

200011351

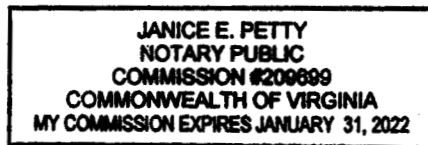
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HHHUNT HOMES HAMPTON ROADS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO MASON PARK DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED APRIL 17, 2020 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #200005571.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAN AND KNOWN AS MASON PARK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Signature: Michael A. Nice, DATE: 07/16/2020, TITLE: MANAGER



CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF James City County

I, Janice E. Petty, NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 16 DAY OF July, 2020, MY COMMISSION EXPIRES: January 31, 2022, NOTARY REGISTRATION NUMBER: 209699, Signature: Janice E. Petty

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.

Signature: Samuel J. Bickers, L.S., #002304, DATE: 6-9-2020

CERTIFICATE OF APPROVAL

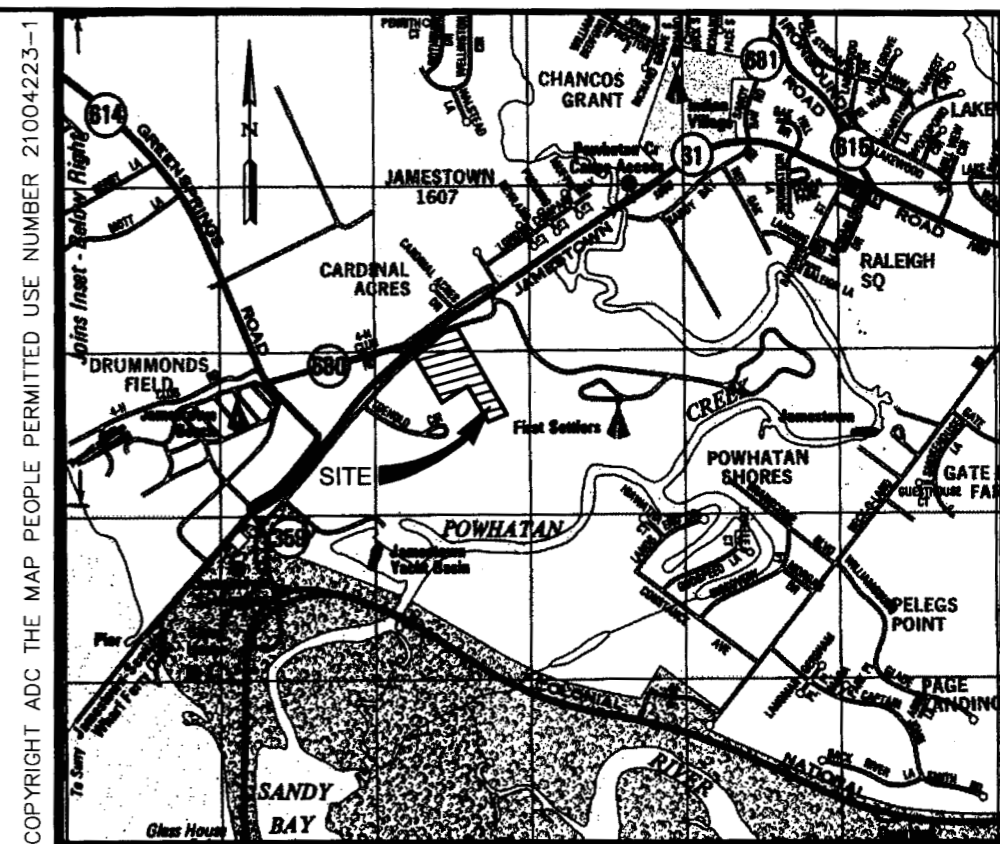
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature: [Signature], DATE: 23 July 2020, SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

Signature: Alan Barber, DATE: 16 July 2020, VIRGINIA DEPARTMENT OF TRANSPORTATION

GENERAL NOTES

- 1. PROPERTY SHOWN HEREON IS ALL OF T.M. #4640100017
2. PROPERTY ADDRESS: 1916 JAMESTOWN ROAD.
3. PROPERTY AS SHOWN IS CURRENTLY ZONED "R2-CLUSTER" (GENERAL RESIDENTIAL) WITH PROFFERS (CASES Z-02-06 AND Z-19-0011, AND CONDITIONS WITH SUP-19-06).
...
22. EXCEPT AS SHOWN THE RIGHT OF WAY FOR JAMESTOWN ROAD (ROUTE 31) IS 50' OR GREATER ALONG THE PARCELS.



VICINITY MAP SCALE 1"=2000'

AREA TABULATION MASON PARK - LOTS 1 - 15

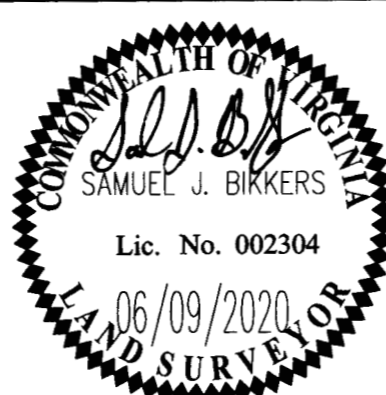
Table with columns: AREA, SQUARE FEET, ACRES. Rows include: AREA OF RESIDENTIAL LOTS (89,231 S.F., 2.05 AC.±), AREA OF RIGHT OF WAY (33,628 S.F., 0.77 AC.±), AREA OF COMMON OPEN SPACE (INCLUDES NATURAL OPEN SPACE) (273,008 S.F., 6.27 AC.±), TOTAL AREA SUBDIVIDED (395,867 S.F., 9.09 AC.±), UNDISTURBED NATURAL OPEN SPACE #1 (20,202 S.F., 0.46 AC.±), UNDISTURBED NATURAL OPEN SPACE #2 (40,401 S.F., 0.93 AC.±), UNDISTURBED NATURAL OPEN SPACE #3 (11,358 S.F., 0.26 AC.±), TOTAL (71,961 S.F., 1.65 AC.±), NUMBER OF LOTS (15), AVERAGE LOT SIZE (5,949 S.F., 0.14 AC.±), SMALLEST LOT (LOT 2) (5,249 S.F., 0.12 AC.±), LARGEST LOT (LOT 7) (7,001 S.F., 0.16 AC.±), GROSS LOTS PER ACRE (1.65).

2 Large/Small Plat(s) Recorded hereon as # 200011351

LEGEND: Diagonal lines = NATURAL OPEN SPACE ADDITION (3,317 S.F.; 0.08 AC.); Cross-hatch = NATURAL OPEN SPACE SUBTRACTION (3,173 S.F.; 0.07 AC.)

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 27 DAY OF July, 2020 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:54 AM INSTRUMENT # 200011351 TESTE: MONA A. FOLEY, CLERK

Revision table with columns: Rev., Date, Description, Revised By. Row 1: 1, 06/09/2020, PLAT HAS BEEN REVISED PER COUNTY COMMENTS DATED MARCH 6, 2020, JFS

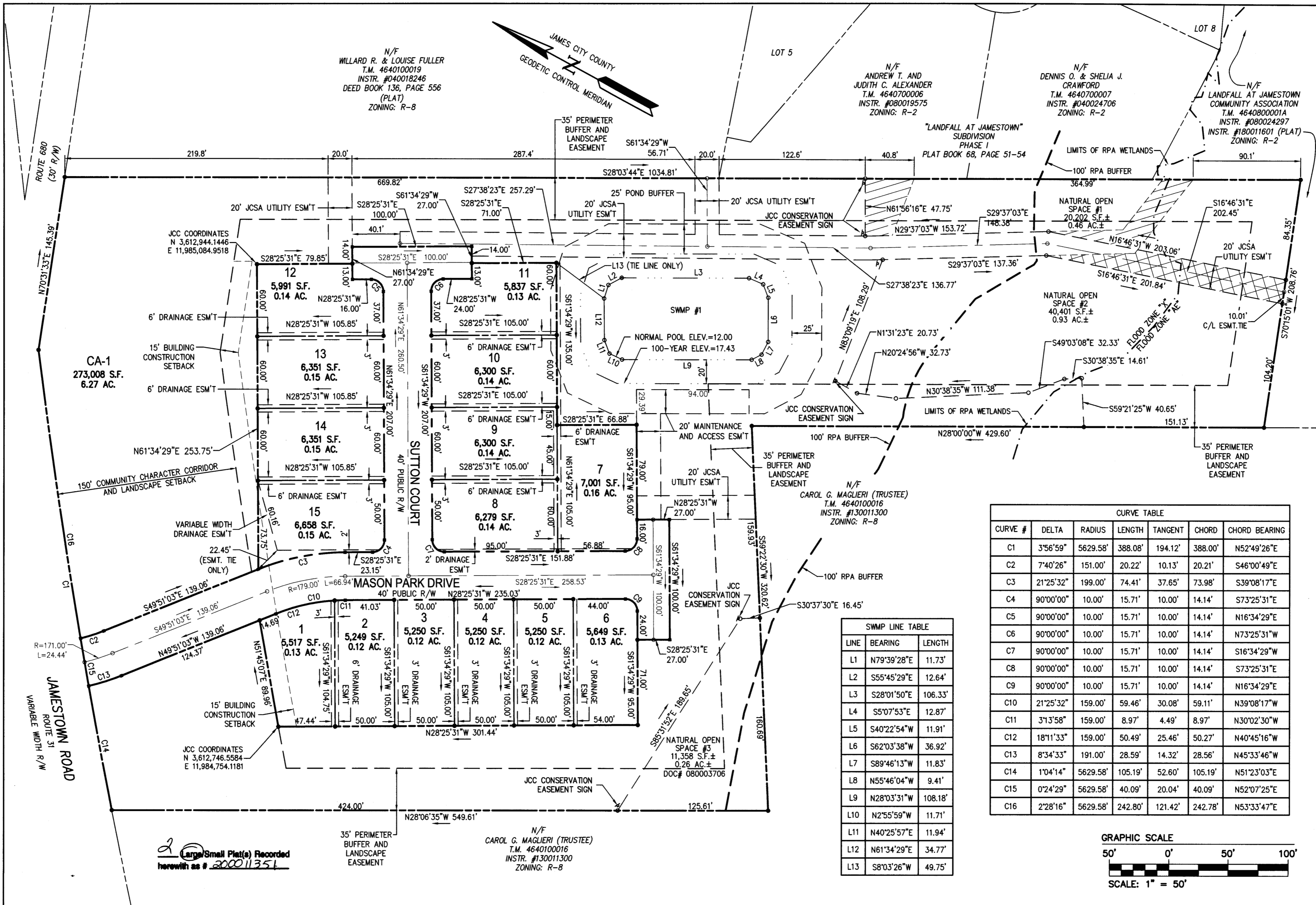


AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188, Phone: (757) 253-0040, Fax: (757) 220-8994, www.aesva.com

JCC CASE NO. S-20-0008 PLAT OF SUBDIVISION MASON PARK LOTS 1-15 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/SJB, Project Number: 9676-02, Scale: 1"=50', Date: 2-4-2020, Sheet Number: 1 OF 2

200011351

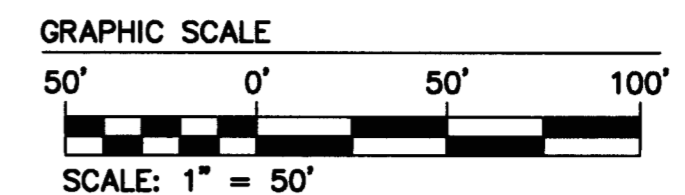


CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	3°56'59"	5629.58'	388.08'	194.12'	388.00'	N52°49'26"E
C2	7°40'26"	151.00'	20.22'	10.13'	20.21'	S46°00'49"E
C3	21°25'32"	199.00'	74.41'	37.65'	73.98'	S39°08'17"E
C4	90°00'00"	10.00'	15.71'	10.00'	14.14'	S73°25'31"E
C5	90°00'00"	10.00'	15.71'	10.00'	14.14'	N16°34'29"E
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'	N73°25'31"W
C7	90°00'00"	10.00'	15.71'	10.00'	14.14'	S16°34'29"W
C8	90°00'00"	10.00'	15.71'	10.00'	14.14'	S73°25'31"E
C9	90°00'00"	10.00'	15.71'	10.00'	14.14'	N16°34'29"E
C10	21°25'32"	159.00'	59.46'	30.08'	59.11'	N39°08'17"W
C11	3°13'58"	159.00'	8.97'	4.49'	8.97'	N30°02'30"W
C12	18°11'33"	159.00'	50.49'	25.46'	50.27'	N40°45'16"W
C13	8°34'33"	191.00'	28.59'	14.32'	28.56'	N45°33'46"W
C14	1°04'14"	5629.58'	105.19'	52.60'	105.19'	N51°23'03"E
C15	0°24'29"	5629.58'	40.09'	20.04'	40.09'	N52°07'25"E
C16	2°28'16"	5629.58'	242.80'	121.42'	242.78'	N53°33'47"E

SWMP LINE TABLE

LINE	BEARING	LENGTH
L1	N79°39'28"E	11.73'
L2	S55°45'29"E	12.64'
L3	S28°01'50"E	106.33'
L4	S5°07'53"E	12.87'
L5	S40°22'54"W	11.91'
L6	S62°03'38"W	36.92'
L7	S89°46'13"W	11.83'
L8	N55°46'04"W	9.41'
L9	N28°03'31"W	108.18'
L10	N2°55'59"W	11.71'
L11	N40°25'57"E	11.94'
L12	N61°34'29"E	34.77'
L13	S8°03'26"W	49.75'



2 Large/Small Plat(s) Recorded herewith as # 200011351

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on July 27, 2020 at 10:54 AM PM, PG Document # 200011351
 MONA A. FOLEY, CLERK
 Clerk



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

Rev.	Date	Description	Revised By
1	06/09/2020	PLAT HAS BEEN REVISED PER COUNTY COMMENTS DATED MARCH 6, 2020	JFS

JCC CASE NO. S-20-0008

PLAT OF SUBDIVISION

MASON PARK

LOTS 1-15

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/SJB
 Project Number: 9676-02
 Scale: 1"=50' Date: 2-4-2020
 Sheet Number
2 OF 2

200011351

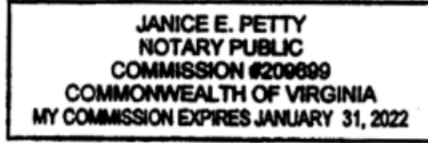
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HHHUNT HOMES HAMPTON ROADS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO MASON PARK DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED APRIL 17, 2020 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #200005571.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAN AND KNOWN AS MASON PARK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Michael A. Nice 07/16/2020
 SIGNATURE DATE
 Michael A. Nice MANAGER
 PRINT NAME TITLE



CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City County
 I, Janice E. Petty NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 16 DAY OF July, 2020
 MY COMMISSION EXPIRES: January 31, 2022
 NOTARY REGISTRATION NUMBER: 209699
Janice E. Petty
 NOTARY PUBLIC SIGNATURE

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, L.S. 6-9-2020
 SAMUEL J. BICKERS, L.S. #002304 DATE

CERTIFICATE OF APPROVAL

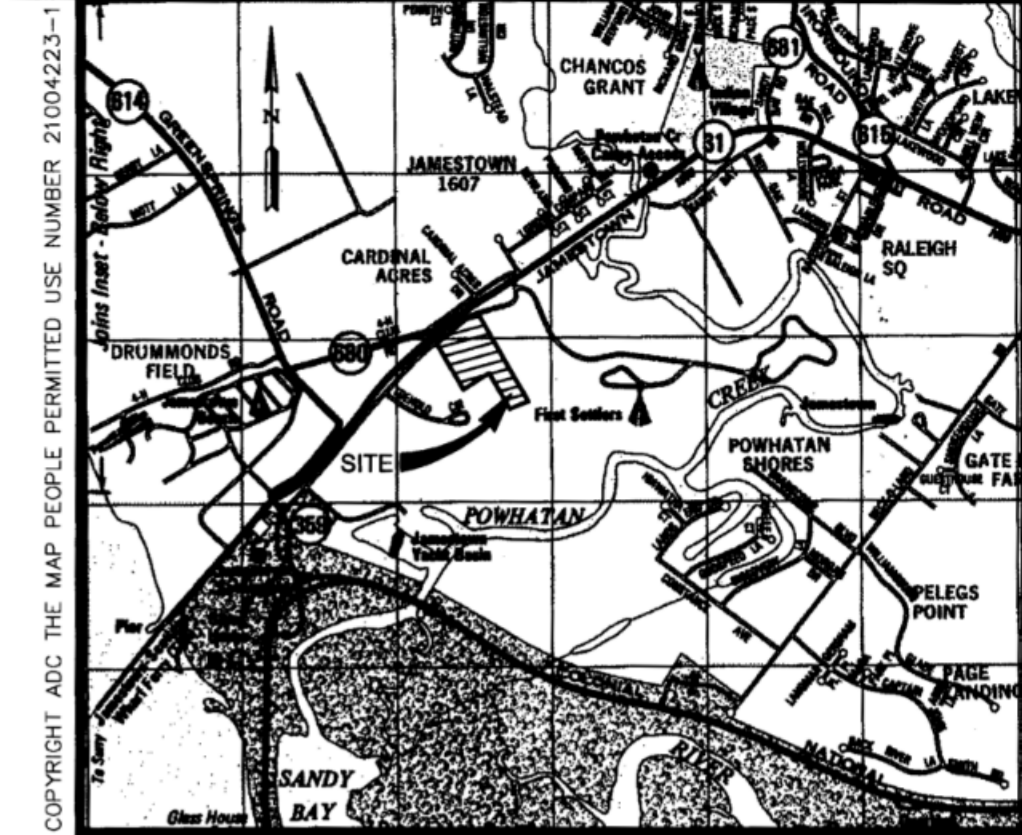
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Alan Books 23 July 2020
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

Alan Books 16 July 2020
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

GENERAL NOTES

- PROPERTY SHOWN HEREON IS ALL OF T.M. #4640100017
- PROPERTY ADDRESS: 1916 JAMESTOWN ROAD.
- PROPERTY AS SHOWN IS CURRENTLY ZONED "R2-CLUSTER" (GENERAL RESIDENTIAL) WITH PROFFERS (CASES Z-02-06 AND Z-19-0011, AND CONDITIONS WITH SUP-19-06).
- SEE SECTION 24-545, 24-546 AND 25-547 OF THE JAMES CITY COUNTY ZONING ORDINANCE FOR SETBACKS, MINIMUM LOT WIDTHS/AREAS AND YARD REQUIREMENTS.
- ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- SURVEY DATA PROVIDED BASED UPON JAMES CITY COUNTY GEODETIC CONTROL NAD-83 ESTABLISHED FROM MONUMENT 317.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD 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.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- IN ACCORDANCE WITH SECTION 19-29(G) 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(C) OF THE JAMES CITY COUNTY CODE.
- 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.
- BY GRAPHIC PLOTTING ONLY THE PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IN ZONE "AE", AREAS DETERMINED TO BE SUBJECT TO 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 51095C0182D, DATED 12/16/2015 FOR JAMES CITY COUNTY. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- JCC CONSERVATION EASEMENT SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE BMP OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE.
- THE PROPERTY IS SUBJECT TO A VIRGINIA NATURAL GAS, INC. EASEMENT RECORDED AS INSTRUMENT NO. 080013058.
- THE PROPERTY IS SUBJECT TO PROFFERS RECORDED AS INSTRUMENT NO. 060027117 AND AS AMENDED PER INSTRUMENT 190017435.
- POROUS PAVEMENT AND DRIVEWAYS AS DEPICTED ON SUBDIVISION CONSTRUCTION PLAN TO BE MAINTAINED BY HOMEOWNER PER STORMWATER MANAGEMENT REQUIREMENTS.
- EXCEPT AS SHOWN THE RIGHT OF WAY FOR JAMESTOWN ROAD (ROUTE 31) IS 50' OR GREATER ALONG THE PARCELS.



VICINITY MAP
 SCALE 1"=2000'

LEGEND

- NATURAL OPEN SPACE ADDITION (3,317 S.F.; 0.08 AC.)

- NATURAL OPEN SPACE SUBTRACTION (3,173 S.F.; 0.07 AC.)

AREA TABULATION
 MASON PARK - LOTS 1 - 15

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	89,231 S.F.	2.05 AC.±
AREA OF RIGHT OF WAY	33,628 S.F.	0.77 AC.±
AREA OF COMMON OPEN SPACE (INCLUDES NATURAL OPEN SPACE)	273,008 S.F.	6.27 AC.±
TOTAL AREA SUBDIVIDED	395,867 S.F.	9.09 AC.±

UNDISTURBED NATURAL OPEN SPACE #1	20,202 S.F.	0.46 AC.± (0.21 AC. AS PREVIOUSLY RECORDED AS INSTRUMENT NO. 080003706)
UNDISTURBED NATURAL OPEN SPACE #2	40,401 S.F.	0.93 AC.± (1.18 AC. AS PREVIOUSLY RECORDED AS INSTRUMENT NO. 080003706)
UNDISTURBED NATURAL OPEN SPACE #3	11,358 S.F.	0.26 AC.± (UNCHANGED)
TOTAL **	71,961 S.F.	1.65 AC.± (PART OF COS #1)

** THIS PLAT REVISES THE TOTAL NATURAL OPEN SPACE AREA BY +135 SQ.FT. AS RECORDED BY INSTRUMENT # 080003706

NUMBER OF LOTS	15
AVERAGE LOT SIZE	5,949 S.F. 0.14 AC.±
SMALLEST LOT (LOT 2)	5,249 S.F. 0.12 AC.±
LARGEST LOT (LOT 7)	7,001 S.F. 0.16 AC.±
GROSS LOTS PER ACRE	1.65

2 (Large/Small Plats) Recorded
 Instrument # 200011351

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 27 DAY OF July, 2020
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:54 AM
 INSTRUMENT # 200011351

TESTE: MONA A. FOLEY, CLERK
 MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	06/09/2020	PLAT HAS BEEN REVISED PER COUNTY COMMENTS DATED MARCH 6, 2020	JFS



AES
 CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
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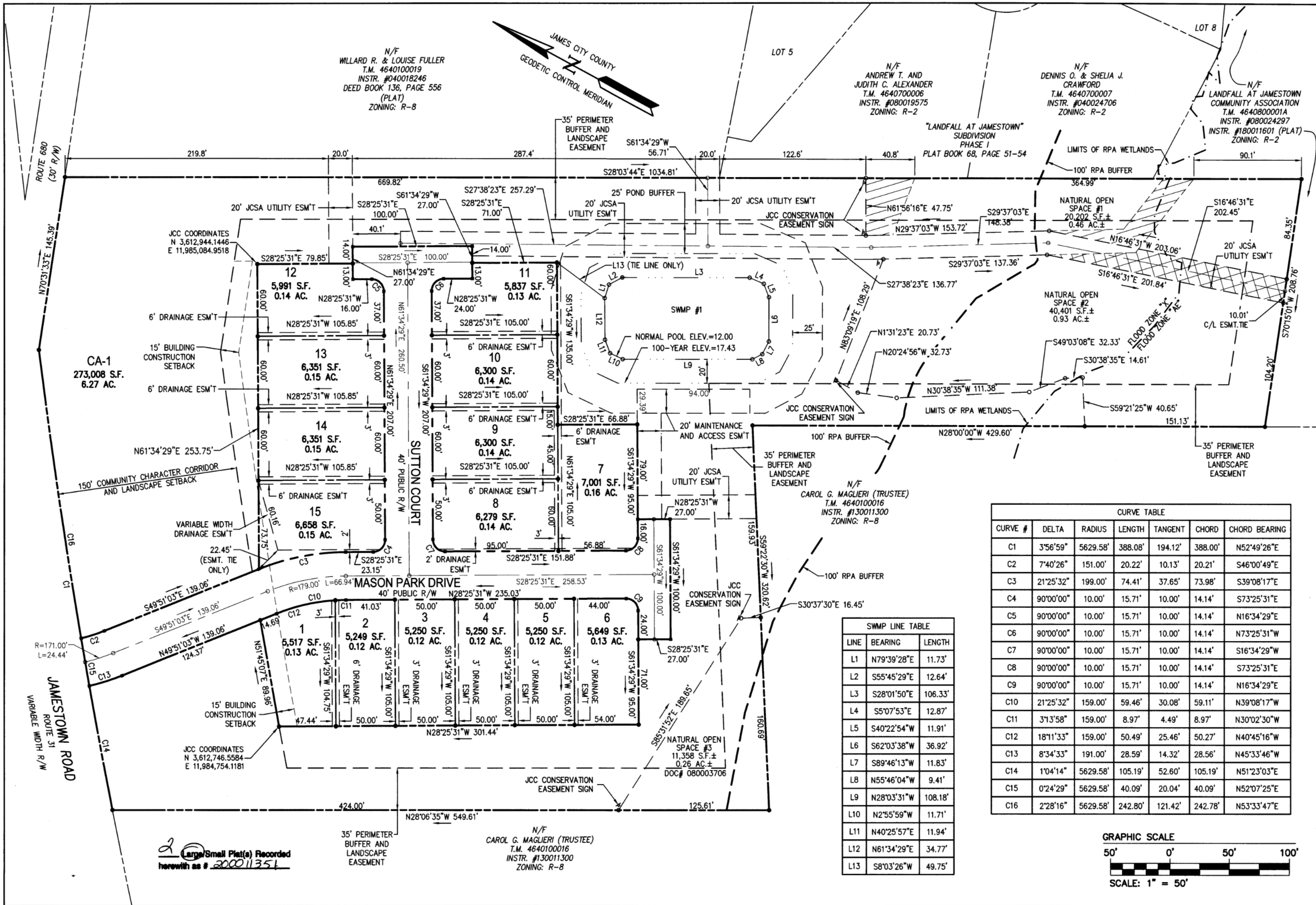
JCC CASE NO. S-20-0008

PLAT OF SUBDIVISION
MASON PARK
 LOTS 1-15

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/SJB
 Project Number: 9676-02
 Scale: 1"=50' Date: 2-4-2020
 Sheet Number
1 OF 2

200011351

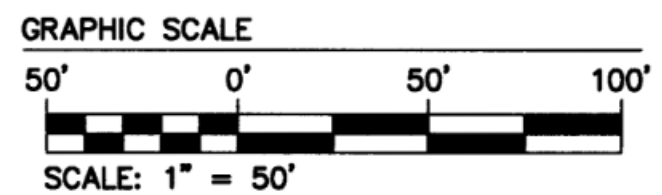


CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
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C2	7°40'26"	151.00'	20.22'	10.13'	20.21'	S46°00'49"E
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SWMP LINE TABLE

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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on July 27, 2020 at 10:54 AM PM: PB PG Document # 200011351 MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	06/09/2020	PLAT HAS BEEN REVISED PER COUNTY COMMENTS DATED MARCH 6, 2020	JFS



AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

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JCC CASE NO. S-20-0008

PLAT OF SUBDIVISION
MASON PARK
LOTS 1-15

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/SJB
Project Number: 9676-02
Scale: 1"=50' Date: 2-4-2020
Sheet Number
2 OF 2