

140015675

CERTIFICATION OF SOURCE OF TITLE (PID: 3640100022)

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT STANDS IN THE NAME OF WILLIAMSBURG NATIONAL, LLC, AND WAS ACQUIRED BY DEED DATED APRIL 27, 2005 FROM JAMESTOWN, LLC AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT NO. 050009304 ON APRIL 29, 2005.

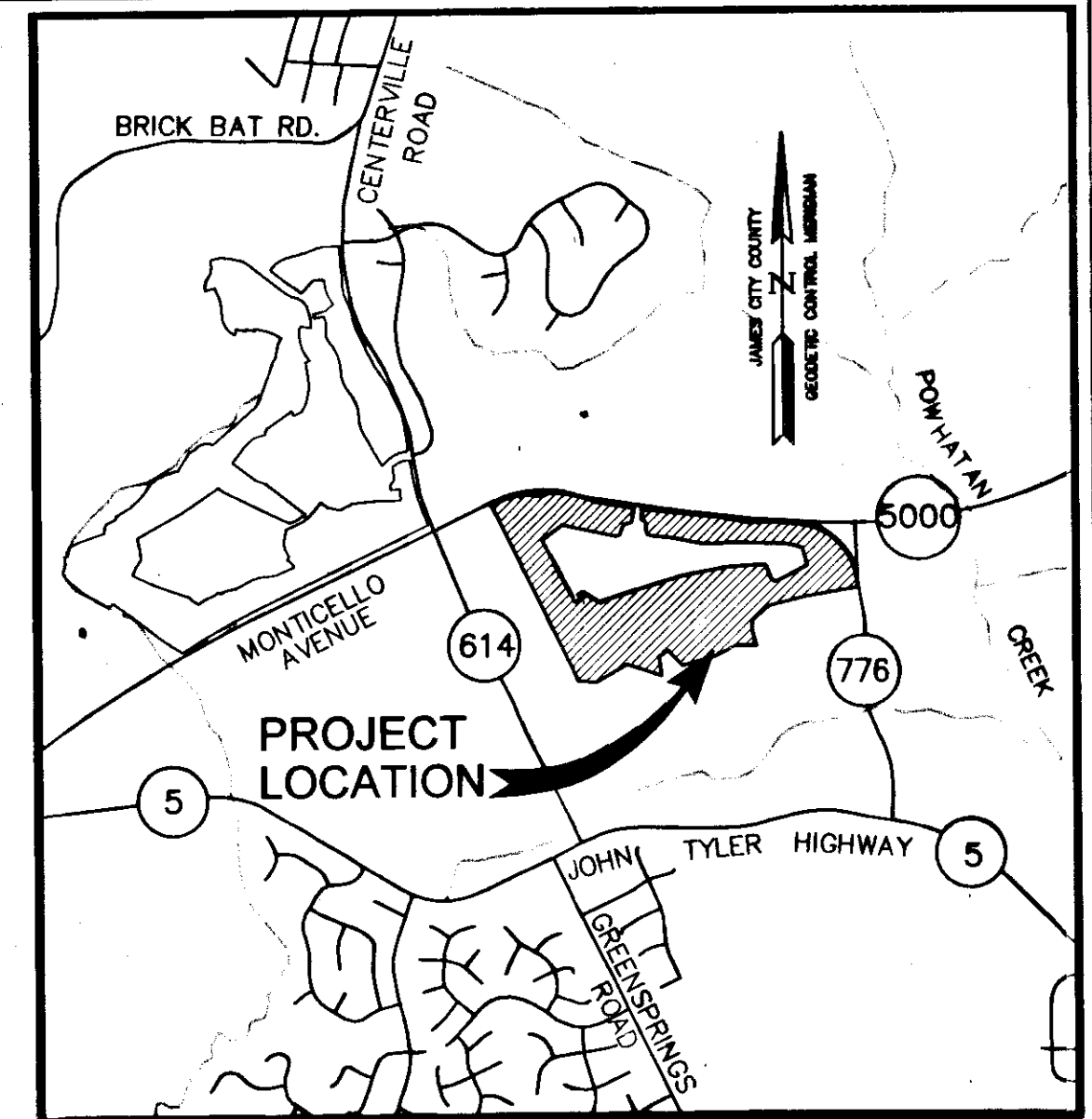
OWNER'S CONSENT AND DEDICATION

THE NATURAL OPEN SPACE EASEMENTS SHOWN HEREON ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

C. Lewis Waitan 9-15-14
WILLIAMSBURG NATIONAL, LLC DATE
C. Lewis Waitan
PRINTED NAME (TITLE)

GENERAL NOTES:

- PROPERTY CONSISTS OF TAX PARCEL (PID: 3640100022) STREET ADDRESS: 3375 MONTICELLO AVENUE, WILLIAMSBURG, VA 23188.
- PROPERTY IS ZONED R-4 (RESIDENTIAL PLANNED COMMUNITY) AND LIES WITHIN THE POWHATAN CREEK WATERSHED.
- THIS PLAT IS INTENDED FOR EASEMENT PURPOSES ONLY. PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION AND DO NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- THE SOLE INTENT OF THIS PLAT IS TO DEDICATE NATURAL OPEN SPACE EASEMENTS #1-#7.
- IN ACCORDANCE WITH SECTION 19-29(H) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 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.

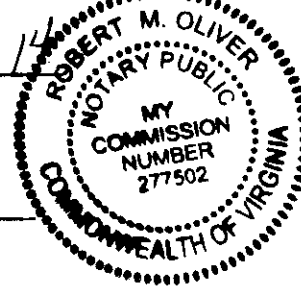


LOCATION MAP SCALE: 1"=2000'

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY TO-WIT:
I, ROBERT OLIVER A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 15 DAY OF SEPTEMBER, 2014
MY COMMISSION EXPIRES 9/30/18
Robert M. Oliver
NOTARY PUBLIC



SHEET DESCRIPTION

- SHEET 1 OF 5 - COVER SHEET
- SHEET 2 OF 5 - OVERALL SHEET
- SHEET 3 OF 5 - NATURAL OPEN SPACE EASEMENT #1, #2 & #3
- SHEET 4 OF 5 - NATURAL OPEN SPACE EASEMENT #4 AND #5
- SHEET 5 OF 5 - NATURAL OPEN SPACE EASEMENT #6 AND #7

REFERENCE: INSTRUMENT #050008879 (PLAT)

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.

Thomas C. Sublett 6/27/14
THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

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

DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

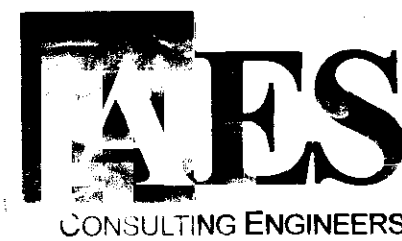
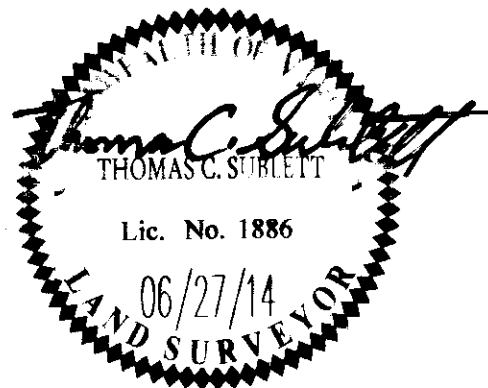
NATURAL OPEN SPACE EASEMENT #1	16,360 S.F.	0.376 AC.
NATURAL OPEN SPACE EASEMENT #2	99,238 S.F.	2.278 AC.
NATURAL OPEN SPACE EASEMENT #3	8,309 S.F.	0.191 AC.
NATURAL OPEN SPACE EASEMENT #4	51,235 S.F.	1.176 AC.
NATURAL OPEN SPACE EASEMENT #5	38,249 S.F.	0.878 AC.
NATURAL OPEN SPACE EASEMENT #6	15,306 S.F.	0.351 AC.
NATURAL OPEN SPACE EASEMENT #7	73,028 S.F.	1.676 AC.
TOTAL NATURAL OPEN SPACE EASEMENT	301,725 S.F.	6.926 AC.

5 Large/Small Plat(s) Recorded herewith as # 140015675

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 26th DAY OF September, 2014
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:47 AM/PM
INSTRUMENT # 140015675.

TESTE: *dmy storey, DC*
BETSY B. WOOLRIDGE, CLERK

Rev.	Date	Description	Revised By



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Hampton Roads | Central Virginia | Middle Peninsula

OFFSITE NATURAL OPEN SPACE EASEMENT FOR THE SETTLEMENT AT POWHATAN CREEK TO BE DEDICATED TO JAMES CITY COUNTY

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS/TCS
Project Number:	8656-22
Scale:	NA
Date:	06-27-14
Sheet Number	1 of 5