

180010621

CERTIFICATION OF SOURCE OF TITLE: SHORT NECK, LLC
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MARY S. WALTRIP TO SHORT NECK, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 18, 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 INSTR. #070026768.

CERTIFICATION OF SOURCE OF TITLE: WILLIAMSBURG-JAMESTOWN AIRPORT, INC.
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MARY S. WALTRIP AND DUDLEY C. WALTRIP TO WILLIAMSBURG-JAMESTOWN AIRPORT, INC. A VIRGINIA CORPORATION BY DEED DATED SEPTEMBER 1, 1970 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN D.B. 130, PG. 144.

OWNER'S CONSENT AND DEDICATION
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "PLAT OF SUBDIVISION BEING THE PROPERTY OWNED BY SHORT NECK, LLC LOCATED AT 20 MARCLAY ROAD" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND/OR TRUSTEES.

FOR:
SHORT NECK, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
BY: Larry T. Waltrip 6/5/2018
LARRY T. WALTRIP, SOLE MEMBER/MANAGER DATE

FOR:
WILLIAMSBURG-JAMESTOWN AIRPORT, INC.
A VIRGINIA CORPORATION
BY: Larry T. Waltrip 6/5/2018
LARRY T. WALTRIP, PRESIDENT DATE

CERTIFICATE OF NOTARIZATION: (SHORT NECK, LLC AND WILLIAMSBURG-JAMESTOWN AIRPORT, INC.)

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF WILLIAMSBURG
I, A.M. FRANCK, 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 5th DAY OF JUNE, 2018.
MY COMMISSION EXPIRES JANUARY 31, 2022
NOTARY REGISTRATION NUMBER: 324084
NOTARY PUBLIC: A.M. Franck



TRUSTEE'S CONSENT AND DEDICATION (SHORT NECK, LLC PARCEL)
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.

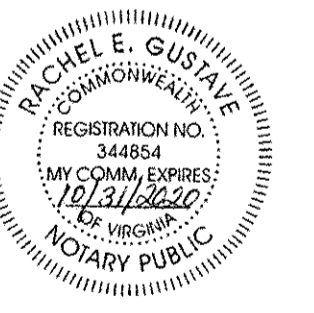
Adam R. Kinsman 6/4/2018
ADAM R. KINSMAN (TRUSTEE) DATE
FOR THE BENEFIT OF JAMES CITY COUNTY (LENDER)

DEED OF TRUST: DATED DECEMBER 18TH, 2014 AND RECORDED AS INSTRUMENT NO. 140021178

CERTIFICATE OF NOTARIZATION: (INSTR. NO. 140021178)

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, RACHELE GUSTAVE, 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 14th DAY OF JUNE, 2018.
MY COMMISSION EXPIRES 10/31/2020
NOTARY REGISTRATION NUMBER: 344854
NOTARY PUBLIC: Rachelle Gustave



TRUSTEE'S CONSENT AND DEDICATION (WILLIAMSBURG-JAMESTOWN AIRPORT, INC. PARCEL)

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.

James J. Knicely 6/7/18
JAMES J. KNICELY (TRUSTEE) DATE

DEED OF TRUST: DATED MARCH 26, 2013 AND RECORDED AS INSTRUMENT NO. 130014342

CERTIFICATE OF NOTARIZATION: (INSTR. NO. 130014342)

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, Kelsey L. Thwatts, 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 7 DAY OF JUNE, 2018.
MY COMMISSION EXPIRES 05/31/2021
NOTARY REGISTRATION NUMBER: 7744310
NOTARY PUBLIC: Kelsey L. Thwatts



TRUSTEE'S CONSENT AND DEDICATION (WILLIAMSBURG-JAMESTOWN AIRPORT, INC. PARCEL)

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.

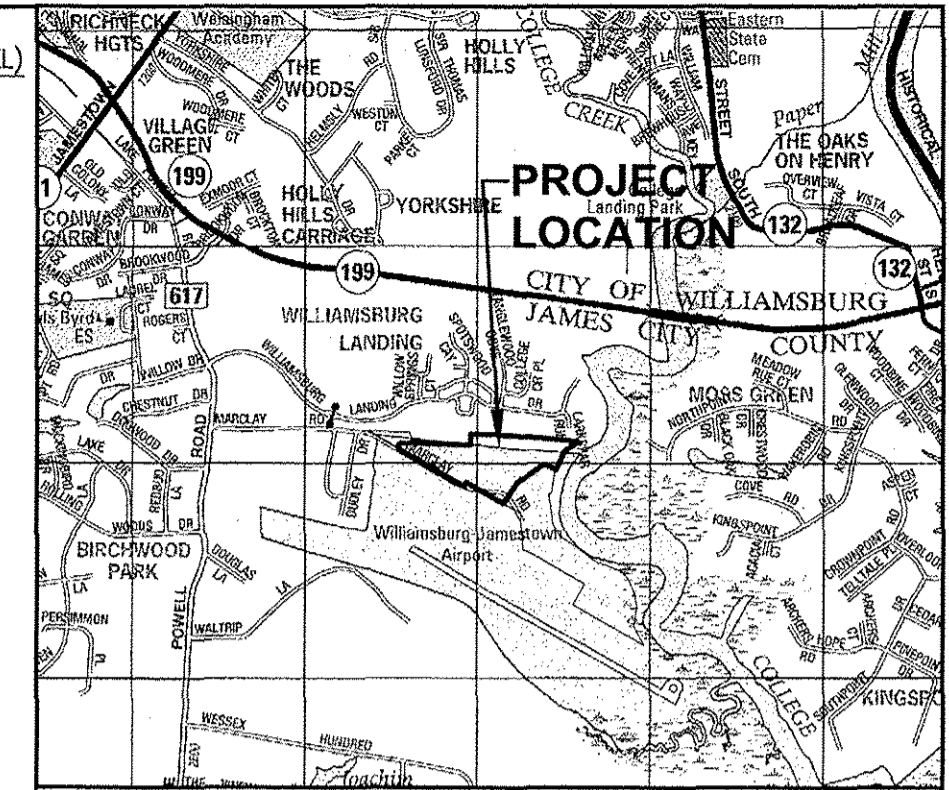
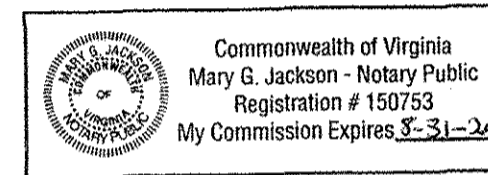
Dwight S. Beckwith 6/6/18
DWIGHT S. BECKWITH (TRUSTEE) DATE

DEED OF TRUST: DATED MAY 3, 2013 AND RECORDED AS INSTRUMENT NO. 130011635

CERTIFICATE OF NOTARIZATION: (INSTR. NO. 130011635)

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF WILLIAMSBURG
I, Mary G. Jackson, 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 6th DAY OF JUNE, 2018.
MY COMMISSION EXPIRES 8-31-2020
NOTARY REGISTRATION NUMBER: 150753
NOTARY PUBLIC: Mary G. Jackson



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 OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Samuel J. Bickers 05/29/18
SAMUEL J. BICKERS LIC. NO. 002304 DATE

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

Ellen Lode 6/15/18
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

TRUSTEE'S CONSENT AND DEDICATION (SHORT NECK, LLC PARCEL)
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.

James H. Hudson, III 6/4/18
JAMES H. HUDSON, III (TRUSTEE) DATE

DEED OF TRUST: DATED DECEMBER 21, 2015 AND RECORDED AS INSTRUMENT NO. 150024690

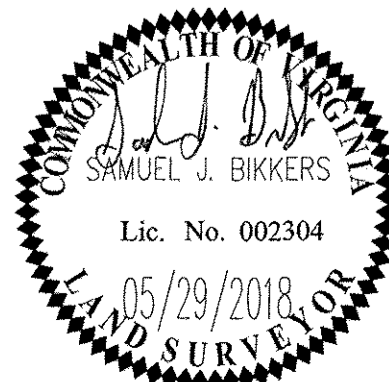
CERTIFICATE OF NOTARIZATION: (INSTR. NO. 150024690)

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF King William
I, Elizabeth D. Gregory, 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 4th DAY OF JUNE, 2018.
MY COMMISSION EXPIRES 12-31-21
NOTARY REGISTRATION NUMBER: 360767
NOTARY PUBLIC: Elizabeth D. Gregory



Rev.	Date	Description	Revised By
1	4-27-18	Revised per James City County and Attorney Comments	JFS



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

JCC CASE NO. S-0007-2018

PLAT OF SUBDIVISION
BEING THE PROPERTY OWNED BY
SHORT NECK, LLC
LOCATED AT 20 MARCLAY ROAD
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	8162-22A
Scale:	Date:
NOTED	02/08/18
Sheet Number	
1 of 2	

2 Large/~~Small~~ Plat(s) Recorded
herewith as # 180010621
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 25
DAY OF June, 2018.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS
THE LAW DIRECTS. @ 9:04 AM PM
INSTRUMENT # 18001062 **MONA A. FOLEY, CLERK**
TESTE: Elizabeth O'Connor, D.C.
MONA A. FOLEY, CLERK

180010621

GRAPHIC SCALE



GENERAL NOTES

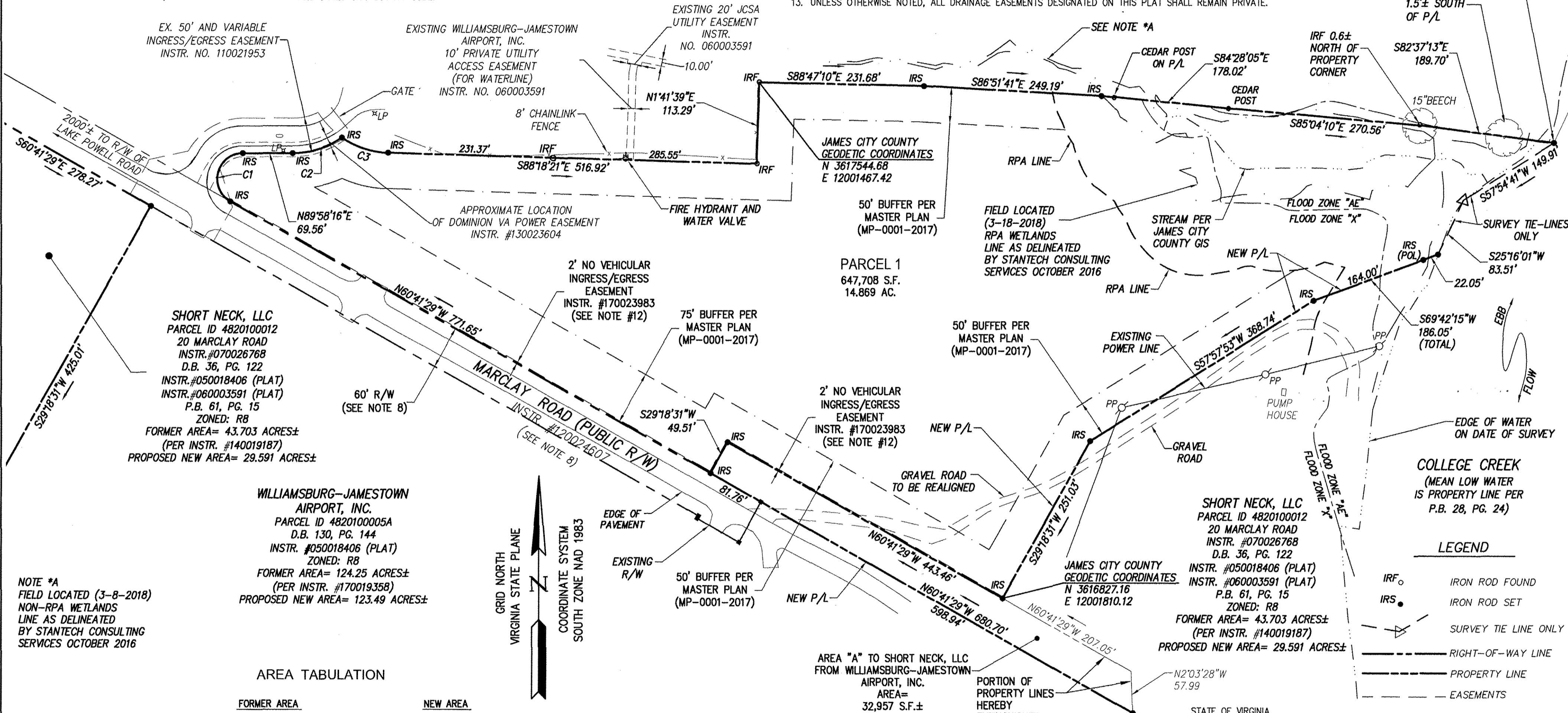
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THIS PROPERTY LIES MAINLY IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP NUMBER 51095C0201 DATED DECEMBER 16, 2015. A PORTION OF THE PROPERTY LIES IN ZONE AE (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) BASE FLOOD ELEVATION DETERMINED TO BE 7.0' AND A PORTION DETERMINED TO BE 8.0' PER FEMA FLOOD MAP NUMBER 51095C0202 DATED DECEMBER 16, 2015.
- THE PROPERTY TAX PARCEL ID NUMBER IS 4820100012. THE ADDRESS FOR THE PROPERTY IS 20 MARCLAY ROAD.
- 20 MARCLAY ROAD IS ZONED R5-MULTIFAMILY RESIDENTIAL WITH CONDITIONS PER RE-ZONING, BOARD OF SUPERVISORS RESOLUTION, ADOPTED 12-12-17.
- 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.

- SETBACK LINES PER THE CURRENT JAMES CITY COUNTY ZONING ORDINANCE FOR R5 ZONING ARE: FRONT - 75', SIDE - 50' (ADJACENT TO R8) 35' (ADJACENT TO R5) AND REAR - 50'.
- THE PROPERTY AS SHOWN ON THIS SURVEY IS BASED ON A FIELD SURVEY (PERFORMED BY AES CONSULTING ENGINEERS ON 9-13-16), MONUMENTS FOUND AND RECORD DOCUMENTS. THE CONSTRUCTION OF MARCLAY ROAD APPEARS COMPLETE MAKING MARCLAY ROAD A PUBLIC RIGHT OF WAY PER INSTRUMENT # 120024607 - PLAT.
- THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- TWO (2) POINTS OVER THE NO VEHICULAR INGRESS/EGRESS EASEMENT WILL BE PERMITTED SUBJECT TO THE LIMITATION THAT THEY BE USED ONLY FOR EMERGENCY ACCESS AND FOR SERVICE VEHICLE ACCESS TO AND FROM THE PROPERTY AND ADJOINING LANDS NOW OWNED BY WILLIAMSBURG LANDING. (INSTR. #170023983)
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

WILLIAMSBURG LANDING, INC.
 PARCEL ID 4820100002
 D.B. 246, PG. 116
 D.B. 231, PG. 044
 ZONED: R5 AND R8
 (SEE PLAT RECORDED AS INSTR. 140019187)

WILLIAMSBURG LANDING, INC.
 PARCEL ID 4820100002
 D.B. 246, PG. 116
 D.B. 231, PG. 044
 INSTR. NO. 060003591
 ZONED: R5 AND R8
 (SEE PLAT RECORDED AS INSTR. 140019187)

POINT SET BY CITY ENGINEER
 PER PLAT RECORDED IN
 P.B. 28, PG. 24



SHORT NECK, LLC
 PARCEL ID 4820100012
 20 MARCLAY ROAD
 INSTR. #070026768
 D.B. 36, PG. 122
 INSTR. #050018406 (PLAT)
 INSTR. #060003591 (PLAT)
 P.B. 61, PG. 15
 ZONED: R8
 FORMER AREA= 43.703 ACRES±
 (PER INSTR. #140019187)
 PROPOSED NEW AREA= 29.591 ACRES±

WILLIAMSBURG-JAMESTOWN
 AIRPORT, INC.
 PARCEL ID 4820100005A
 D.B. 130, PG. 144
 INSTR. #050018406 (PLAT)
 ZONED: R8
 FORMER AREA= 124.25 ACRES±
 (PER INSTR. #170019358)
 PROPOSED NEW AREA= 123.49 ACRES±

NOTE *A
 FIELD LOCATED (3-8-2018)
 NON-RPA WETLANDS
 LINE AS DELINEATED
 BY STANTECH CONSULTING
 SERVICES OCTOBER 2016

AREA TABULATION

	FORMER AREA		NEW AREA	
	SQUARE FEET	ACRES	SQUARE FEET	ACRES
AREA OF PARCEL ID 4820100012	1,903,721 S.F.±	43.703 AC.±	1,288,971 S.F.±	29.591 AC.± (INCLUDES AREA "A")
AREA OF PARCEL 1	0.00 S.F.	0.00 AC.	647,708 S.F.±	14.869 AC.±
AREA OF PARCEL ID 4820100005A		124.25 AC.±		123.49 AC.± (EXCLUDES AREA "A")
TOTAL AREA SUBDIVIDED		167.95 AC.±		167.95 AC.±

CURVE TABLE

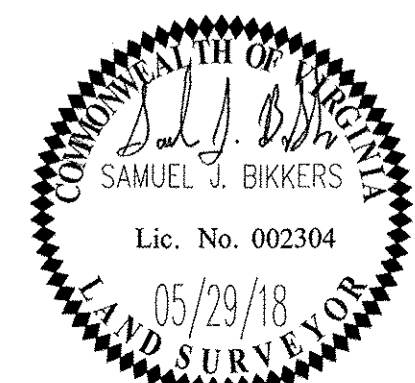
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	150°39'45"	36.00'	94.66'	137.53'	69.65'	N14°38'23"E
C2	34°35'37"	122.00'	73.66'	37.99'	72.55'	N72°40'27"E
C3	32°46'50"	120.50'	68.94'	35.44'	68.00'	S71°54'56"E

LEGEND

- IRF ○ IRON ROD FOUND
- IRS ● IRON ROD SET
- SURVEY TIE LINE ONLY
- - - RIGHT-OF-WAY LINE
- PROPERTY LINE
- - - EASEMENTS

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 25 DAY
 OF June, 2018
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
 LAW DIRECTS. @ 9:04 AM/PM
 INSTRUMENT # 180010621
 TESTE: Elizabeth O'Connor, P.C.
 MONA A. FOLEY, CLERK
 MONA A. FOLEY, CLERK

1	4-27-18	Revised per James City County and Attorney Comments	JFS
Rev.	Date	Description	Revised By



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

PLAT OF SUBDIVISION
 BEING THE PROPERTY OWNED BY
 SHORT NECK, LLC
 LOCATED AT 20 MARCLAY ROAD
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	8162-22A
Scale:	1" = 100'
Date:	02/08/18
Sheet Number	2 of 2