

200011516

203217

CERTIFICATION OF SOURCE OF TITLE

CITY OF WILLIAMSBURG PARCEL ID #560-01-00-001 AND JAMES CITY COUNTY PARCEL ID #5020100097

THE PROPERTY SHOWN ON THIS PLAT AS WILLIAMSBURG PARCEL ID #560-01-00-001 AND JAMES CITY COUNTY PARCEL ID #5020100097, WAS CONVEYED BY JOHN D. ROCKEFELLER, JR. AND MARTHA B. ROCKEFELLER, HIS WIFE, TO COLONIAL WILLIAMSBURG, INCORPORATED, A VIRGINIA CORPORATION, BY DEED DATED FEBRUARY 18, 1960 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON FEBRUARY 26, 1960 IN DEED BOOK 73, PAGES 447-450.

JAMES CITY COUNTY PARCEL ID #4130640001

THE PROPERTY SHOWN ON THIS PLAT AS JAMES CITY COUNTY PARCEL #4130640001, WAS CONVEYED BY WILLIAMSBURG INVESTORS, LTD., A VIRGINIA CORPORATION TO THE COLONIAL WILLIAMSBURG FOUNDATION, A VIRGINIA CORPORATION, BY DEED DATED SEPTEMBER 18, 1984 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON SEPTEMBER 21, 1984 IN DEED BOOK 255, PAGES 716-717.

REFERENCE:

ARTICLES OF AMENDMENT OF COLONIAL WILLIAMSBURG, INCORPORATED; ON JUNE 30, 1970, FOR COLONIAL WILLIAMSBURG, INCORPORATED, CHANGE NAME TO: THE COLONIAL WILLIAMSBURG FOUNDATION.

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LANDS BEING CITY OF WILLIAMSBURG PARCEL ID #560-01-00-001 AND JAMES CITY COUNTY PARCEL ID #5020100097 AND THE BOUNDARY LINE ADJUSTMENT BETWEEN CITY OF WILLIAMSBURG PARCEL ID #560-01-00-001 AND JAMES CITY COUNTY PARCEL ID #4130640001 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

FOR: THE COLONIAL WILLIAMSBURG FOUNDATION, A VIRGINIA CORPORATION

BY: [Signature] 6/15/20 DATE
Jeffrey A. Duncan VP Real Estate PRINTED NAME: TITLE:

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg TO-WIT:

I, Rachel Jean Livingston A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 15th DAY OF June, 2020.

MY COMMISSION EXPIRES October 31, 2023

[Signature] NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7652299

RACHEL JEAN LIVINGSTON
NOTARY PUBLIC
REG. #7652299
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCTOBER 31, 2023

CERTIFICATE OF APPROVAL

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

[Signature] 7/1/20 DATE
SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

[Signature] 7/14/20 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

[Signature] 22 June 2020 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
July 28, 2020
at 3:10 AM/PM PG
Document # 203217
MONA A. FOLEY, CLERK
[Signature] Clerk

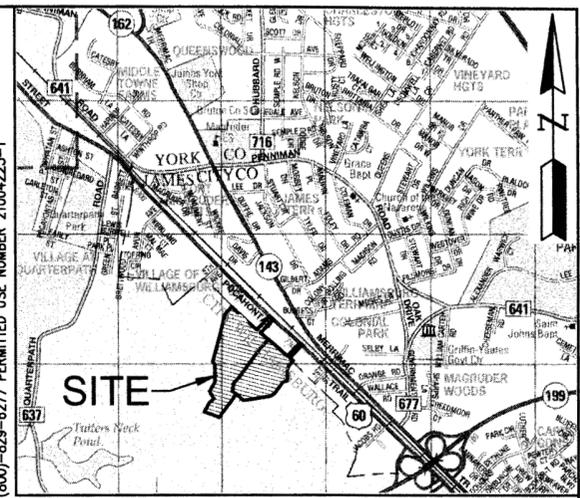
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE CITY COUNCIL AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA; AND 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.

[Signature] 7-14-2020 DATE
SAMUEL J. BIKKERS, L.S. #002304

GENERAL NOTES:

- 1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT. SEE COMMITMENT NUMBER LT19-4667 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF DECEMBER 6, 2019.
2. THE INTENT OF THIS PLAT IS A SUBDIVISION OF THE BRAFFORD TRACT - LOT 1, CREATING TWO (2) LOTS, LOT 1-A AND LOT 1-B. AND, A BOUNDARY LINE ADJUSTMENT BETWEEN THE NEWLY CREATED LOT 1-B AND THE ADJACENT PROPERTY OWNED BY THE COLONIAL WILLIAMSBURG FOUNDATION IN JAMES CITY COUNTY, PARCEL ID #4130640001, THIS ADJUSTMENT WILL GIVE LOT 1-B, AN EIGHTY (80) FOOT WIDE STRIP TO ACCESS U.S. ROUTE 60 - POCAHONTAS TRAIL.
3. THE PROPERTY WITHIN THIS SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS LOCATED WITHIN THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.
- CITY OF WILLIAMSBURG PARCEL ID 560-01-00-001 / JAMES CITY COUNTY PARCEL ID #5020100097
- JAMES CITY COUNTY PARCEL ID #4130640001
4. BRAFFORD TRACT - LOT 1, CITY OF WILLIAMSBURG PARCEL ID #560-01-00-001 IS CURRENTLY ZONED MS (MUSEUM SUPPORT); THE 50' STRIPE LOCATED IN JAMES CITY COUNTY, PARCEL ID #5020100097 IS ZONED B1, GENERAL BUSINESS.
5. ADJACENT PROPERTY BEING ADJUSTED, JAMES CITY COUNTY PARCEL ID #4130640001 IS CURRENTLY ZONED B1, GENERAL BUSINESS.
6. SEE AREA TABULATION FOR AREAS WITHIN EACH JURISDICTIONS, AREAS OF ADJUSTMENT AND TOTAL AREAS.
7. WICKRE STREET VACATED, CITY OF WILLIAMSBURG ORDINANCE NO. 749, DEED BOOK 79, PAGE 521-523; AND SECOND AVENUE VACATED, JAMES CITY COUNTY ORDINANCE NO. 176, DEED BOOK 351, PAGE 827-828.
8. NEW MONUMENTS TO BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY CODE.
9. PROPERTIES LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0143D, MAP REVISED DATE DECEMBER 16, 2015.
10. PORTIONS OF THESE PROPERTIES MAY CONTAIN CHESAPEAKE BAY RESOURCE PROTECTION AREAS (RPA'S) AND RESOURCE MANAGEMENT AREAS (RMA'S) AS DEFINED BY THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY - NO PROPOSED DEVELOPMENT OR LAND DISTURBING ACTIVITIES ARE PLANNED.
11. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY CODE.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
15. THE VARIABLE WIDTH WATERLINE EASEMENT FOR THE CITY OF WILLIAMSBURG SHOWN ON LOT 1-A IS FOR THE BENEFIT OF LOT 1-B (SEE DETAIL, SHEET 3 OF 3). UPON THE DEVELOPMENT OF LOT 1-B THE OWNER / DEVELOPER IS RESPONSIBLE TO CONSTRUCT THE WATER LINE ACROSS LOT 1-A INTO LOT 1-B. THIS EASEMENT AREA IS HEREBY RESERVED AND IS TO REMAIN IN AN UNDISTURBED STATE UNTIL THE DEVELOPMENT OF LOT 1-B BEGINS.
16. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THE 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.



VICINITY MAP SCALE 1"=2000'

AREA TABULATION:

Table with columns for area type (Existing/Old Areas, New Areas), description, square feet, and acres. Includes entries for Brafford Tract Lot 1-A, Brafford Tract Lot 1-B, and various computed areas within city and county boundaries.

3 Large Small Plat(s) Recorded herewith as # 200011516

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 28 DAY OF July, 2020 THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS @ 3:10 AM/PM
INSTRUMENT # 200011516
TESTE: MONA A. FOLEY, CLERK

Table with columns for Revision, Date, Description, and Revised By. Contains two entries for easement references and addressed JCC comments.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. Website: www.aesva.com.

JCC Case No. S-19-0108
SUBDIVISION PLAT
THE BRAFFORD TRACT, LOT 1-A AND LOT 1-B
AND BOUNDARY LINE ADJUSTMENT PLAT
BETWEEN JAMES CITY COUNTY PARCEL I.D. #4130640001 AND
CITY OF WILLIAMSBURG PARCEL I.D. # 560-01-00-001
FOR
THE COLONIAL WILLIAMSBURG FOUNDATION
CITY OF WILLIAMSBURG / ROBERTS DISTRICT, JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / CMA
Project Number: W10601-00
Scale: NOTED Date: 10-14-2019
Sheet Number
1 OF 3

200011516

203217

BRAFFORD TRACT - LOT 1-A

TOTAL AREA= 598,204 S.F. 13.7329 ACRES

WITHIN CITY OF WILLIAMSBURG = 13.3882 AC. WITHIN JAMES CITY COUNTY = 0.3447 AC.

N OR F QUARTERPATH WILLIAMSBURG, LLC 'REMAINDER OF RESIDUAL PARCEL B' #4200 BATTERY BOULEVARD INSTRUMENT #140706

N OR F CITY OF WILLIAMSBURG 'WATER TANK SITE' #7243 POCAHONTAS TRAIL INSTRUMENT #101686

N OR F THE COLONIAL WILLIAMSBURG FOUNDATION #7235 POCAHONTAS TRAIL PARCEL 'A' DEED BOOK 256, PAGE 22

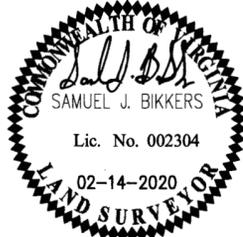
NOTE: EASEMENT 'A' AND EASEMENT 'B' ARE PRIVATE DRIVE EASEMENTS PER INSTRUMENT #030036253

NOTE: SEE SHEET 3 OF 3 FOR LEGEND.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on July 28, 2020

at 3:10 AM (PM) PG Document # 203217 MONA A. FOLEY, CLERK

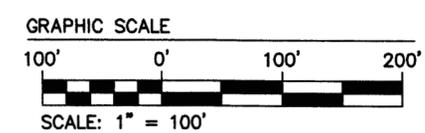
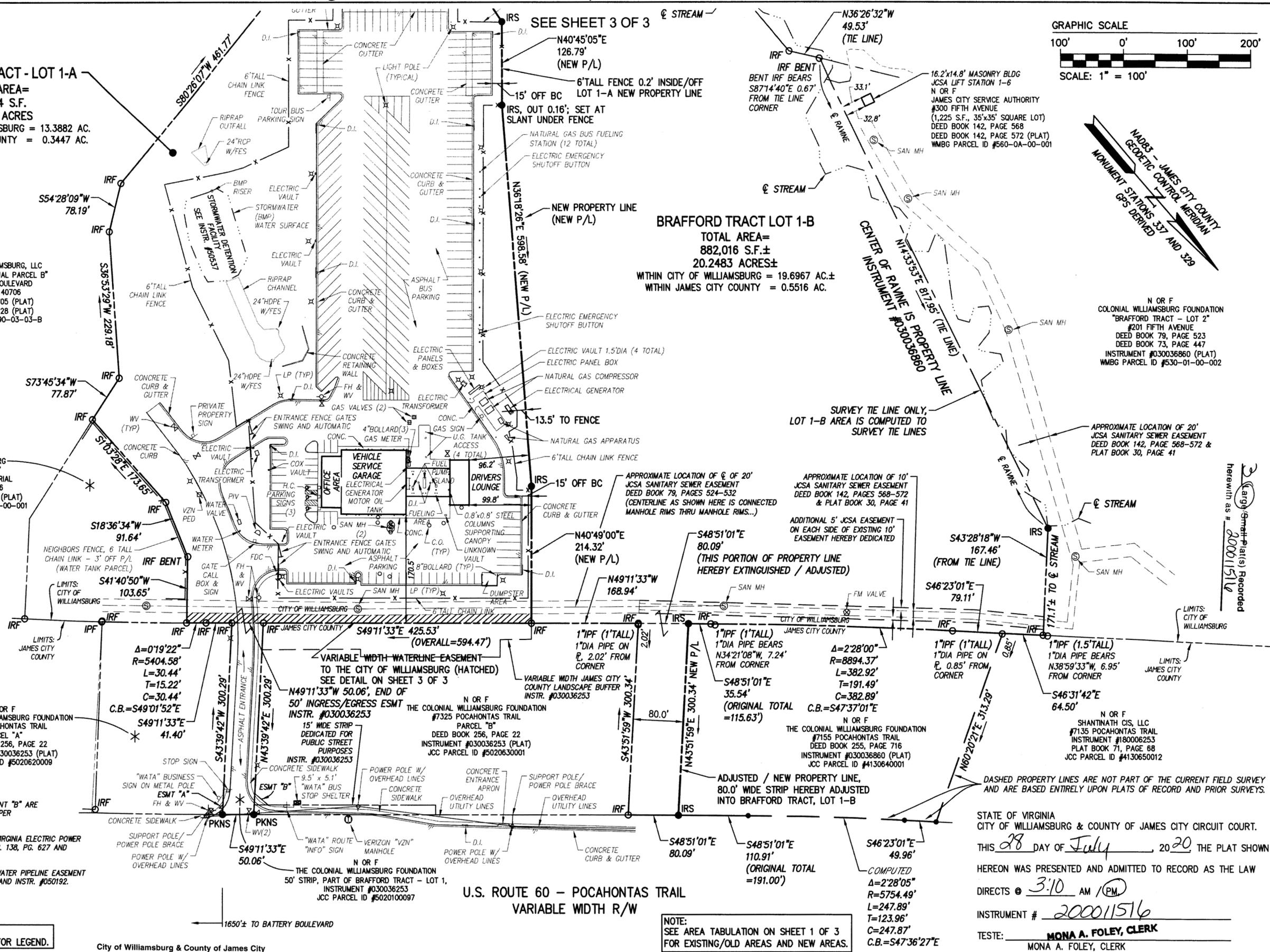
Table with 4 columns: Rev., Date, Description, Revised By. Row 1: 2, 2-10-2020, EASEMENT REFERENCES FROM TITLE REPORT, SUB. Row 2: 1, 2-10-2020, ADDRESSED JCC COMMENTS, SUB.



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

Subdivision Plat: THE BRAFFORD TRACT, LOT 1-A AND LOT 1-B AND BOUNDARY LINE ADJUSTMENT PLAT BETWEEN JAMES CITY COUNTY PARCEL I.D. #4130640001 AND CITY OF WILLIAMSBURG PARCEL I.D. # 560-01-00-001 FOR THE COLONIAL WILLIAMSBURG FOUNDATION

Project Contacts: SJB / CMA Project Number: W10601-00 Scale: 1" = 100' Date: 10-14-2019 Sheet Number: 2 OF 3



MONUMENT STATIONS 337 AND 329 CENTER OF RAINE IS PROPERTY LINE

N OR F COLONIAL WILLIAMSBURG FOUNDATION 'BRAFFORD TRACT - LOT 2' #201 FIFTH AVENUE DEED BOOK 79, PAGE 523

APPROXIMATE LOCATION OF 20' JCSA SANITARY SEWER EASEMENT DEED BOOK 142, PAGE 568-572 & PLAT BOOK 30, PAGE 41

APPROXIMATE LOCATION OF 10' JCSA SANITARY SEWER EASEMENT DEED BOOK 79, PAGES 524-532 & PLAT BOOK 30, PAGE 41

ADDITIONAL 5' JCSA EASEMENT ON EACH SIDE OF EXISTING 10' EASEMENT HEREBY DEDICATED

ADJUSTED / NEW PROPERTY LINE, 80.0' WIDE STRIP HEREBY ADJUSTED INTO BRAFFORD TRACT, LOT 1-B

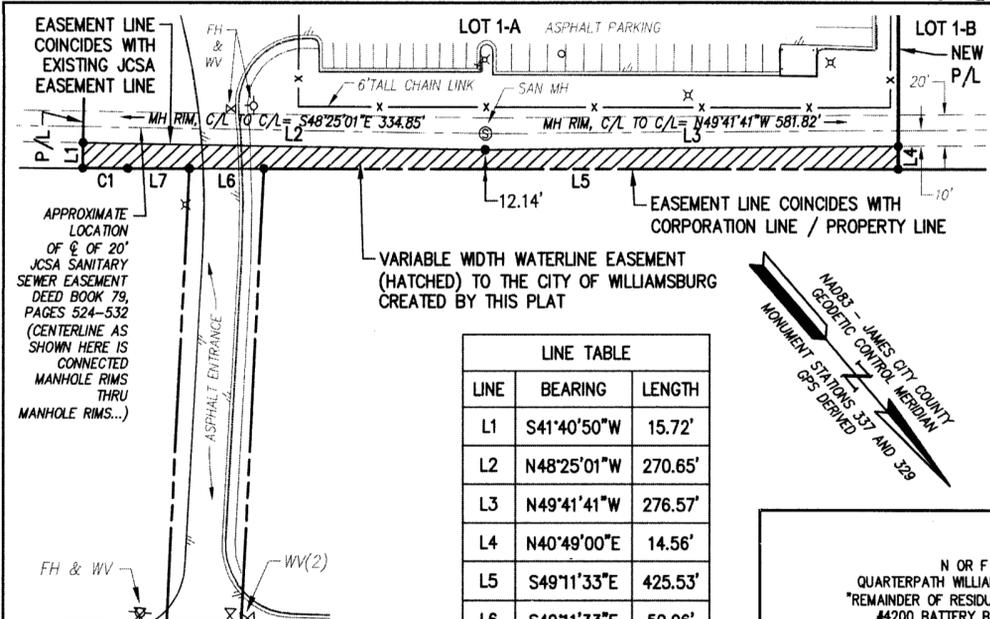
DASHED PROPERTY LINES ARE NOT PART OF THE CURRENT FIELD SURVEY AND ARE BASED ENTIRELY UPON PLATS OF RECORD AND PRIOR SURVEYS.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 28 DAY OF July, 2020, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 3:10 AM (PM) INSTRUMENT # 200011516 TESTE: MONA A. FOLEY, CLERK

JCC Case No. S-19-0108

200011516

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LINE TABLE

LINE	BEARING	LENGTH
L1	S41°40'50"W	15.72'
L2	N48°25'01"W	270.65'
L3	N49°41'41"W	276.57'
L4	N40°49'00"E	14.56'
L5	S49°11'33"E	425.53'
L6	S49°11'33"E	50.06'
L7	S49°11'33"E	41.40'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	0°19'22"	5404.58'	30.44'	15.22'	30.44'	S49°01'52"E

VARIABLE WIDTH WATERLINE EASEMENT FOR THE CITY OF WILLIAMSBURG
SCALE: 1" = 80'

BRAFFORD TRACT - LOT 1-A
TOTAL AREA = 598,204 S.F.
13.7329 ACRES
WITHIN CITY OF WILLIAMSBURG = 13.3882 AC.
WITHIN JAMES CITY COUNTY = 0.3447 AC.

BRAFFORD TRACT LOT 1-B
TOTAL AREA = 882,016 S.F. ±
20.2483 ACRES ±
WITHIN CITY OF WILLIAMSBURG = 19.6967 AC. ±
WITHIN JAMES CITY COUNTY = 0.5516 AC.

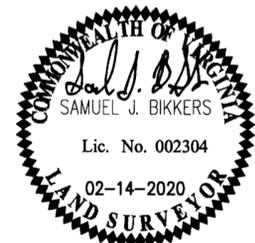
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City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on July 20, 2020 at 3:10 AM (P.M.) PG. Document # 203217 MONA A. FOLEY, CLERK

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 28 DAY OF July, 2020 THE PLAT SHOWN
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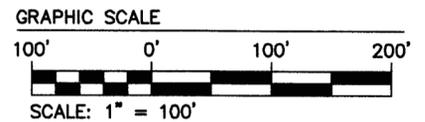
Rev.	Date	Description	Revised By
2	2-10-2020	EASEMENT REFERENCES FROM TITLE REPORT	SJB
1	2-10-2020	ADDRESSED JCC COMMENTS	SJB



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JCC Case No. S-19-0108
SUBDIVISION PLAT
THE BRAFFORD TRACT, LOT 1-A AND LOT 1-B
AND BOUNDARY LINE ADJUSTMENT PLAT
BETWEEN JAMES CITY COUNTY PARCEL I.D. #4130640001 AND
CITY OF WILLIAMSBURG PARCEL I.D. # 560-01-00-001
FOR
THE COLONIAL WILLIAMSBURG FOUNDATION
CITY OF WILLIAMSBURG / ROBERTS DISTRICT, JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB / CMA
Project Number:	W10601-00
Scale:	NOTED
Date:	10-14-2019
Sheet Number	3 OF 3



- LEGEND
- IRP= IRON PIPE FOUND
 - IRF= IRON ROD FOUND
 - IRS= IRON ROD SET
 - BSL= BUILDING SETBACK LINE
 - C.O.= CLEAN OUT
 - D.B.= DEED BOOK
 - DI= DROP INLET
 - DIA= DIAMETER
 - ELEC= ELECTRIC
 - FDC= FIRE DEPARTMENT CONNECTION
 - FES= FLARED END SECTION
 - FH= FIRE HYDRANT
 - G= GAS
 - IRRG= IRRIGATION
 - LP= LIGHT POLE
 - MH= MANHOLE
 - N OR F= NOW OR FORMERLY
 - P.B.= PLAT BOOK
 - PG.= PAGE
 - PIV= POST INDICATOR VALVE
 - P/L= PROPERTY LINE
 - R/W= RIGHT-OF-WAY
 - S= SANITARY
 - STM= STORM
 - TELECOMM= TELECOMMUNICATION
 - TRANS= TRANSFORMER
 - TYP= TYPICAL
 - U.G.= UNDERGROUND
 - W= WATER
 - WM= WATER METER
 - WV= WATER VALVE

N OR F
RIVERSIDE HEALTHCARE ASSOCIATION, INC.
#771 QUARTERPATH ROAD
INSTRUMENT #174448
INSTRUMENT #042128 (PLAT)
WMBG PARCEL ID #559-03-00-002

16.2'x14.8' MASONRY BLDG
JC SA LIFT STATION 1-6
N OR F
JAMES CITY SERVICE AUTHORITY
#300 FIFTH AVENUE
(1,225 S.F., 35'x35' SQUARE LOT)
DEED BOOK 142, PAGE 568
DEED BOOK 142, PAGE 572 (PLAT)
WMBG PARCEL ID #560-0A-00-001

APPROXIMATE LOCATION OF \varnothing OF 10" & 20" JC SA SANITARY SEWER EASEMENT DEED BOOK 142, PAGE 568-572 & PLAT BOOK 30, PAGE 41

SEE SHEET 2 OF 3