CERTIFICATION OF SOURCE OF TITLE

JAMES CITY COUNTY PARCEL ID #4410100001

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL '3'. THE POWHATAN HUNT CLUB, WAS CONVEYED BY EUGENE G. BOWLES, JR., W. ASHBY JONES III, WILLIAM B. POWER, DAVID P. REYNOLDS, J. KENNETH TIMMONS AND WILLIAM L. ZIMMER, III, TO POWHATAN ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED AUGUST 31, 1979 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 NOVEMBER 29, 1979 IN DEED BOOK 199, PAGES 576-580.

REFERENCE:

THIS CONVEYANCE IS MADE SUBJECT TO AN EASEMENT FOR A ROAD RUNNING IN A WESTERLY DIRECTION FROM STATE ROUTE 613 TO PARCEL '4' AND DESIGNATED AS A "50' ROAD EASEMENT" AND A "VAR. WIDTH ROAD ESMT", SAID ROAD EASEMENT CROSSES PARCEL '3' AS SHOWN ON "PLAT SHOWING A PORTION OF THE POWHATAN HUNT CLUB" RECORDED IN PLAT BOOK 35, PAGES 94 THROUGH 97.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS PARCEL 'G', THE POWHATAN HUNT CLUB IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR: POWHATAN ASSOCIATES AVERGINIA GENERAL PARTNERSHIP 6/17/2/ mun 1/mmons JV. Monace

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF HONGICO

1. Elizabeth Griffin _ 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 17 DAY OF JUNE, 2021

MY COMMISSION EXPIRES NOV. 30, 2023

Esoleth

NOTARY REGISTRATION NUMBER: 7841998



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 BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

05-06-2021 SAMUEL J. BIKKERS, L.S. #002304 DATE

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.

TRANSPORTATION UNACH # UBDIVISION AGENT OF JAMES CITY COUNTY

1	5-6-2021	REVISED PER JCC COMMENTS	JFS/CMA
Rev.	Date	Description	Revised By

GENERAL NOTES:

- PARCEL 3 IS CURRENTLY DESIGNATED AS TAX PARCEL ID #4410100001.
- 3. PARCEL 3 IS CURRENTLY ADDRESSED AS #2150 JOHN TYLER HIGHWAY.
 - 4. PARCEL 3 IS CURRENTLY ZONED GENERAL AGRICULTURAL DISTRICT, A-1. 5.
 - 35, PAGE 94 THROUGH 97.

 - DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 - THE JAMES CITY COUNTY CODE.
 - CODE.

 - INUNDATION ZONE AS SHOWN BY JCC GIS.

 - PG'S. 94-97) TO ACCESS BRICK BAT ROAD.
 - JANUARY 4 & 5, 2021.

OLD AREA OF PARCEL ' (PLAT BOOK 35, PAGE'S

AREA OF 10' RIGHT-OF-PARCEL '3' ALONG FRON

AREA OF PARCEL 'G' SUE

NEW AREA OF PARCEL

HEALTH DEPARTMENT APPROVAL

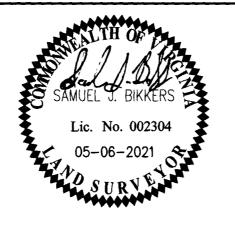
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE "REGULATIONS".

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32-1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN ONSITE SOIL EVALUATOR (OSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM C. HERMAN, AOSE# 1940001109. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

VIRGINIA DEPARTMENT OF HEALTH



210013887

1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

THE SUBJECT PROPERTY, PARCEL 'G' IS BEING SUBDIVIDED OUT OF PARCEL '3', THE POWHATAN HUNT CLUB; RECORDED IN PLAT BOOK

6. THE PROPERTY LIES IN FLOOD ZONE AE (EL7), BASE FLOOD ELEVATION DETERMINED [DATUM NAVD88] AND FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0114D, MAP REVISED DATE DECEMBER 16,

7. 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.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH

10. ON-SITE SEWAGE DISPOSAL SYSTEM SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF

11. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY

12. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY.

13. NEW MONUMENTS TO BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY CODE.

14. PARCEL 'G' LIES DOWN STREAM OF A DAM IMPOUNDMENT AREA. HOWEVER, THE AREA DOES NOT LIE WITHIN A MAPPED DAM BREAK

15. SETBACK LINES PER THE CURRENT JAMES CITY COUNTY ZONING ORDINANCE ARE:

FRONT = 75' (100' FROM CENTERLINE OF ROAD), SIDE = 15' AND REAR = 35'.

16. THE 10' RIGHT-OF-WAY (R/W) DEDICATION ALONG BRICK BAT ROAD SHALL BE DEDICATED FOR PUBLIC USE.

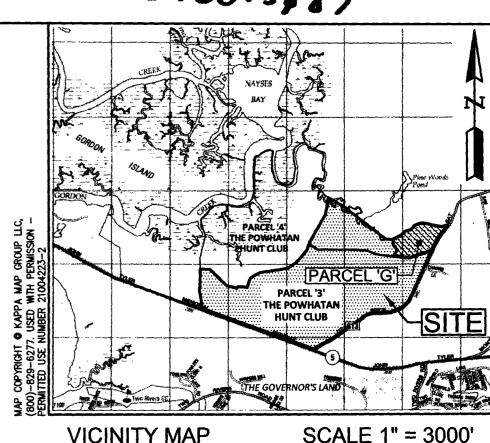
17. PARCEL 'G' DRIVEWAY TO HAVE INGRESS AND EGRESS ACCESS TO AND FROM/WITHIN THE EXISTING 50' ROAD EASEMENT (P.B. 35,

18. THE WETLANDS WERE DELINEATED BY ROTH ENVIRONMENTAL, LLC AS SHOWN ON A WETLAND DELINEATION FIELD MAP DATED NOVEMBER 23. 2020. THE WETLANDS WERE FIELD LOCATED BY AES CONSULTING ENGINEERS ON DECEMBER 23. 2020 AND ON

AREA TABULATION:

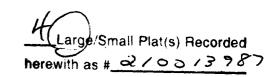
'3' S 94-97)	16,875,934 SQUARE FEET \pm	387.418 ACRES ±
-WAY DEDICATION FROM NTAGE OF BRICK BAT ROAD	60,800 SQUARE FEET	1.3958 ACRES
UBDIVISION OUT OF PARCEL'3'	1,111,635 SQUARE FEET	25.5196 ACRES
'3'	15,703,499 SQUARE FEET ±	360.5026 ACRES ±

6/7/21 DATE



INDEX OF SHEETS:

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	PARCELS '3' & '4' BOUNDARY DETAIL
3	SUBDIVISION OF PARCEL 'G'
4	10' R/W DEDICATION ALONG BRICK BAT ROAD, S.R. 613



STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.

THIS / Ith DAY OF JULY 2021. THE PLAT SHOWN

HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

DIRECTS @ _____ AW / PM,

INSTRUMENT # \$10013787 the , TESTE MONA A. FOLEY, CLERK

VIRGINIA

REF: JCC CASE NO. S-20-0048

PLAT OF SUBDIVISION

PARCEL 'G', THE POWHATAN HUNT CLUB

OWNED BY POWHATAN ASSOCIATES



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

Hampton Roads | Central Virginia | Middle Peninsula

POWHATAN DISTRICT

JAMES CITY COUNTY

Project Contacts: SJB / CMA Project Number: W10644-00 Date: Scale: NOTED 09-29-2020 Sheet Number **OF 4**