

080020279

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO JAMES CITY COUNTY BY EVELYN MAYNARD HARRIS, VIVIAN MAYNARD CLOPTON, CATHERINE MAYNARD PIERCE, JOHNNIE B. MAYNARD, JAMES THOMAS MAYNARD AND HELEN B. MAYNARD BY DEED DATED MARCH 28, 1988 RECORDED IN DEED BOOK 387, PG. 495 AND BY DELMARVA PROPERTIES, INC. A VIRGINIA CORPORATION BY DEED DATED MARCH 29, 1994 RECORDED IN DEED BOOK 678, PG. 495 AND BY SLEEPY HOLLOW CORPORATION OF TOANO BY DEED OF EXCHANGE DATED APRIL 6, 1995 AND RECORDED IN DEED BOOK 740, PG. 888. ALL OF THE FOREGOING DEEDS ARE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Sanford B. Wanner 6/16/08  
 FOR JAMES CITY COUNTY DATE  
Sanford B. Wanner COUNTY ADMINISTRATOR  
 PRINTED NAME TITLE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City, MARY FRANCES RIEGER,  
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO  
 HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE  
 FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE  
 CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 16th DAY OF  
June, 2008. MY COMMISSION EXPIRES Oct. 31, 2009.  
150638  
 NOTARY REGISTRATION NO.  
Mary Frances Rieger  
 SIGNATURE

**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.

Thomas C. Sublett 4/10/08  
 THOMAS C. SUBLETT #1886 DATE

**CERTIFICATE OF APPROVAL**

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

James L. Denney, P.E. 6/12/08  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 7/5/08  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**GENERAL NOTES:**

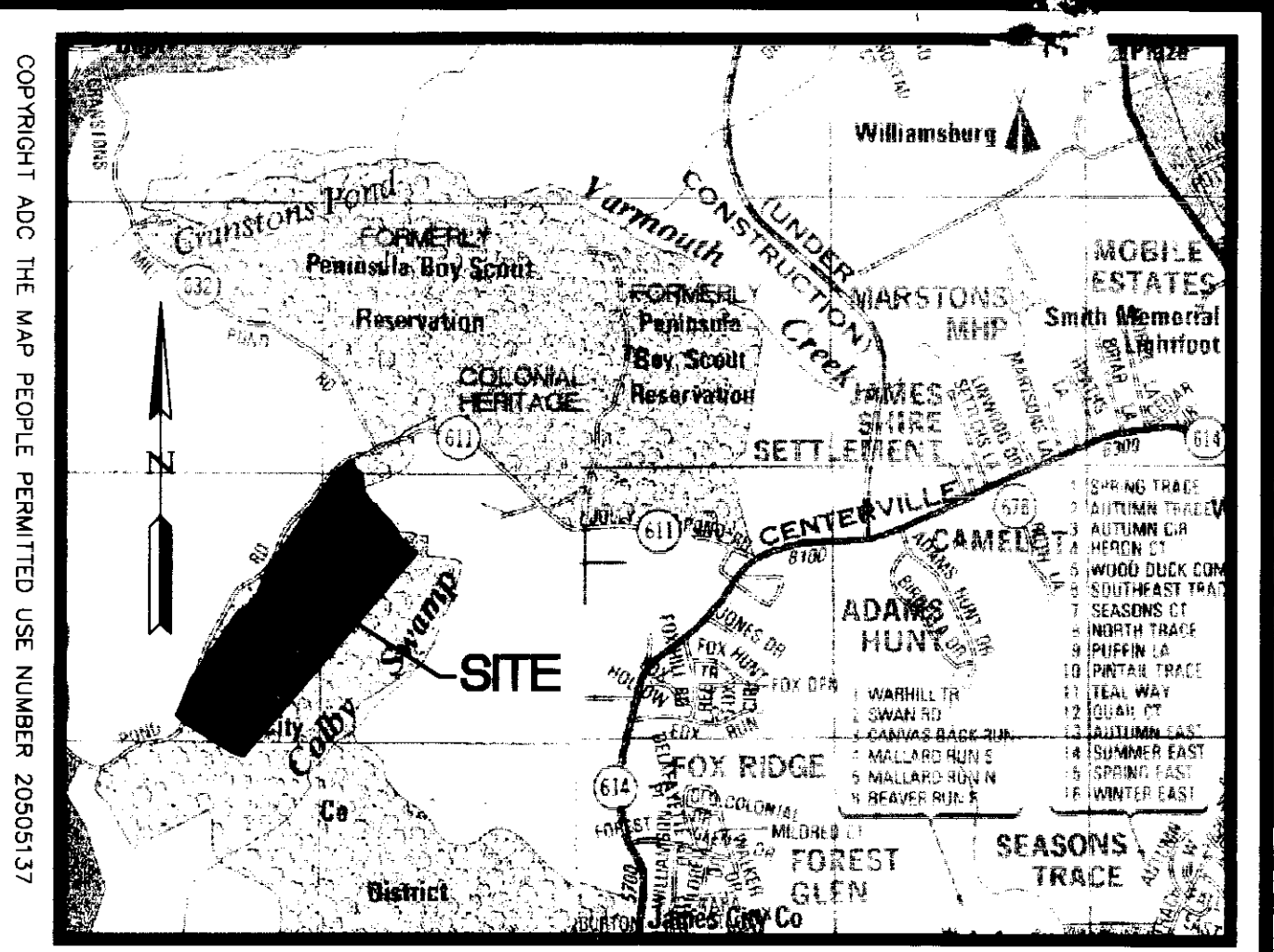
- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL # (30-1)(10-9). PROPERTY ADDRESS FOR REMAINDER PARCEL IS 5537 CENTERVILLE ROAD. PROPERTY ADDRESS FOR PROPOSED MIDDLE SCHOOL IS 850 JOLLY POND ROAD. PROPERTY ADDRESS FOR PROPOSED ELEMENTARY SCHOOL IS 800 JOLLY POND ROAD.
- PARCEL IS CURRENTLY ZONED PL - PUBLIC LANDS
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER
- SETBACKS AS SHOWN ARE PER AES SITE PLAN

**SETBACKS PER ZONING ORDINANCE:**

FRONT 35' FROM ANY STREET R/W WITH R/W 50' OR GREATER  
 60' FROM CENTERLINE OF ANY STREET WITH R/W LESS THAN 50'  
 SIDE 15' FOR MAIN STRUCTURES AND 5' FOR ACCESSORY STRUCTURES  
 REAR 35' FOR MAIN STRUCTURES AND 5' FOR ACCESSORY STRUCTURES  
 LESS THAN ONE STORY

ALL SETBACKS ARE INCREASED BY 1 FOOT PER FOOT OF BUILDING HEIGHT OVER 35'

- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23(C)(1) OF THE JAMES CITY COUNTY CODE.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. # 5109500110C DATED 09/28/07.
- THE MASTER PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 26, 2008 AS CASE # SUP-0030-2007, & SUP-0031-2007.
- THIS PROJECT IS LOCATED WITHIN SUB-WATERSHED 101 OF THE GORDON CREEK WATERSHED.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL HAVE NO MAINTENANCE RESPONSIBILITY FOR THE DETENTION PONDS AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES CAUSED BY FAILURE OF THE PONDS OR THEIR OUTFLOW STRUCTURES.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- IRRIGATION IS NOT PERMITTED FROM THE PUBLIC WATER SYSTEM.
- CONSERVATION EASEMENTS DEDICATED TO JAMES CITY COUNTY SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.



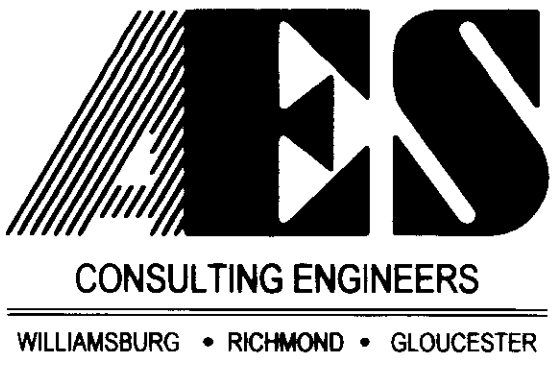
LOCATION MAP SCALE: 1"=2000'

AREA TABULATION (AREA TO SURVEY TIE LINES)

	SQUARE FEET	ACRES
AREA OF PARCEL 1	3,508,558 S.F.±	80.546 AC.±
AREA OF REMAINDER PARCEL	25,862,896 S.F.±	583.730 AC.±
TOTAL AREA SUBDIVIDED	29,371,454 S.F.±	674.276 AC.±
AREA OF NATURAL OPEN SPACE (AREA INCLUDED IN PARCEL 1)	941,701 S.F.±	21.618 AC.±

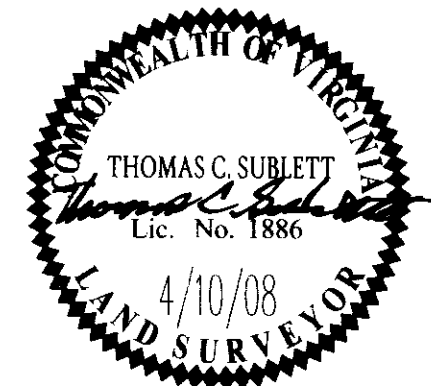
STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12 DAY OF August, 2008.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:58 AM/PM  
 INSTRUMENT # 080020279  
 TESTE: Betsy B. Woolridge  
 BETSY B. WOOLRIDGE, CLERK  
 BY: Clayton H. Birkholz, Dep. Clerk

3 Copies Sent to Recorder  
 Hereby: 080020279



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

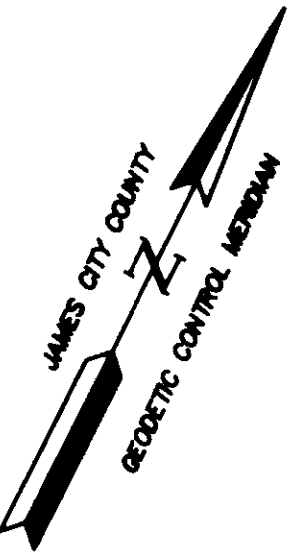
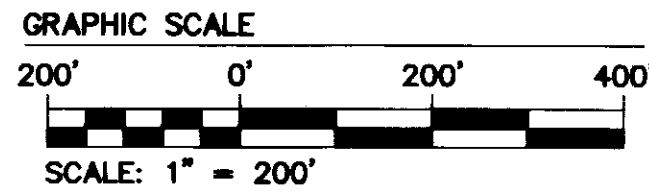
PLAT OF SUBDIVISION  
 9TH ELEMENTARY AND 4TH  
 MIDDLE SCHOOLS COMBINED SITE  
 OWNER: JAMES CITY COUNTY  
 PREPARED FOR WILLIAMSBURG JAMES CITY COUNTY PUBLIC SCHOOLS  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE

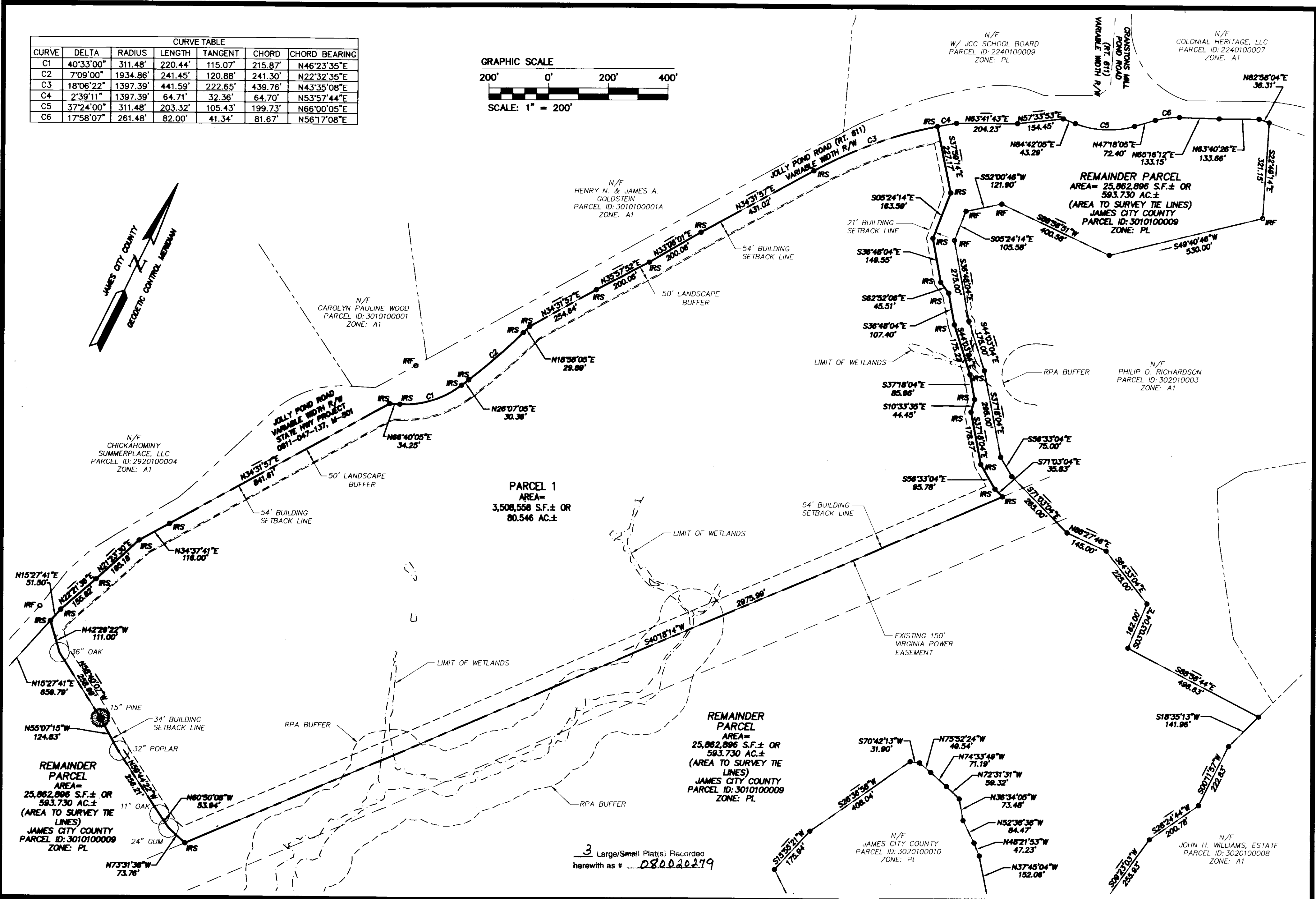
Designed AES	Drawn JFS
Scale N/A	Date 4/10/08
Project No. 9856	
Drawing No. 1 of 3	

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	40°33'00"	311.48'	220.44'	115.07'	215.87'	N46°23'35"E
C2	7°09'00"	1934.86'	241.45'	120.88'	241.30'	N22°32'35"E
C3	18°06'22"	1397.39'	441.59'	222.65'	439.76'	N43°35'08"E
C4	2°39'11"	1397.39'	64.71'	32.36'	64.70'	N53°57'44"E
C5	37°24'00"	311.48'	203.32'	105.43'	199.73'	N66°00'05"E
C6	17°58'07"	261.48'	82.00'	41.34'	81.67'	N56°17'08"E

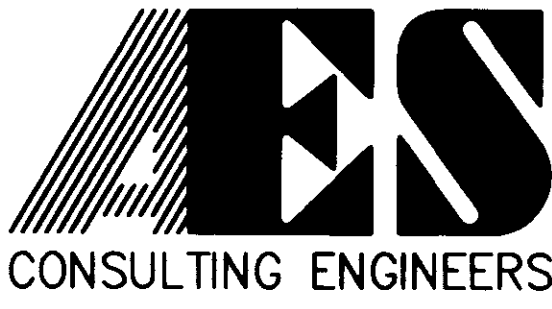


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3 Large/Small Plat(s) Recorded  
herewith as # 080020279



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**PLAT OF SUBDIVISION**  
**9TH ELEMENTARY AND 4TH**  
**MIDDLE SCHOOLS COMBINED SITE**  
OWNER: JAMES CITY COUNTY  
PREPARED FOR WILLIAMSBURG JAMES CITY COUNTY PUBLIC SCHOOLS  
POWhatan DISTRICT      JAMES CITY COUNTY      VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
12 August 2008  
at 10:58 AM/PM PB    PG     
DOCUMENT # 080020279  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

Designed <b>AES</b>	Drawn <b>JFS</b>
Scale <b>1"=200'</b>	Date <b>4/10/08</b>
Project No. <b>9856</b>	
Drawing No. <b>2 OF 3</b>	

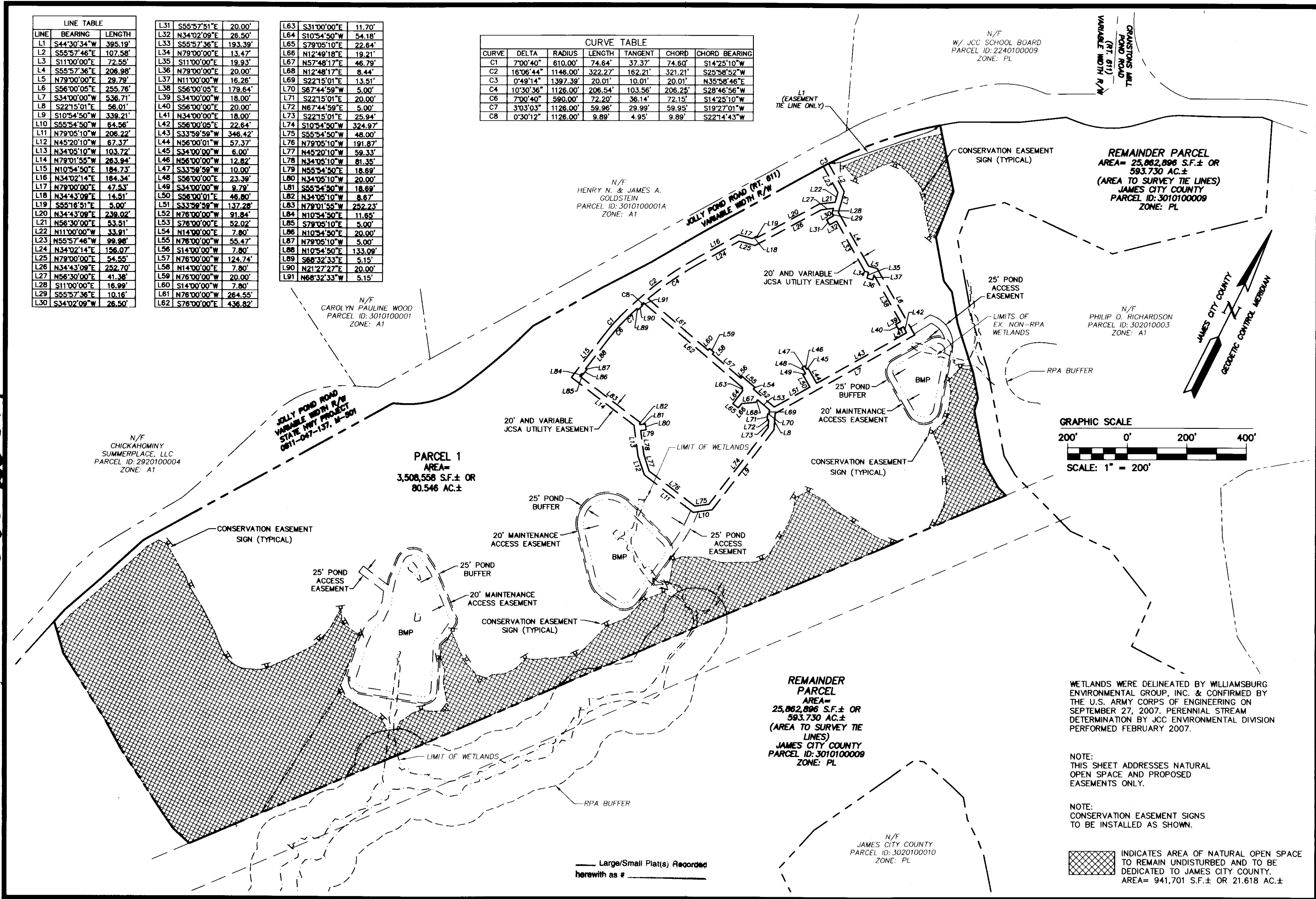
080020279

LINE	BEARING	LENGTH
L1	S44°30'34"W	395.19'
L2	S55°57'46"E	107.58'
L3	S11°00'00"E	72.55'
L4	S55°57'36"E	206.98'
L5	N79°00'00"E	29.79'
L6	S56°00'05"E	255.76'
L7	S34°00'00"W	536.71'
L8	S22°15'01"E	56.01'
L9	S10°54'50"W	339.21'
L10	S55°54'50"W	64.56'
L11	N79°05'10"W	206.22'
L12	N45°20'10"W	67.37'
L13	N34°05'10"W	103.72'
L14	N79°01'55"W	263.94'
L15	N10°54'50"E	184.73'
L16	N34°02'14"E	184.34'
L17	N79°00'00"E	47.53'
L18	N34°43'09"E	14.51'
L19	S55°16'51"E	5.00'
L20	N34°43'09"E	239.02'
L21	N56°30'00"E	53.51'
L22	N11°00'00"W	33.91'
L23	S55°57'46"W	99.98'
L24	N34°02'14"E	156.07'
L25	N79°00'00"E	54.55'
L26	N34°43'09"E	252.70'
L27	N56°30'00"E	41.38'
L28	S11°00'00"E	16.99'
L29	S55°57'36"E	10.16'
L30	S34°02'09"W	26.50'

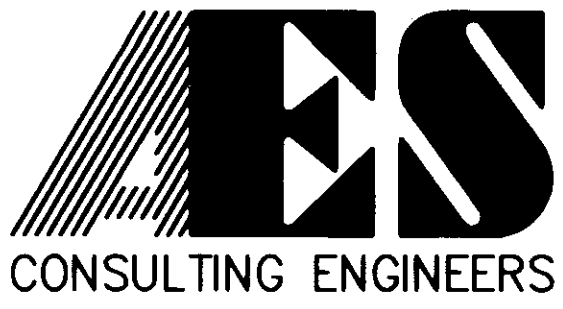
L31	S55°57'51"E	20.00'
L32	N34°02'09"E	26.50'
L33	S55°57'36"E	193.39'
L34	N78°00'00"E	13.47'
L35	S11°00'00"E	19.93'
L36	N78°00'00"E	20.00'
L37	N11°00'00"W	16.26'
L38	S56°00'05"E	179.64'
L39	S34°00'00"W	18.00'
L40	S56°00'00"E	20.00'
L41	N34°00'00"E	18.00'
L42	S56°00'05"E	22.64'
L43	S33°59'59"W	346.42'
L44	N56°00'01"W	57.37'
L45	S34°00'00"W	6.00'
L46	N56°00'00"W	12.82'
L47	S33°59'59"W	10.00'
L48	S56°00'00"E	23.39'
L49	S34°00'00"W	9.79'
L50	S56°00'01"E	46.80'
L51	S33°59'59"W	137.28'
L52	N76°00'00"W	91.84'
L53	S78°00'00"E	52.02'
L54	N14°00'00"E	7.80'
L55	S55°57'46"W	55.47'
L56	S14°00'00"W	7.80'
L57	N76°00'00"E	124.74'
L58	N14°00'00"E	7.80'
L59	N76°00'00"W	20.00'
L60	S14°00'00"W	7.80'
L61	N76°00'00"W	264.55'
L62	S78°00'00"E	436.82'

L63	S31°00'00"E	11.70'
L64	S10°54'50"W	54.18'
L65	S79°05'10"E	22.64'
L66	N12°49'18"E	19.21'
L67	N57°48'17"E	46.79'
L68	N12°48'17"E	8.44'
L69	S22°15'01"E	13.51'
L70	S67°44'59"W	5.00'
L71	S22°15'01"E	20.00'
L72	N67°44'59"E	5.00'
L73	S22°15'01"E	25.94'
L74	S10°54'50"W	324.97'
L75	S55°54'50"W	48.00'
L76	N79°05'10"W	191.87'
L77	N45°20'10"W	59.33'
L78	N34°05'10"W	81.35'
L79	N55°54'50"E	18.69'
L80	N34°05'10"W	20.00'
L81	S55°54'50"E	18.69'
L82	N34°05'10"W	8.67'
L83	N79°01'55"W	252.23'
L84	N10°54'50"E	11.65'
L85	S79°05'10"E	5.00'
L86	N10°54'50"E	20.00'
L87	N79°05'10"W	5.00'
L88	N10°54'50"E	133.09'
L89	S88°32'33"E	5.15'
L90	N21°27'27"E	20.00'
L91	N68°32'33"W	5.15'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	7°00'40"	610.00'	74.64'	37.37'	74.60'	S14°25'10"W
C2	16°06'44"	1148.00'	322.27'	162.21'	321.21'	S29°58'52"W
C3	0°49'14"	1397.39'	20.01'	10.01'	20.01'	N35°58'46"E
C4	10°30'36"	1126.00'	206.54'	103.56'	206.25'	S28°46'56"W
C6	7°00'40"	590.00'	72.20'	36.14'	72.15'	S14°25'10"W
C7	3°03'03"	1126.00'	59.96'	29.99'	59.95'	S19°27'01"W
C8	0°30'12"	1126.00'	9.89'	4.95'	9.89'	S22°14'43"W



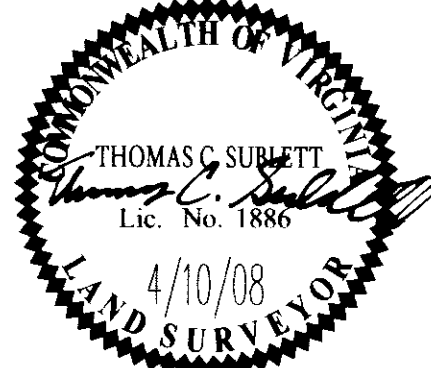
RDS 04.12.01-10.52 18X24.dwg



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**PLAT OF SUBDIVISION**  
**9TH ELEMENTARY AND 4TH**  
**MIDDLE SCHOOLS COMBINED SITE**  
 OWNER: JAMES CITY COUNTY  
 PREPARED FOR WILLIAMSBURG JAMES CITY COUNTY PUBLIC SCHOOLS

POWHATAN DISTRICT      JAMES CITY COUNTY      VIRGINIA



City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on	
at 12:58 AM/PM, PB - PG -		12 August 2008	
DOCUMENT # 08020279		Betsy B. Woolridge, CLERK	
Betsy B. Woolridge, Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed <b>AES</b>	Drawn <b>JFS</b>
Scale <b>1"=200'</b>	Date <b>4/10/08</b>
Project No. <b>9856</b>	
Drawing No. <b>3 OF 3</b>	