INSTRUMENT 210014557
RECORDED IN THE CLERK'S OFFICE OF
WMSBG/JAMES CITY CIRCUIT ON
JULY 19, 2021 AT 12:48 PM
$2710.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $1355.00 LOCAL: $1355.00
MONA A. FOLEY, CLERK
RECORDED BY: EEO

DB 312-275

48-49

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS

TITLE TO THE LAND SHOWN HEREON IS VESTED IN Venture Properties II IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.(See reference rights)

BY _____

_____

STATE OF VIRGINIA

I, _____ A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 7 DAY OF August, 1986.

MY COMMISSION EXPIRES January 29, 1989.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 16 DAY OF Aug 1986. THIS MAP WAS PRESENTED AND ADMITTED TO USE RECORD AS THE LAW DIRECTS.

TESTE: _____ CLERK

BY _____ DEPUTY CLERK

PLAT BOOK 43 PAGE 46

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS Venture Properties II Subdivision IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 8-8-86 _____ HIGHWAY ENGINEER

DATE 8-7-86 _____ HEALTH OFFICER

DATE 8/18/86 _____ AGENT OF GOVERNING BODY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 6th DAY OF August, 1986.

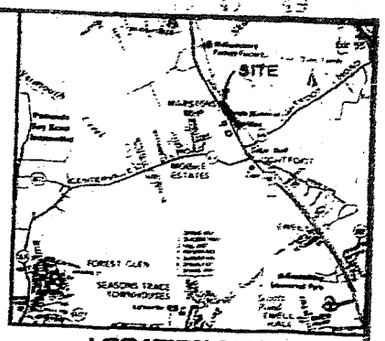
BY: _____
PAUL C. SMALL, P.E., L.S.

PLAT 1 — PLAT OF PROPOSED SALE OF C&O PROPERTY TO VENTURE PROPERTIES II.

PLAT 2 — PLAT OF PROPOSED SALE OF C&O PROPERTY (TO THE REAR OF PETTITT EST., BENSON & TALIAFERRO PROPERTY) TO VENTURE PROPERTIES II.

PLAT 3 — PLAT OF PROPOSED SALE OF PROPERTY TO VDH&T (COMMONWEALTH OF VIRGINIA) AND RELEASE OF VDH&T HIGHWAY EASEMENT ON VENTURE PROPERTIES II PROPERTY.

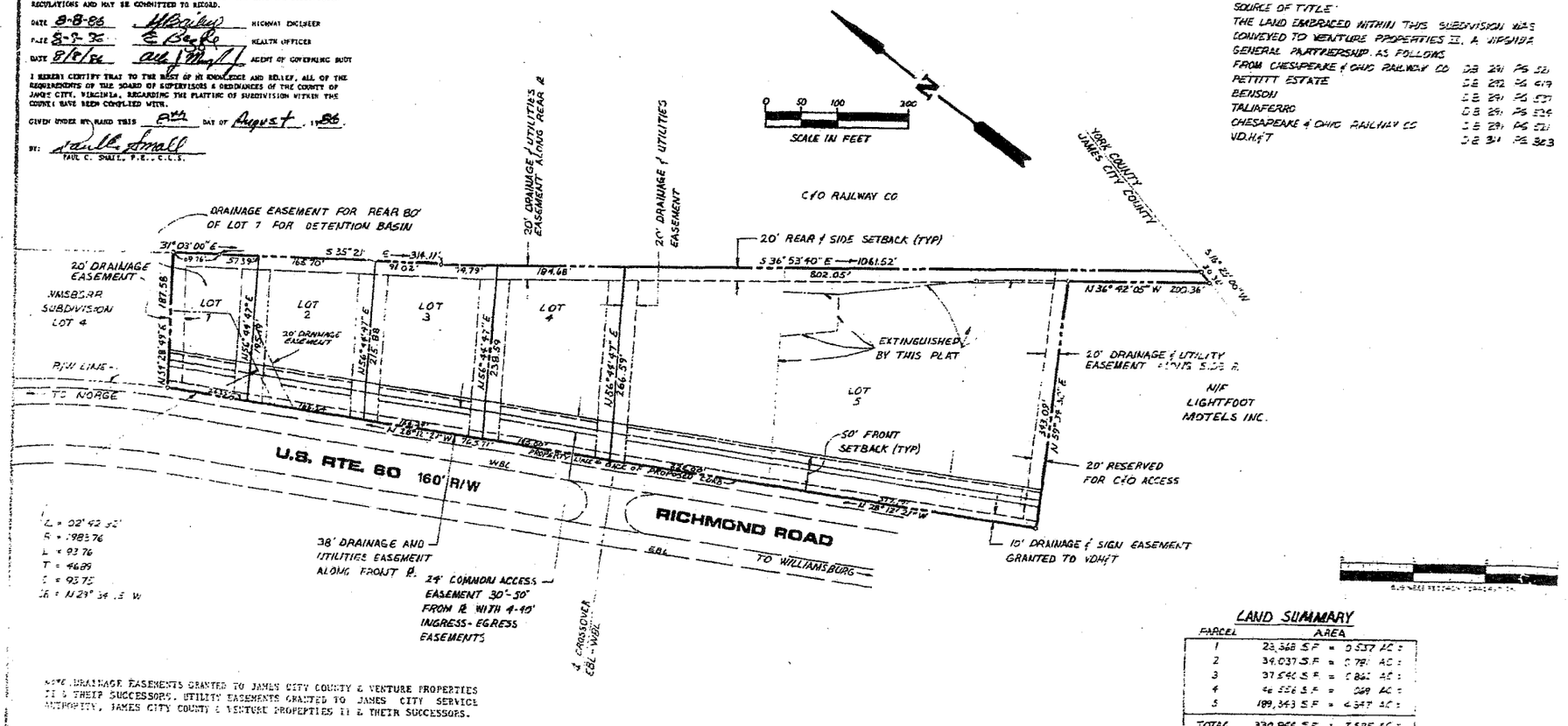
PLAT 4 — SUBDIVISION OF PROPERTIES ACQUIRED IN PLATS 1,2 & 3.



LOCATION MAP
SCALE - 2000'

SOURCE OF TITLE:
THE LAND EMBRACED WITHIN THIS SUBDIVISION WAS CONVEYED TO VENTURE PROPERTIES II, A VIRGINIA GENERAL PARTNERSHIP, AS FOLLOWS:

FROM CHESAPEAKE & OHIO RAILWAY CO	DB 291	PG 521
PETTITT ESTATE	DB 292	PG 419
BENSON	DB 291	PG 537
TALIAFERRO	DB 291	PG 536
CHESAPEAKE & OHIO RAILWAY CO	DB 291	PG 521
VDH&T	DB 311	PG 363



NOTE: DRAINAGE EASEMENTS GRANTED TO JAMES CITY COUNTY & VENTURE PROPERTIES II & THEIR SUCCESSORS. UTILITY EASEMENTS GRANTED TO JAMES CITY SERVICE AUTHORITY, JAMES CITY COUNTY & VENTURE PROPERTIES II & THEIR SUCCESSORS.

LAND SUMMARY

PARCEL	AREA
1	23,368 S.F. = 0.537 AC ±
2	34,037 S.F. = 0.781 AC ±
3	37,590 S.F. = 0.863 AC ±
4	46,556 S.F. = 1.069 AC ±
5	189,343 S.F. = 4.347 AC ±
TOTAL	330,894 S.F. = 7.595 AC ±

AES a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-253-0041
Engineering Planning Surveying

PLAT OF VENTURE PROPERTIES II SUBDIVISION

OWNER/DEVELOPER: VENTURE PROPERTIES II, A VIRGINIA GENERAL PARTNERSHIP

JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL C. SMALL
No. 1247
LAND SURVEYOR

NO.	DATE	REVISION / COMMENT / NOTE	BY

DES. BY: RAC	DRAWN BY: RCM
SCALE: 1"=100'	DATE: MAY 1986
DRAWING NO.: 6217	
DRAWING NAME: PLAT 4	