

160004802

**CERTIFICATION OF SOURCE OF TITLE: TAX MAP#(46-3)(1-2)**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JOHN DAVID WILLIAMS TO COLONIAL PENNIMAN LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 15, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 07001288.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS PLAT OF SUBDIVISION SHOWING PARCEL A, PARCEL B AND PARCEL C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:  
COLONIAL PENNIMAN LLC  
A VIRGINIA LIMITED LIABILITY COMPANY  
BY: C. LEWIS WALTRIP, II  
PRINTED NAME  
MANAGER  
TITLE

12-3-15  
DATE

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY  
I, ROBERT OLIVER, 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 3 DAY OF DECEMBER, 2015

MY COMMISSION EXPIRES 9-30-19

NOTARY REGISTRATION NUMBER: 277502

NOTARY PUBLIC

**CERTIFICATION OF SOURCE OF TITLE: TAX MAP#(46-3)(1-1B)**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C. LEWIS WALTRIP, II TO 71 ACRES LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED OCTOBER 20, 2011 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 110021766.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS PLAT OF SUBDIVISION SHOWING PARCEL A, PARCEL B AND PARCEL C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:  
71 ACRES LLC  
A VIRGINIA LIMITED LIABILITY COMPANY  
BY: C. LEWIS WALTRIP, II  
PRINTED NAME  
MANAGER  
TITLE

12-3-15  
DATE

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY  
I, ROBERT OLIVER, 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 3 DAY OF DECEMBER, 2015

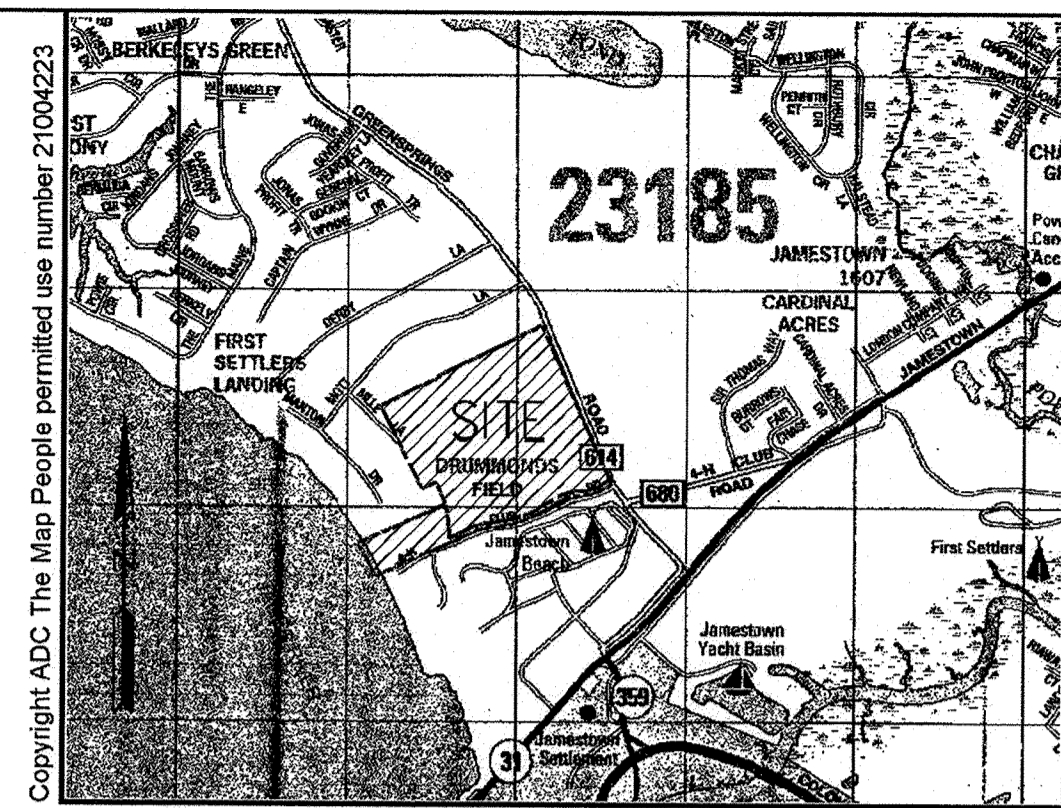
MY COMMISSION EXPIRES 9-30-19

NOTARY REGISTRATION NUMBER: 277502

NOTARY PUBLIC

**GENERAL NOTES**

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORDED PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- THIS PROPERTY IS IN FIRM ZONE "VE", (AREA DETERMINED TO BE WITHIN THE SPECIAL FLOOD HAZARD ZONE, BASE EL=14) AS SHOWN ON MAP NO. 51095C0181D, EFFECTIVE DATE DECEMBER 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- PROPERTY IS ALL OF TAX MAP PARCELS (46-3)(1-1B) AND (46-3)(1-2). THE PROPERTY ADDRESS FOR TAX MAP PARCEL (46-3)(1-1B) IS 2589 GREENSPRINGS ROAD AND 2425 MANION DRIVE FOR TAX MAP PARCEL (46-3)(1-2).
- PROPERTY IS CURRENTLY ZONED "R-8" RURAL RESIDENTIAL.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- BUILDING SETBACKS REQUIRED PER CURRENT ZONING ORDINANCE FOR R-8 RURAL RESIDENTIAL:  
FRONT: 35' MINIMUM  
REAR: 35' MINIMUM  
SIDE: 15' MINIMUM
- THIS PLAT IS BASED ON RECORD DOCUMENTS AND PREVIOUS SURVEYS BY AES CONSULTING ENGINEERS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDE, AND COVENANTS OF RECORD.
- THE FIELD LOCATED WETLANDS AND RPA BUFFER SHOWN ARE PER AN RPA DETERMINATION MAP FOR THE 4H CLUB ROAD PARCEL BY WILLIAMSBURG ENVIRONMENTAL GROUP DATED JUNE 12, 2013.
- 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) OF THE JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE.
- JCC PROJECT #S-0043-2012



**VICINITY MAP**

SCALE: 1" = 2000'

**ENGINEERS 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.

ROBERT M. OLIVER, P.E. #032176  
DATE 12/9/15

**CERTIFICATE OF APPROVAL**

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

Subdivision Agent 1/7/16  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE  
Virginia Department of Transportation 12/9/15  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

**AREA TABULATION**

	OLD AREA		NEW AREA	
	ACRES	SQUARE FEET	ACRES	
AREA OF PARCEL A	71.36 AC.±	3,017,285 S.F.±	69.27 AC.±	
AREA OF PARCEL B	0.00 AC.±	130,940 S.F.±	3.01 AC.±	
AREA OF PARCEL C	8.40 AC.±	325,920 S.F.±	7.48 AC.±	
TOTAL AREA SUBDIVIDED	79.76 AC.±	3,474,145 S.F.±	79.76 AC.±	

2 Large/Small Plat(s) Recorded  
herewith as # 160004802

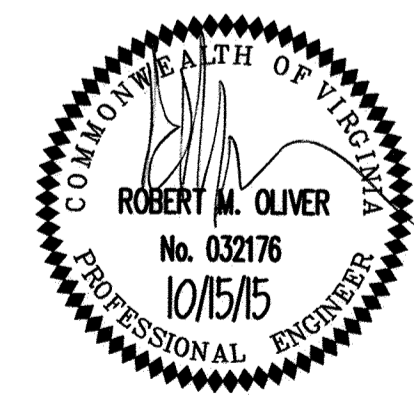
STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 15 DAY OF March, 2016

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:01 AM/PM

INSTRUMENT # 160004802

TESTE: MONA A. FOLEY, CLERK

Rebecca Carneau, Dep. Clerk



LINE	BEARING	LENGTH
L1	S54°27'30"W	24.08'
L2	S58°42'33"W	45.57'
L3	S58°42'51"W	88.32'
L4	S65°46'25"W	71.47'
L5	S82°32'42"W	64.79'
L6	S82°27'18"W	20.86'
L7	S82°38'40"W	81.88'
L8	S82°38'31"W	61.11'
L9	S65°40'14"W	91.64'
L10	S63°53'20"W	135.87'
L11	S61°21'28"W	110.88'
L12	S57°57'23"W	30.80'
L13	S62°06'02"W	115.80'
L14	S71°45'54"W	162.48'
L15	S73°31'01"W	60.06'

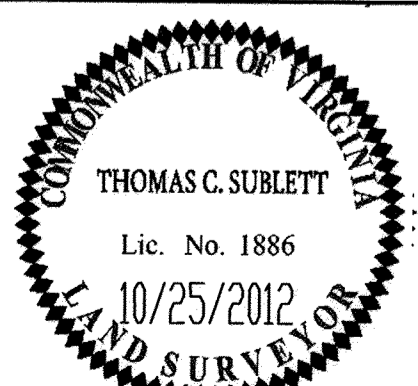
LINE	BEARING	LENGTH
L16	S82°51'12"W	55.15'
L17	S80°17'31"W	116.18'
L18	S85°37'48"W	51.51'
L19	S77°32'27"W	135.29'
L20	S63°16'47"W	50.31'
L21	S60°56'14"W	30.08'
L22	S61°09'22"W	36.41'
L23	S62°43'34"W	129.30'
L24	S67°25'34"W	39.53'
L25	N65°58'22"E	18.91'
L26	N67°25'34"E	54.53'
L27	N62°43'34"E	130.67'
L28	N61°09'22"E	36.80'
L29	N60°56'14"E	29.61'
L30	N63°16'47"E	46.67'

LINE	BEARING	LENGTH
L31	N77°32'27"E	130.40'
L32	N85°37'48"E	50.91'
L33	N80°17'31"E	116.78'
L34	N82°51'12"E	56.64'
L35	N73°31'01"E	62.49'
L36	N71°45'54"E	164.97'
L37	N62°06'02"E	118.82'
L38	N57°57'23"E	30.96'
L39	N61°21'28"E	109.58'
L40	N63°53'20"E	134.93'
L41	N65°40'14"E	87.52'
L42	N82°38'31"E	57.38'
L43	N82°38'40"E	81.92'
L44	N82°27'18"E	20.88'
L45	N82°32'42"E	68.45'

LINE	BEARING	LENGTH
L46	N65°46'25"E	76.69'
L47	N58°42'51"E	89.87'
L48	N58°42'33"E	46.50'
L49	N54°27'30"E	20.95'
L50	S26°19'04"E	150.24'
L51	S26°19'04"E	150.24'
L52	S54°27'30"W	17.82'
L53	S58°42'33"W	47.43'
L54	S58°42'51"W	91.41'
L55	S65°46'25"W	81.92'
L56	S82°32'42"W	72.12'
L57	S82°27'18"W	20.90'
L58	S82°38'40"W	81.96'
L59	S82°38'31"W	53.65'
L60	S65°40'14"W	83.40'

LINE	BEARING	LENGTH
L61	S63°53'20"W	133.99'
L62	S61°21'28"W	108.29'
L63	S57°57'23"W	31.12'
L64	S62°06'02"W	121.84'
L65	S71°45'54"W	167.47'
L66	S73°31'01"W	64.91'
L67	S82°51'12"W	58.12'
L68	S80°17'31"W	117.39'
L69	S85°37'48"W	50.31'
L70	S77°32'27"W	125.50'
L71	S63°16'47"W	43.03'
L72	S60°56'14"W	29.15'
L73	S61°09'22"W	37.19'
L74	S62°43'34"W	132.04'
L75	S67°25'34"W	55.24'

Rev.	Date	Description	JFS
4	12-1-15	REVISED PER COMMENTS DATED 12-01-15	
3	11-9-15	REVISED PER COMMENTS DATED 11-05-15	
2	10-12-15	REVISED PER COMMENTS DATED 12-12-14	
1	12-02-14	REVISED PER COUNTY COMMENTS DATED 11-16-2012	JFS
Rev.	Date	Description	Revised



**AES**  
CONSULTING ENGINEERS  
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com  
Hampton Roads | Central Virginia | Middle Peninsula

**PLAT OF SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT**  
**SHOWING PARCEL A, PARCEL B, AND PARCEL C**  
**STANDING IN THE NAME OF COLONIAL PENNIMAN LLC**  
**AND 71 ACRES LLC**  
JAMESTOWN DISTRICT  
JAMES CITY COUNTY  
VIRGINIA

Project Contacts:	
Project Number:	
Scale:	Date:
1"=100'	10/25/12
Sheet Number	
<b>1 OF 2</b>	