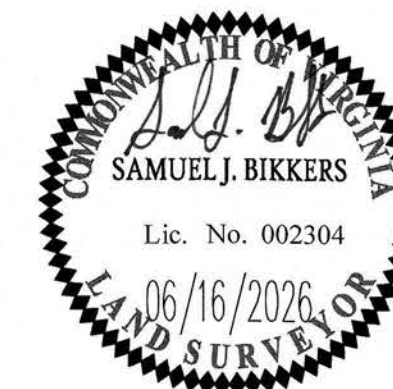
SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

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 THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Samuel J. Bickers
SAMUEL J. BICKERS, L.S. #002304

6-16-2026
DATE



CERTIFICATE OF APPROVAL

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

Susan M. Istene 06/30/2026
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

2 Large/Small Plat(s) Recorded
herewith as # 202608342

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1 DAY
OF July, 2026

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
LAW DIRECTS. @ 11:13 AM/PM

INSTRUMENT # 202608342

TESTE: ELIZABETH E. O'CONNOR, CLERK
ELIZABETH O'CONNOR, CLERK

GENERAL NOTES

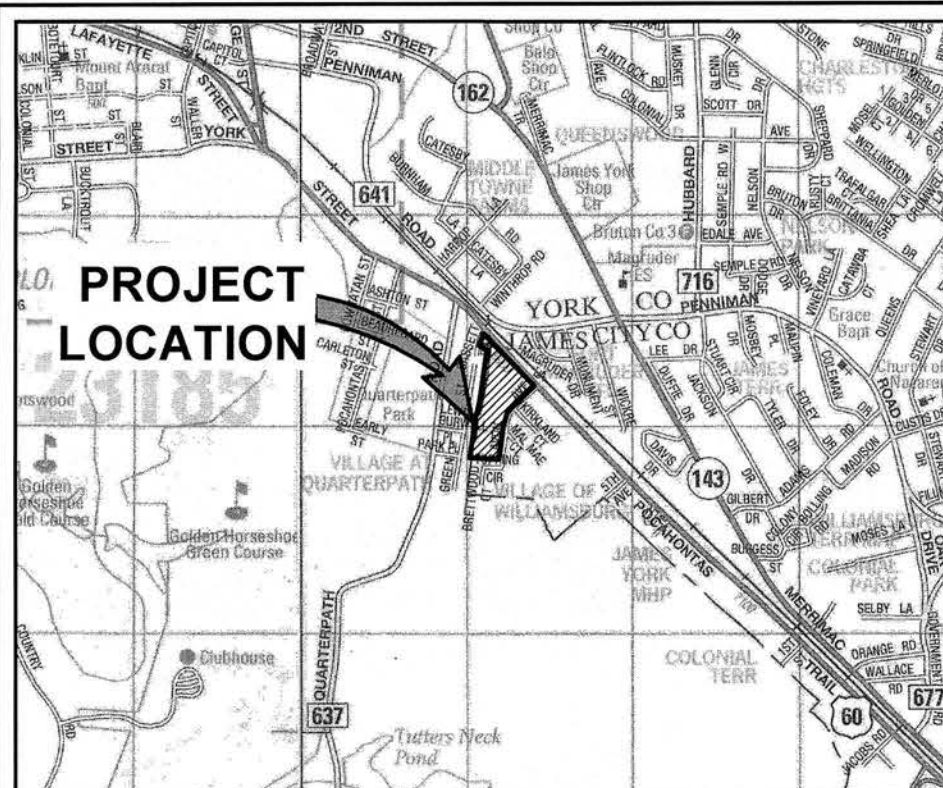
- 6945 POCAHONTAS TRAIL, 6951 POCAHONTAS TRAIL AND 6927 POCAHONTAS TRAIL ARE ZONED MU - MIXED USE WITH PROFFERS.
- ALL LOTS ARE SERVED BY NNWW WATER AND JCSA SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THIS PLAT IS BASED UPON AN ALTA SURVEY PERFORMED BY BLEW SURVEYING, ENGINEERING AND ENVIRONMENTAL DATED 09-02-2025 AND SEALED 10-01-2025 BY JEROME D. BRUNNER AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- PROPERTY SHOWN HEREON IS ALL OF TAX PARCEL ID NUMBERS 4130100001, 4130100001A AND 4130100001B.
- 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.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- EASEMENTS NOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY COUNTY 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.
- NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS WITHIN THE EASEMENT.
- THE PROPERTIES ARE SUBJECT TO PROFFERS RECORDED AS INSTRUMENT NO. 202507085.
- PERIMETER BUFFERS HAVE BEEN REDUCED AND ARE BEING SHOWN PER THE APPROVED MASTER PLAN TITLED "MASTER PLAN FOR FORT MAGRUDER" BY AES CONSULTING ENGINEERS DATED JANUARY 13, 2024 WITH AN ORIGINAL SUBMITTAL DATE OF JANUARY 13, 2025.
- THE PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA COMMUNITY PANEL 51095C0143D EFFECTIVE DATE: DECEMBER 16, 2015.

AREA TABULATION

AREA OF TAX PARCEL ID #4130100001	354,476 S.F.	8.138 AC.±
AREA OF TAX PARCEL ID #4130100001A	16,539 S.F.	0.380 AC.±
AREA OF TAX PARCEL ID #4130100001B	39,956 S.F.	0.917 AC.±
AREA OF NEW PARCEL 1	410,971 S.F.	9.435 AC.±

LEGEND

-----	PROPERTY LINE
-----	RIGHT-OF-WAY LINE
-----	BUILDING SETBACK LINE (BSL)
-----	EASEMENT
---○PF---	IRON PIPE FOUND
---○IRF---	IRON ROD FOUND
---○DHF---	DRILL HOLE FOUND
---□MF---	CONCRETE MONUMENT FOUND
●	PROPERTY CORNER



VICINITY MAP
(Approximate Scale: 1"=2000')

CERTIFICATION OF SOURCE OF TITLE (PARCEL ID #4130100001, 4130100001A AND 4130100001B)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY CONSERVE POCAHONTAS LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO CONSERVE POCAHONTAS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TO CONSERVE POCAHONTAS II LLC, A DELAWARE LIMITED LIABILITY COMPANY BY INSTRUMENT NUMBER 202515706, RECORDED 11/12/2025 IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

THE LOT LINE EXTINGUISHMENTS SHOWN ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

CONSERVE POCAHONTAS LLC, A DELAWARE LIMITED LIABILITY COMPANY
CONSERVE POCAHONTAS II LLC, A DELAWARE LIMITED LIABILITY COMPANY

Samuel David Walkington
PRINTED NAME AND TITLE

6/22/26
DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Ocean

I, Yisroel Z Rubnitz A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 22 DAY OF June, 2026.

MY COMMISSION EXPIRES:

NOTARY REGISTRATION NUMBER: 0050238077

Yisroel Z Rubnitz
NOTARY PUBLIC SIGNATURE

YISROEL Z RUBNITZ
Notary Public, State of New Jersey
My Commission Expires 9/30/2030

TRUSTEES CONSENT AND DEDICATION

Richard Williamson
RICHARD WILLIAMSON, ESQ.

Richard Williamson
PRINTED TITLE OF TRUSTEE

DEED OF TRUST DATED OCTOBER 9, 2025 RECORDED AS INSTRUMENT NO. #202515707

BENEFICIARY: KEYBANK NATIONAL ASSOCIATION

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

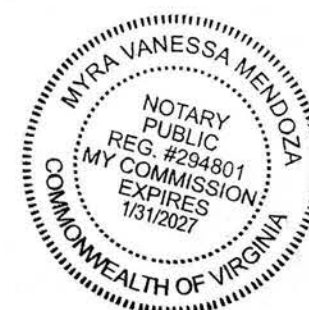
CITY/COUNTY OF Alexandria

I, Myra Mendoza A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 29th DAY OF June, 2026.

MY COMMISSION EXPIRES: 1/31/2027NOTARY REGISTRATION NUMBER: 294801

Myra Mendoza
NOTARY PUBLIC SIGNATURE



202608342

PLAT OF LOT LINE EXTINGUISHMENT
BETWEEN THE PROPERTIES
LOCATED AT
6927, 6945 AND 6951
POCAHONTAS TRAIL

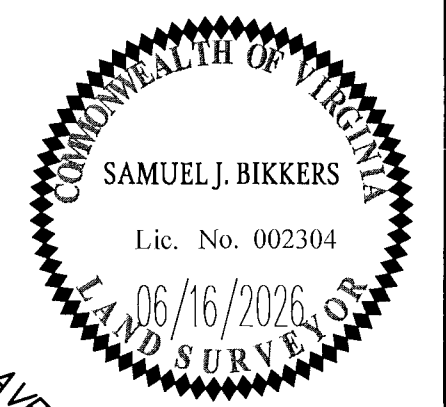
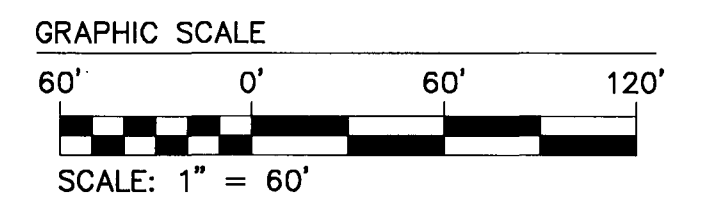
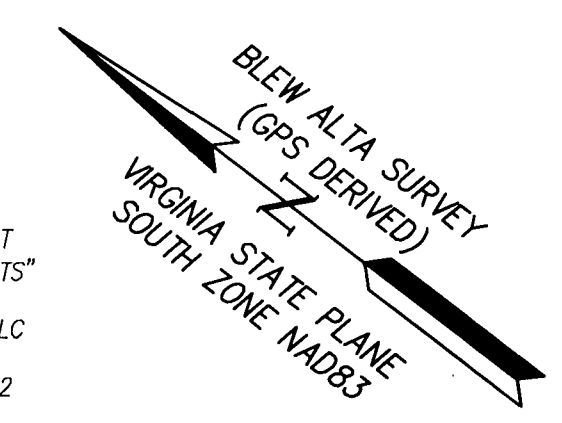
JCC PROJECT NO. S-26-0001

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 12-24-25 Proj. No.: W10478-03 Proj. Contacts: AMR/SJB

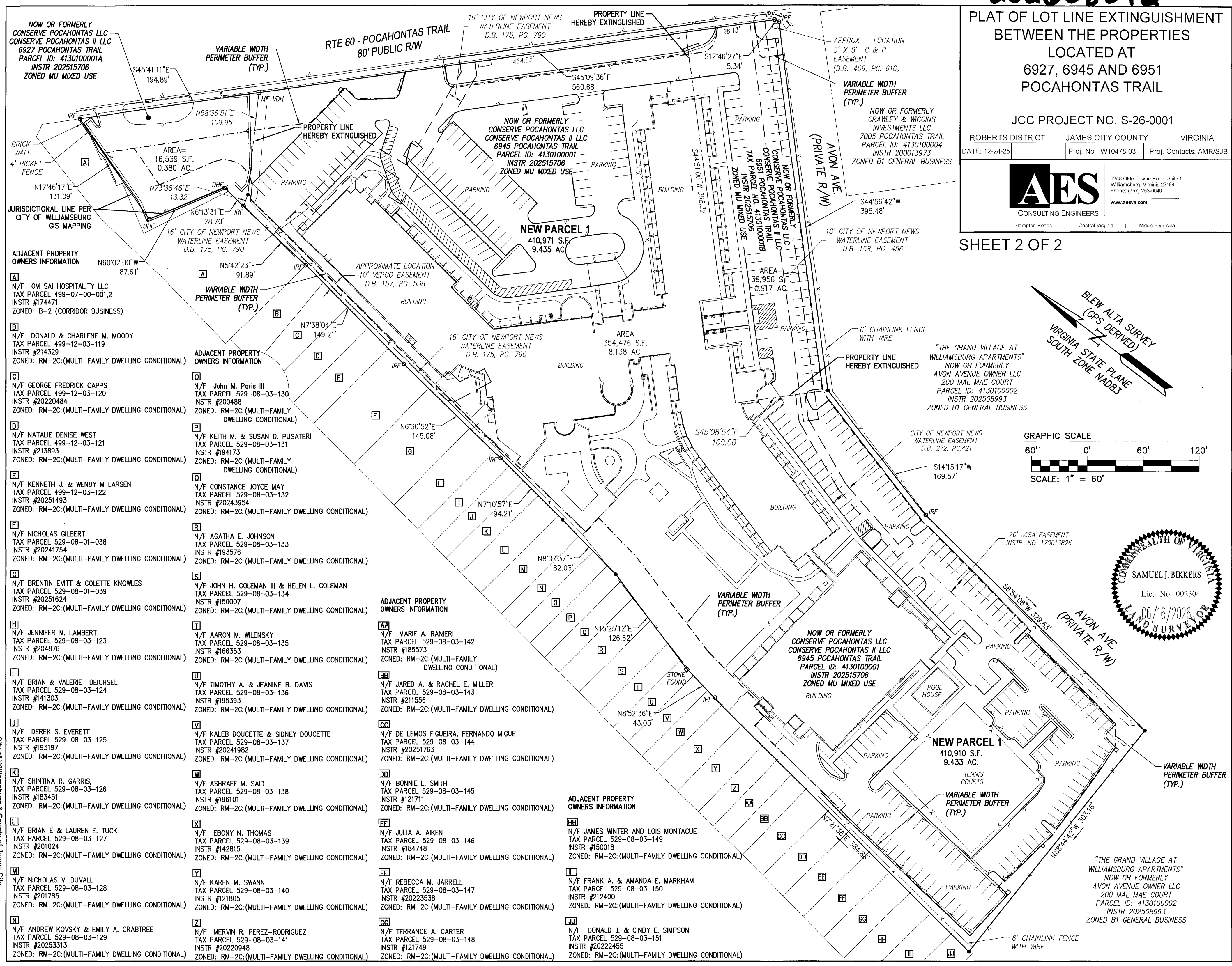


5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com

SHEET 2 OF 2



"THE GRAND VILLAGE AT
WILLIAMSBURG APARTMENTS"
NOW OR FORMERLY
AVON AVENUE OWNER LLC
200 MAL MAE COURT
PARCEL ID: 4130100002
INSTR 202508993
ZONED B1 GENERAL BUSINESS



herewith as # 202608342

City of Williamsburg and County of James City
Circuit Court: This PLAT was recorded on
at 11:13 AM, PB
Document # 202608342
ELIZABETH E. O'CONNOR, CLERK