142255

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BROOKS & HALL, ET ALS TO PARKWAY PARTNERS, L.L.C. BY DEED DATED SEPTEMBER 16, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. # 041755.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:
PARKWAY PARTNERS, L.L.C.

Cowles M. Spencer Sr. 9/16/14
BY: COWLES M. SPENCER SR. DATE
PRINTED NAME
MEMBER
TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
~~CITY~~/COUNTY OF York
I, Tamara J. Buchli, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 16th DAY OF September, 2014.

MY COMMISSION EXPIRES October 31, 2014

NOTARY REGISTRATION NUMBER: 7351360

NOTARY: Tamara J. Buchli

TAMARA J. BUCHLI COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

Tamara J. Buchli
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7351360
My Commission Expires
October 31, 2014

TRUSTEE'S CONSENT

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, AND PROPRIETORS AND TRUSTEES, IF ANY:

DEED OF TRUST DATED MARCH 14, 2011 RECORDED AS INSTRUMENT NO. 110467
MONARCH BANK (LENDER)
ANDREW N. LOCK OR JAMES R. FERBER (TRUSTEES)

BY: Trustee 9-16-14
TRUSTEE DATE

CERTIFICATE OF NOTARIZATION (TRUSTEE):

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

I, MARIVIC V. PUCO 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 JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 16 DAY OF SEPTEMBER, 2014.

MY COMMISSION EXPIRES 11/30/2014

NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7323303

MARIVIC V. PUCO
NOTARY PUBLIC
REGISTRATION # 7323303
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
11/30/2014

CERTIFICATE OF APPROVAL

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

Reed T. Nester 9/26/14
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG DATE

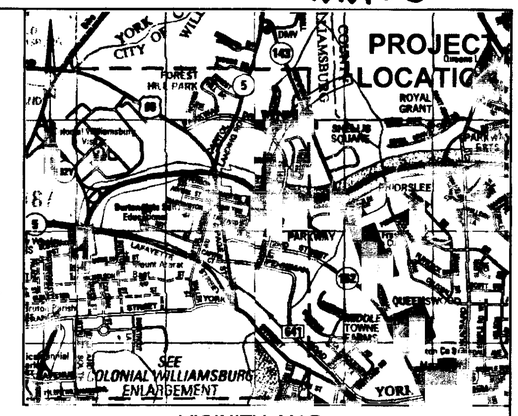
GENERAL NOTES

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF WILLIAMSBURG THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBERS 51095C0145C, PANELS 145 OF 240, FOR COMMUNITY NUMBER 510294, DATED 09/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF WILLIAMSBURG, VIRGINIA. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.
3. THE PROPERTY IS ALL OF TAX PARCEL 438-18-00-001 AND THE PROPERTY ADDRESS IS 222 PARKWAY DRIVE PER CITY OF WILLIAMSBURG TAX PARCEL INFORMATION SYSTEM. THE PROPERTY WAS LISTED FORMERLY AS TAX PARCELS 438-18-22-001-12 & 438-08-22-001-12 AND LOCATED AT 222 PARKWAY DRIVE & 300 THIRD STREET.
4. THE PROPERTY IS CURRENTLY ZONED RM-2 CONDITIONAL WITH AMENDED PROFFERS – (PCR #12-021).
5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. THIS PLAT IS BASED ON RECORD DOCUMENTS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDE, AND COVENANTS OF RECORD.
7. THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA. THE SITE IS OUTSIDE THE RPA AND INSIDE THE RMA AS DEFINED BY THE CITY OF WILLIAMSBURG ORDINANCE FOR THE PRESERVATION OF THE CHESAPEAKE BAY.
8. PROPOSED UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
9. PROPOSED DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION.

AREA TABULATION

OLD AREA	145,936 S.F.±	OR 3.350	AC.±
PRIVATE RIGHT OF WAY	19,298 S.F.±	OR 0.443	AC.±
COMMON AREA	62,799 S.F.±	OR 1.441	AC.±
ROW DEDICATION	599 S.F.±	OR 0.014	AC.±
LOT AREA (30 LOTS)	63,240 S.F.±	OR 1.452	AC.±
TOTAL AREA SUBDIVIDED	145,936 S.F.±	OR 3.350	AC.±

3 Large/~~Small~~ Plat(s) Recorded herewith as # 142255



VICINITY MAP
(Approximate Scale: 1"=2000')
Copyright ADC The Map People permitted use number 21004223

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS FOR THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

Thomas C. Sublett 7/07/14
THOMAS C. SUBLETT, L.S. #1886 DATE

THOMAS C. SUBLETT Lic. No. 1886 7/07/14 LAND SURVEYOR

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 30th DAY OF September, 2014.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:21 AM/~~PM~~

INSTRUMENT # 142255

TESTE: Amy Storey DC
BETSY B. WOOLRIDGE, CLERK

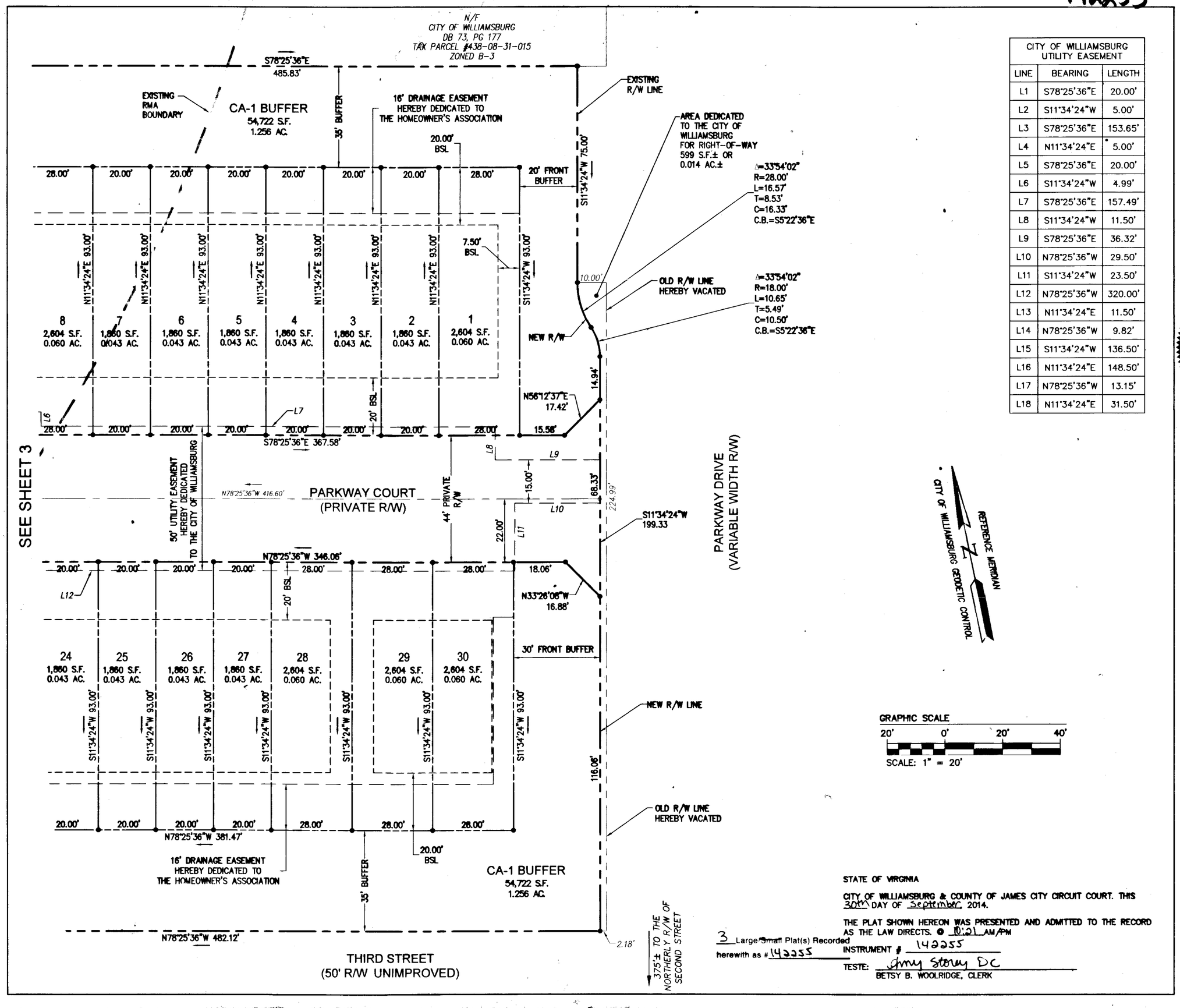
Rev.	Date	Description	Revised By
1	9/11/14	PLAT REVISED AS PER TRANSMITTAL LETTERS DATED 7/11/14	RDH

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8894
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
PARKWAY TOWNS AT WILLIAMSBURG
BEING THE PROPERTY OF PARKWAY PARTNERS, L.L.C.
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts	TCS/JFS
Project Number	W0297-03
Scale: 1"=20'	Date: 7/07/14
Sheet Number	1 OF 3

142255



CITY OF WILLIAMSBURG UTILITY EASEMENT		
LINE	BEARING	LENGTH
L1	S78°25'36"E	20.00'
L2	S11°34'24"W	5.00'
L3	S78°25'36"E	153.65'
L4	N11°34'24"E	5.00'
L5	S78°25'36"E	20.00'
L6	S11°34'24"W	4.99'
L7	S78°25'36"E	157.49'
L8	S11°34'24"W	11.50'
L9	S78°25'36"E	36.32'
L10	N78°25'36"W	29.50'
L11	S11°34'24"W	23.50'
L12	N78°25'36"W	320.00'
L13	N11°34'24"E	11.50'
L14	N78°25'36"W	9.82'
L15	S11°34'24"W	136.50'
L16	N11°34'24"E	148.50'
L17	N78°25'36"W	13.15'
L18	N11°34'24"E	31.50'

No.	Date		Revised By
1	8-11-14	PLAT REVISED AS PER TRANSMITTAL LETTERS DATED 7-11-14	RCH

STATE OF VIRGINIA

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INSTRUMENT # 142255

TESTE: Amy Story DC
BETSY B. WOOLRIDGE, CLERK

COMMONWEALTH OF VIRGINIA
THOMAS C. SCULLY
Lic. No. 1886
LAND SURVEYOR
7/07/14

AES CONSULTING ENGINEERS
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CITY OF WILLIAMSBURG, VIRGINIA

Project Contacts:	TCS/JFS
Project Number:	W9297-03
Scale: 1"=20'	Date: 7/07/14

Sheet Number
2 OF 3

142255

N/F
COURTNEY BIRKETT
LOT 28, PINECREST
5 GROVE AVENUE
INSTR. NO. 102140
TAX PARCEL NO. 438-05-00-028
ZONED RS-3

N/F
CITY OF WILLIAMSBURG
DB 73, PG 177
TAX PARCEL #438-08-31-015
ZONED B-3

N/F
ALAN P. AND LISA C. SMITH
LOT 27, PINECREST
7 GROVE AVENUE
INSTR. NO. 991436
TAX PARCEL NO. 438-05-00-027
ZONED RS-3

PINECREST SUBDIVISION
PB 8, PG 21

N/F
ALAN P. AND LISA C. SMITH
LOT 26, PINECREST
9 GROVE AVENUE
INSTR. NO. 991436
TAX PARCEL NO. 438-05-00-026
ZONED RS-3

N/F
LOYD INGLES AND
AMY HILL MICHAEL
LOT 25, PINECREST
11 GROVE AVENUE
INSTR. NO. 070784
TAX PARCEL NO.
438-05-00-025
ZONED RS-3

N/F
SALLY CHRISTINE ROEVER
LOT 24, PINECREST
13 GROVE AVENUE
INSTR. NO. 032677
TAX PARCEL NO. 438-05-00-024
ZONED RS-3

CITY OF WILLIAMSBURG GEODETIC CONTROL
REFERENCE MERIDIAN

CA-1 BUFFER
54,722 S.F.
1.256 AC.

CA-3
3,399 S.F.
0.078 AC.

CA-2
4,678 S.F.
0.107 AC.

CA-1 BUFFER
54,722 S.F.
1.256 AC.

35' BUFFER

16' DRAINAGE EASEMENT
HEREBY DEDICATED TO
THE HOMEOWNER'S ASSOCIATION

PROPERTY LINE
HEREBY
EXTINGUISHED

20.00' BSL

7.50' BSL

20' BSL

70' REAR BUFFER

50' UTILITY EASEMENT
HEREBY DEDICATED
TO THE CITY OF WILLIAMSBURG

44' PRIVATE R/W

PARKWAY COURT
(PRIVATE R/W)

THIRD STREET
(50' R/W UNIMPROVED)

EXISTING
RMA
BOUNDARY

S78°25'36"E 485.83'
S78°25'36"E 394.16'
S78°23'22"E 38.30'
S78°25'36"E 367.58'
N78°25'36"W 416.60'
N78°25'36"W 346.06'
N78°24'42"W 57.33'
N78°25'36"W 381.47'
N78°25'36"W 479.94'
N85°57'24"E 30.30'
N85°57'24"E 230.24'
N11°34'24"E 93.00'
S11°34'24"W 93.00'

Lot	Area	Dimensions
16	2,604 S.F. 0.060 AC.	28.00' x 93.00'
15	1,860 S.F. 0.043 AC.	20.00' x 93.00'
14	1,860 S.F. 0.043 AC.	20.00' x 93.00'
13	1,860 S.F. 0.043 AC.	20.00' x 93.00'
12	1,860 S.F. 0.043 AC.	20.00' x 93.00'
11	1,860 S.F. 0.043 AC.	20.00' x 93.00'
10	1,860 S.F. 0.043 AC.	20.00' x 93.00'
9	2,604 S.F. 0.060 AC.	28.00' x 93.00'
8	2,604 S.F. 0.060 AC.	28.00' x 93.00'
7	1,860 S.F. 0.043 AC.	20.00' x 93.00'
17	2,604 S.F. 0.060 AC.	28.00' x 93.00'
18	1,860 S.F. 0.043 AC.	20.00' x 93.00'
19	1,860 S.F. 0.043 AC.	20.00' x 93.00'
20	1,860 S.F. 0.043 AC.	20.00' x 93.00'
21	1,860 S.F. 0.043 AC.	20.00' x 93.00'
22	2,604 S.F. 0.060 AC.	28.00' x 93.00'
23	2,604 S.F. 0.060 AC.	28.00' x 93.00'
24	1,860 S.F. 0.043 AC.	20.00' x 93.00'
25	1,860 S.F. 0.043 AC.	20.00' x 93.00'

GRAPHIC SCALE
20' 0' 20' 40'
SCALE: 1" = 20'

SEE SHEET 2

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BETSY B. WOOLRIDGE, CLERK

No.	Date	Comments	Revised By
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