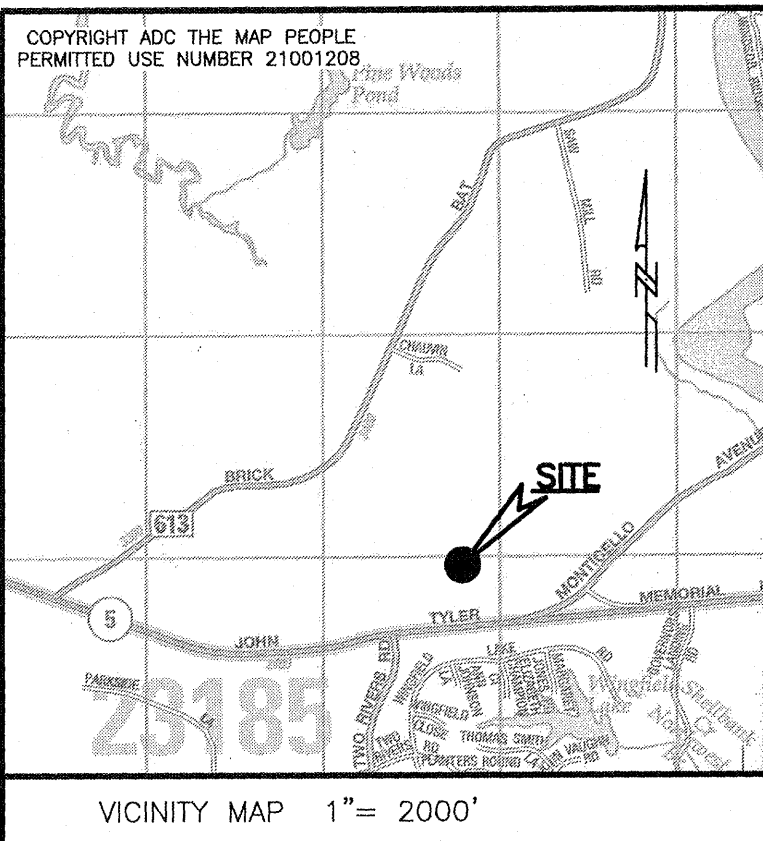


20005317



GENERAL NOTES

- 1. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY 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 JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
2. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
3. PROPOSED PARCELS WILL BE SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
4. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
5. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
7. PROPERTY LIES IN FIRM ZONES "AE & "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0114D, DATED DECEMBER 16, 2015.
8. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. LIMITS OF WETLANDS ARE BASED ON FIELD LOCATED MARKINGS OF OTHERS.
12. REFER TO JAMES CITY COUNTY CASE NUMBER SP-19-0100 FOR DEVELOPMENT PLANS OF THIS SITE.

SUBDIVISION OF
PARCEL ID: 4420100005
PROPERTY OF J.E. WILSON
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/28/2020 JOB # 13-117



SHEET 1 OF 3
JCC: S-19-0111

OWNERS CERTIFICATE: J.E. WILSON

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

Signature of J.E. Wilson, DATE 1-31-20

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
OFFY/COUNTY OF James City I, LINDA VERGAKIS, A NOTARY PUBLIC IN AND FOR THE OFFY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE OFFY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 31st DAY OF JANUARY, 2020. MY COMMISSION EXPIRES AUGUST 31, 2022.

Signature of Linda Fay Vergakis, NOTARY PUBLIC

Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22

REGISTRATION NO. 7623437

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF J.E. WILSON AND WAS ACQUIRED FROM MONTICELLO DEVELOPERS, LLC BY THAT CERTAIN DEED DATED DECEMBER 27, 2012 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 120026548.

CERTIFICATE OF APPROVAL

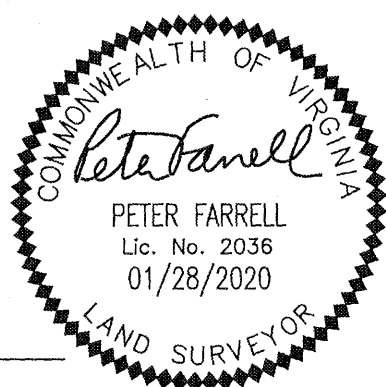
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

3/30/20 DATE, Ellen Lorch SUBDIVISION AGENT OF JAMES CITY COUNTY
12 Feb 2020 DATE, Virginia Department of Transportation
2/11/2020 DATE, James Davis VIRGINIA DEPARTMENT OF HEALTH

ENGINEERS OR SURVEYORS 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.

01/28/2020 DATE, Peter Farrell PETER FARRELL, L.S. 2036



ADJOINING OWNERS

Table with 2 columns of adjoining owners. Column 1: 1 N/F SHORT D.B. 761, PG. 821 INST. #150006533; 2 N/F WEED INST. #180006491; 3 N/F MORGAN D.B. 692, PG. 69 P.B. 29, PG. 16; 4 N/F MCCracken INST. #000019592 P.B. 38, PG. 83; 5 N/F MCCracken INST. #000019592 P.B. 38, PG. 83; 6 N/F MORGAN D.B. 692, PG. 69 P.B. 29, PG. 16; 7 N/F CHAUVIN INST. #970020069 INST. #080010745(PLAT); 8 N/F MARC D ILLMAN, TRS. INST. #120017711; 9 N/F WILSON INST. #130010646; 10 N/F MAZARIEGOS INST. #170003828; 11 N/F POLLOCK INST. #120009458 P.B. 77, PG. 54; 12 JAMES CITY COUNTY INST. #090023895; 13 JAMES CITY COUNTY INST. #990010810; 14 N/F JAMES CITY COUNTY INST. #090023895. Column 2: 15 N/F MCDERMITT INST. #990020184 P.B. 74, PG. 79; 16 N/F MCDERMITT D.B. 512, PG. 335 P.B. 74, PG. 79; 17 N/F LUNDBERG INST. #020003931 D.B. 281, PG. 146 (PLAT); 18 N/F STAUCH INST. #180017580 R.D.B. 6, PG. 507 (PLAT); 19 N/F MOORE INST. #040008046 D.B. 292, PG. 243 (PLAT); 20 N/F ALDEBS INST. #030033170 D.B. 149, PG. 136 (PLAT); 21 N/F TROVATO INST. #000008954 D.B. 177, PG. 474 (PLAT); 22 N/F STOKES INST. #040029185 D.B. 192, PG. 232 (PLAT); 23 N/F OROZCO INST. #160017589 D.B. 192, PG. 231 (PLAT); 24 N/F PAPAS-PASCO INST. #170004147 D.B. 131, PG. 520 (PLAT); 25 N/F SACHSE INST. #160021526; 26 N/F SACHSE INST. #170011202; 27 N/F PARRISH D.B. 231, PG. 215

PROPERTY INFORMATION

PARCEL ID: #4420100005
ZONING DISTRICT: A1 (GENERAL AGRICULTURE)
PROPERTY OWNER: J.E. WILSON INST. #120026548
PROPERTY ADDRESS: 2900 MONTICELLO AVENUE WILLIAMSBURG, VIRGINIA 23188

AOSE STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC5-610-20-ET. SEQ., THE REGULATIONS), AND [CITE LOCAL ORDINANCE]. THIS SUBDIVISION WAS SUBMITTED TO THE PENINSULA HEALTH DISTRICT, WILLIAMSBURG/JAMES CITY COUNTY OFFICE OF THE VIRGINIA DEPARTMENT OF HEALTH FOR REVIEW PURSUANT TO §32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE VIRGINIA DEPARTMENT OF HEALTH TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM A LICENSED ONSITE SOIL EVALUATOR (OSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN OSE FOR RESIDENTIAL DEVELOPMENT. THE VIRGINIA DEPARTMENT OF HEALTH IS NOT REQUIRED TO PERFORM A FIELD CHECK ON SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: SHANNON D. HILL, P.E. LIC. NO. 047435, AOSE NO. 1380, 804-541-1436. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO §360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

3 Large/Small Plat(s) Recorded herewith as # 200005317

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 17 DAY OF April, 2020. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:12 a.m. INSTRUMENT # 200005317

TESTE MONA A. FOLEY, CLERK

200005317

EXISTING PROPERTY LINE - LINE TABLE

LINE	BEARING	DISTANCE
L1	S 76°29'03" W	50.29'
L2	N 07°21'55" W	726.96'
L3	S 88°35'16" W	375.43'
L4	N 06°31'36" E	19.27'
L5	N 09°25'37" E	163.71'
L6	N 09°41'07" W	173.69'
L7	N 10°22'11" E	161.23'
L8	N 03°10'36" E	233.21'
L9	N 11°10'36" E	158.80'
L10	N 06°07'09" E	86.19'
L11	S 88°06'03" E	304.91'
L12	N 60°38'13" E	257.44'
L13	N 35°46'13" E	164.00'
L14	N 50°55'13" E	140.25'
L15	N 50°55'13" E	37.75'
L16	N 55°16'13" E	111.00'
L17	N 61°46'13" E	171.00'
L18	N 81°08'13" E	205.00'
L19	N 71°08'13" E	153.97'
L20	N 65°38'00" E	166.60'
L21	S 72°07'00" E	192.70'
L22	S 81°16'32" E	169.09'

EXISTING PROPERTY LINE - LINE TABLE

LINE	BEARING	DISTANCE
L23	S 47°55'01" E	232.33'
L24	S 29°12'31" E	370.72'
L25	S 45°25'01" E	91.34'
L26	S 72°58'31" E	141.56'
L27	N 74°36'34" E	159.25'
L28	N 74°36'34" E	150.00'
L29	N 51°31'59" E	209.73'
L30	N 51°31'59" E	59.87'
L31 THROUGH L33 NOT USED		
L34	N 78°45'59" E	159.00'
L35	S 86°35'01" E	160.00'
L36	S 79°31'01" E	259.00'
L37	N 17°36'29" E	294.00'
L38	N 02°37'29" E	260.85'
L39	S 54°46'30" E	483.61'
L40	S 24°10'30" E	235.65'
L41	S 22°13'30" E	216.15'
L42	S 63°35'38" W	252.05'
L43	S 06°10'30" E	18.26'
L44	S 83°13'18" W	692.61'
L45	S 06°01'59" E	203.30'
L46	S 83°48'01" W	418.56'

EXISTING PROPERTY LINE - LINE TABLE

LINE	BEARING	DISTANCE
L47	N 06°10'10" W	198.22'
L48	S 83°09'26" W	675.88'
L49	S 88°35'16" W	892.77'
L50	S 07°21'55" E	716.36'

EXISTING PROPERTY LINE - CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	4037.49'	261.43'	261.38'	S 61°42'44" W	3°42'36"
C2	2278.74'	630.54'	628.53'	S 55°40'03" W	15°51'15"
C3	1766.20'	259.69'	259.46'	S 43°35'12" W	8°25'28"

NEW PROPERTY LINE - LINE TABLE

LINE	BEARING	DISTANCE
L51	N 33°23'21" E	205.82'
L52	N 20°13'59" W	602.34'
L53	N 39°37'10" E	141.96'
L54	S 58°25'01" E	128.62'
L55	N 46°10'06" E	210.76'
L56	N 45°13'57" W	293.27'
L57	N 49°50'00" E	147.10'
L58	N 44°06'20" W	184.66'

RECORD MERIDIAN
JAMES CITY COUNTY GEODETIC CONTROL MONUMENTS #317 & #318

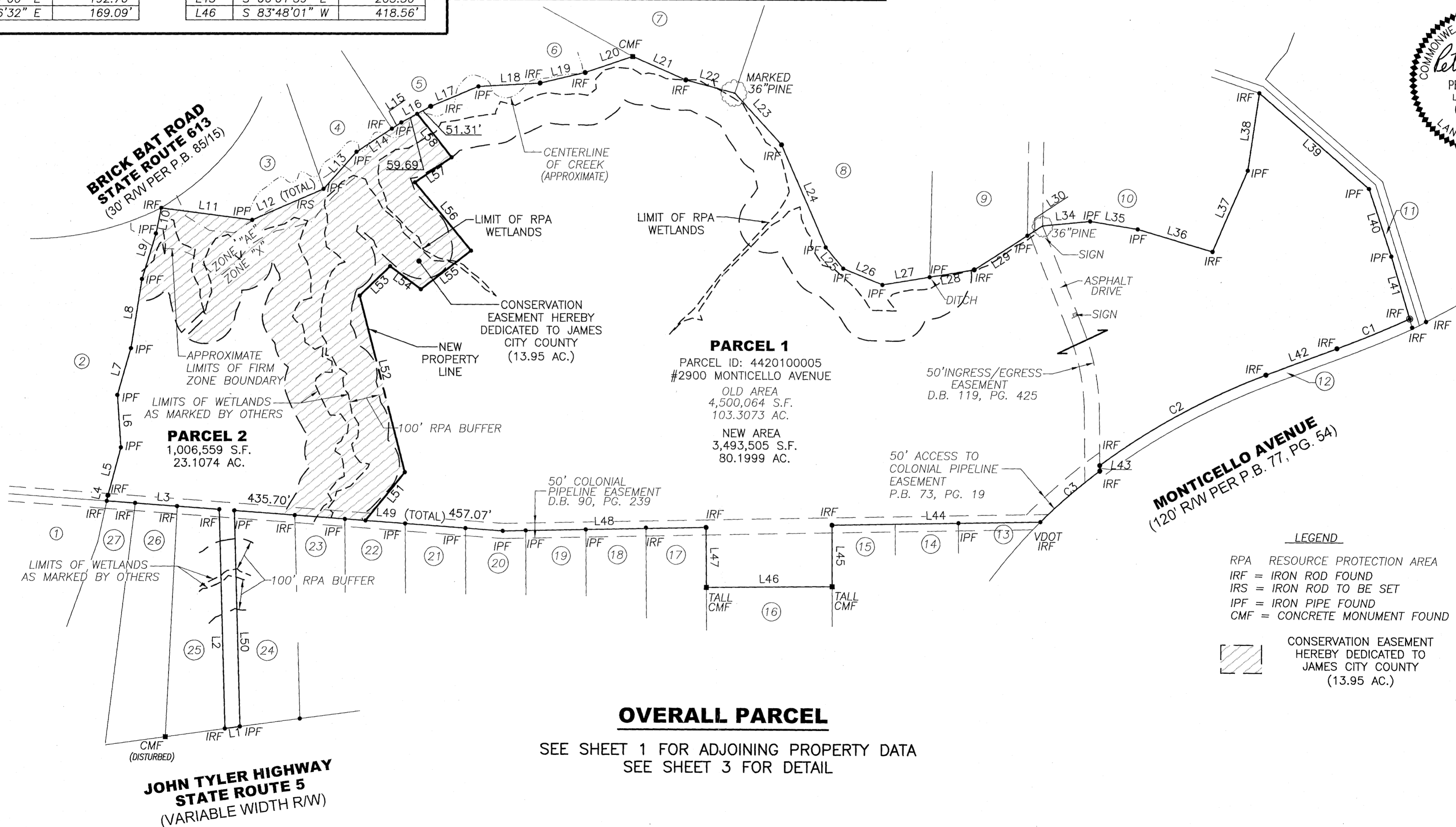
SUBDIVISION OF
PARCEL ID: 4420100005
PROPERTY OF J.E. WILSON
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/28/2020 SCALE: 1"=250' JOB # 13-117

LandTech Resources, Inc.
Engineering & Surveying Consultants

3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 3

JCC: S-19-0111

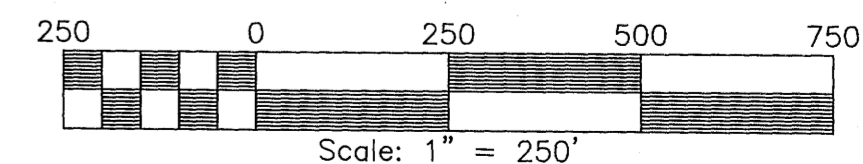


OVERALL PARCEL

SEE SHEET 1 FOR ADJOINING PROPERTY DATA
SEE SHEET 3 FOR DETAIL

3 Large/Small Plat(s) Recorded
herewith as # 200005317

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 17, 2020
at 9:12 AM P.M. PB PG
Document # 200005317
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

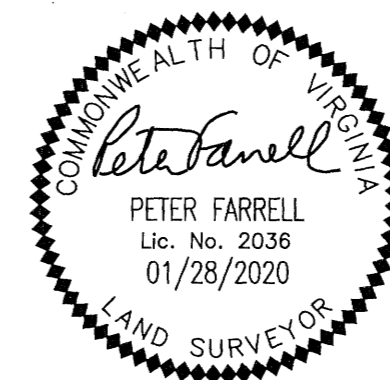


200005377

CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY (13.95 AC.)

BRICK BAT ROAD STATE ROUTE 613 (30' RW PER P.B. 85/15)

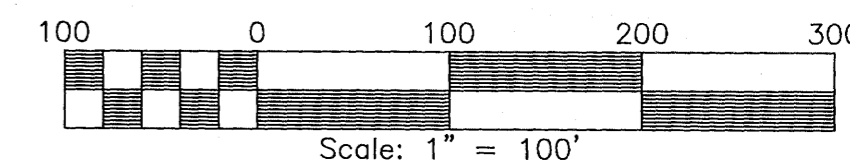
SUBDIVISION OF
PARCEL ID: 4420100005
PROPERTY OF J.E. WILSON
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/28/2020 SCALE: 1"=100' JOB # 13-117



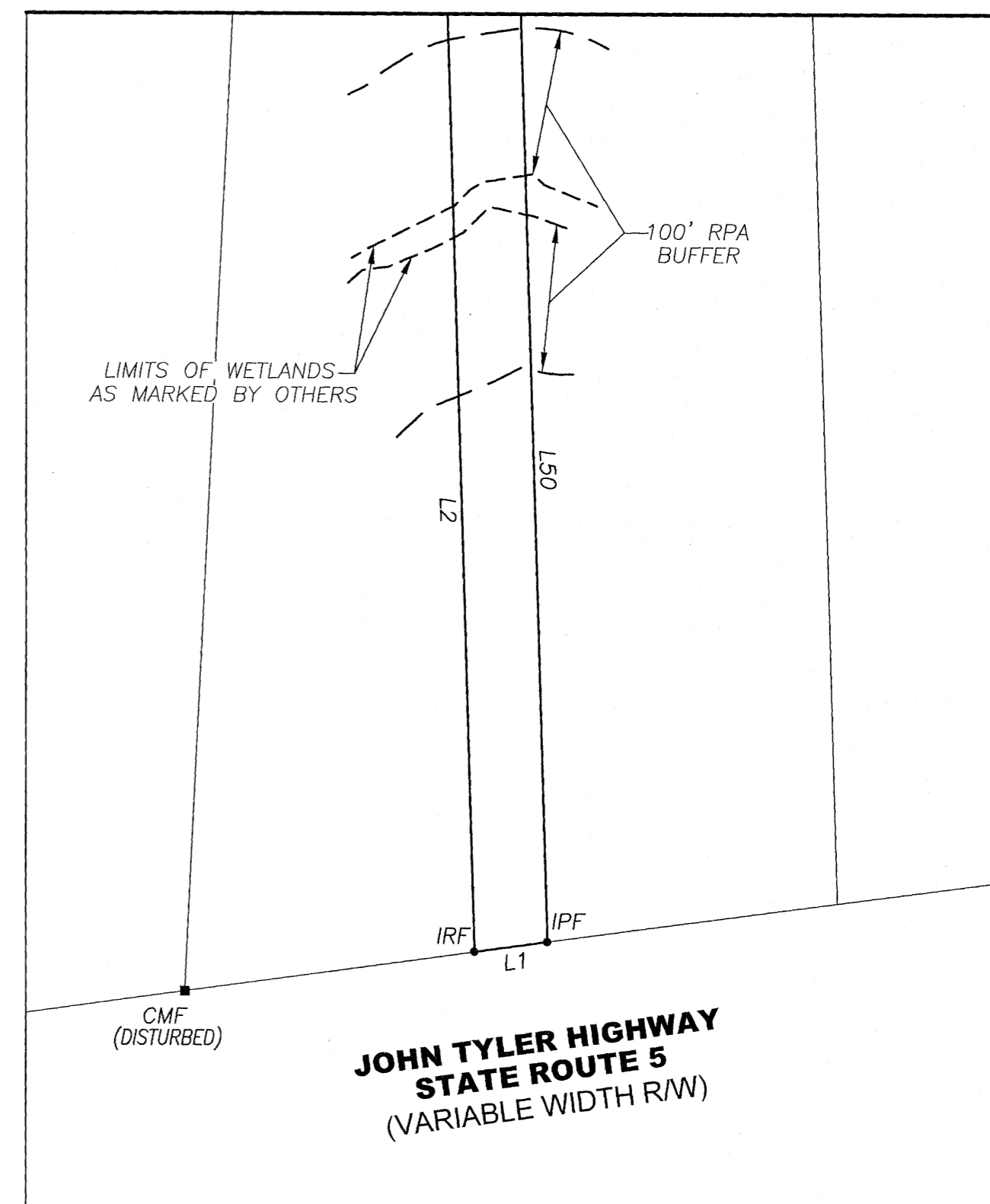
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SHEET 3 OF 3

JCC: S-19-0111



MATCH LINE THIS SHEET



PARCEL 2 DETAIL

SEE SHEET 2 FOR OVERALL BOUNDARY
SEE SHEET 2 FOR EXISTING PROPERTY LINE LINE TABLE
SEE SHEET 1 FOR ADJOINING PROPERTY DATA.

3 Large Small Plat(s) Recorded
herewith as # 200005377

PARCEL 2
1,006,559 S.F.
23.1074 AC.

PARCEL 1
PARCEL ID: 4420100005
#2900 MONTICELLO AVENUE
OLD AREA
4,500,064 S.F.
103.3073 AC.
NEW AREA
3,493,505 S.F.
80.1999 AC.

MATCH LINE THIS SHEET

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 17, 2020
at 9:12 PM, PB PG
Document # 200005377
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk